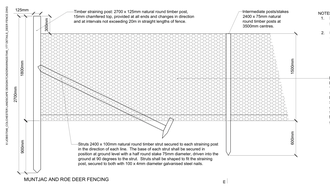


STOCK PROOF FENCE

NOTE: TIMBER FRAMED GATE WITH MESH INFILL TO MATCH HEIGHT, DESIGN AND ARRANGEMENT OF FENCE SHOWN

Orchard Trees			
Species	Abb.	Number	Specification
Malus " Calville Blanche DHirst"	MCB		MM111: Standard: CG
Malus " Darcy Spice"	MDS		MM111: Standard: CG
Malus " Discovery"	MD		MM111: Standard: CG
Malus " London Pippin"	MLP		MM111: Standard: CG

PROPOSED GROUND LEVELS

NO NOTABLE CHANGES IN THE SITE TOPOGRAPHY FROM THE EXISTING ARE PROPOSED (OTHER THAN THAT ILLUSTRATED FOR THE SWALES, SUDS FEATURES/BUNDING WITHIN THE POS. -NO SLOPE WILL BE GREATER THAN 15 DEGREES.

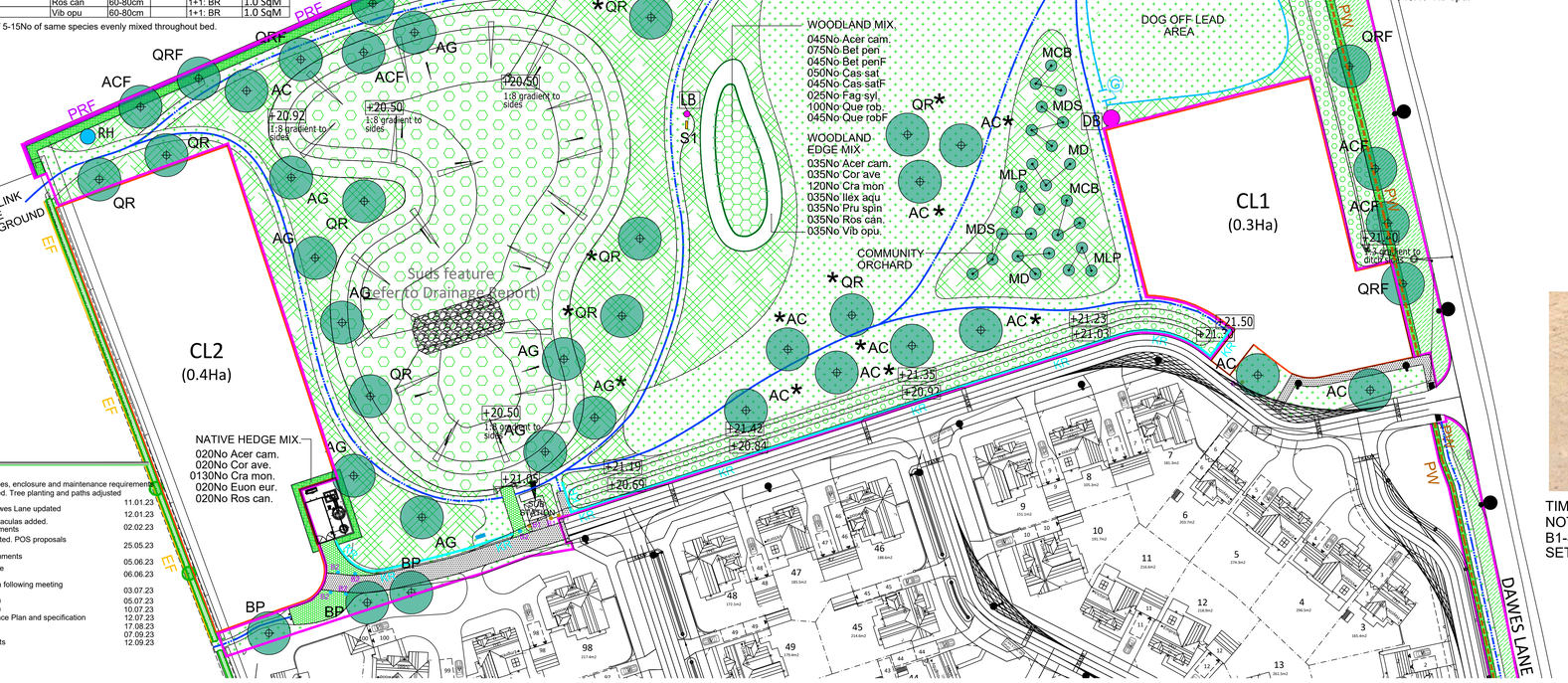
Plant Schedule:

Woodland Mix					
Species	Abb.	Height	Number	Specification	Spacing
Acer campestre	Acer cam	60-80cm		1+1: BR	1.0 SqM
Betula pendula	Bet pen	60-80cm		1+1: BR	1.0 SqM
Betula pendula	Bet penF	125- 150cm		Feathered: RB	1/5SqM
Castanea sativa	Cast sat	60-80cm		1+1: BR	1.0 SqM
Castanea sativa	Cast satF	125-150cm		Feathered: RB	1/5SqM
Fagus sylvatica	Fag syl	60-80cm		1+1: BR	1.0 SqM
Quercus robur	Quer rob	60-80cm		1+1: BR	1.0 SqM
Quercus robur	Quer robF	125-150cm		Feathered: RB	1/5SqM

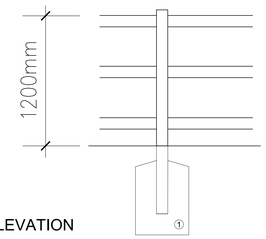
NOTE: To be planted in groups of 5-15No of same species evenly mixed throughout bed.

Woodland Edge Mix						
Number	Species	Abb.	Height	Pot Size	Specification	Density
	Acer campestre	Acer cam	60-80cm		1+1: BR	1.0 SqM
	Corylus avellana	Cor ave.	60-80cm		1+1: BR	1.0 SqM
	Crateagus monogyna	Cra mon	60-80cm		1+1: BR	1.0 SqM
	Ilex aquifolium	Ilex aqu	40-60cm	2L	Bushy: C	1.0 SqM
	Prunus spinosa	Pru spin	60-80cm		1+1: BR	1.0 SqM
	Rosa canina	Ros can	60-80cm		1+1: BR	1.0 SqM
	Viburnum opulus	Vib opu	60-80cm		1+1: BR	1.0 SqM

NOTE: To be planted in groups of 5-15No of same species evenly mixed throughout bed.



POST AND RAIL FENCE.



ELEVATION

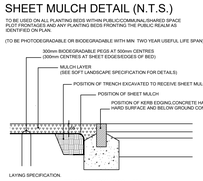
1. CONCRETE FOUNDATION TO POST. (TO ENGINEERS DETAILS).

ALL TIMBER TO BE PRESSURE IMPREGNATED PRESERVATIVE TREATED.
ALL SAWN OR CUT ENDS TO BE ADEQUATELY TREATED WITH PRESERVATIVE.
ALL KNEE RAILS TO RECEIVE 2no. COATS DARK STAIN (SADOLIN WALNUT OR SIMILAR APPROVED)

SHEET MULCH DETAIL (N.T.S.)

TO BE USED ON ALL PLANTING BEDS WITHIN PUBLIC/COMMUNAL/SHARED SPACE PLOT FRONTAGES AND ANY PLANTING BEDS FRONTING THE PUBLIC REALM AS IDENTIFIED ON PLAN.

(TO BE PHOTODEGRADABLE OR BIODEGRADABLE WITH MIN. TWO YEAR USEFUL LIFE SPAN)



LAYING SPECIFICATION.

REMOVE ALL EXISTING WEED GROWTH FROM TOPSOIL AREA.
APPLY GLYPHOSATE WEEDKILLER (OR ALTERNATIVE ALTERNATE OR AS APPROVED) APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

TOPSOIL TO BE CULTIVATED AND GRADED TO FINISHED SOIL LEVEL
(50 mm BELOW HEIGHT OF SURROUNDING PAVEMENT/GRASS LEVELS AS SHOWN IN SPECIFICATION)
REMOVE ALL STONE AND EARTH CLODS

(ALL SOIL AMELIORATION/FERTILISER ETC TO BE UNDERTAKEN AND GROUND PREPARATION TO BE COMPLETED)
WHERE GROUND IS SLOPING ENSURE THAT SOIL LEVELS ARE 50mm BELOW SURROUNDING PAVIEMENT AND GRASS AREAS WITHIN 650mm OF BED EDGES

PLACE 200mm END FLAP OF SHEET MULCH WITHIN EXCAVATED TRENCH ADJACENT TO EDGE OF BED,BACKFILL TRENCH WITH TOPSOIL AND BURY SHEET MULCH.
(SHEET MAY ALSO BE SECURED BY NAILING TO CONCRETE HAUNCHING OF KERB EDGING WITH MASONARY NAILS AT 1.0M CENTRES.)

WRAP SHEET AROUND AND LAY OVER SOIL TO BE PLANTED.
UNROLL SHEET MULCH OVER BED USING OVERLAPPING ROLLS (MIN 50mm OVERLAP)

SECURE SHEET TO GROUND USING 300mm BIODEGRADABLE HOOPS/PEGS AT 500mm CENTRES (300mm CENTRES AT BED EDGES)

SET OUT PLANTING TO FINAL POSITIONS CUT THE SHEET MULCH UTILISING A SHARP KNIFE/SCISSORS TO ALLOW PLANTING TO BE CARRIED OUT. REPLACE AROUND THE STEM SPREAD TOPSOIL UNDER SHEET IF PRUDENT,FULLY REMOVE ALL COMPACTED TOPSOIL CLODS FROM SITE AND ENSURE THAT NO TOPSOIL IS LEFT ON TOP OF SHEET.

ONCE PLANTING IS COMPLETE WATER BED TO FIELD CAPACITY.
(IN DRY SOIL OR WARM CONDITIONS ENSURE THAT EACH PLANT RECEIVES MIN 2 GALLONS OTHERWISE APPLY 25 LIT PER SQUARE METER.)

FOLLOWING PLANTING OF ALL BED AREAS SPREAD 50mm DEPTH OF MULCH OVER SHEET.

TIMBER BOLLARD
NOTE: B2 IS SHOWN B1-SAME IMAGE BUT SET IN GROUND

PARKLAND TREE PROTECTION

STOCK PROOF FENCE
With Gated access
NOTE: Access gate to have Dog off leash sign attached (REFER TO DETAIL)

DOG OFF LEASH SIGN

LEGEND:

FOR DETAILS OF RESIDENTIAL AREA. REFER TO DRAWINGS 22.5323. 03-10

NORTH

SCALE 1:500 (Meters to cm)
0 5.0 10 20 30 40
0 1.0cm 2.0cm 4.0cm 6.0cm 8.0cm

- PROPOSED INDIVIDUAL TREE POSITIONS
- PROPOSED HEDGE PLANTING (POS AREAS)
- PROPOSED HEDGE PLANTING SHOWN ON RESIDENTIAL LAYOUT DRAWINGS
- PROPOSED WOODLAND EDGE PLANTING NOTE: All woodland and woodland edge planting to have stock/deer proof galvanised fencing with matching maintenance gate to each area.
- PROPOSED WOODLAND PLANTING
- PROPOSED SURFACE TO OPEN SPACE. General amenity grass mix A22 (Germinal) Managed as short mown grass mown 12-18No cuts per year
- WETLAND WILDFLOWER AREAS. To be: Seasonally wet seed mix 80% native grasses and 20% wildflowers. Rate: 5g per Sq M. Mix to be: EG8 Meadow mixture for wetlands - Emorsgate Seeds or as confirmed/ agreed by Ecologist following soil testing. 1-2 cuts per year to match management regime for species rich grassland
- EXISTING VERGE AREA Existing verge and ditch retained and managed in accordance with Consultant Ecologists guidance
- GRASSLAND AND WILDFLOWER AREAS. To be: Neutral lowland grassland seed mix 80% native grasses and 20% wildflowers. Rate: 35-40Kg per Ha. Mix to be: EM5 Lowland Meadow mixture (loam - neutral soils) - Emorsgate Seeds or as confirmed/ agreed by Ecologist following soil testing. 1-2 cuts per year to match management regime for species rich grassland
- EXISTING VEGETATION(RETAINED) To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment. NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND
- NOTE: Gapping up of any areas of hedgerow length greater than 1.0M to be infilled with 6no plants per M run in double staggered row (300mm between rows) 1no standard tree every 30M as shown on plan
- EXISTING VEGETATION (REMOVED) To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.
- ROOT BARRIER. Root barrier. REFER TO ITEM 2.01.01+3.01.01 WITHIN SPECIFICATION NOTES.
- RH REPTILE HIBERNACULA CREATED FROM A MIXTURE OF NATIVE LOG WOOD FROM ECO PLANNING A.S.N.W. SITE IN ACCORDANCE WITH p16 200351 Planning Condition10- Ecological Enhancement/Mitigation Plan (Eco Planning)
- DB DOG BIN RETRIEVER 50 DOG WASTE BIN GLASDON
- CP CROSSING POINT OVER DITCH 3.0M WIDE PATH WITH CULVERT BENEATH
- S1 BENCH BROXAP BX17 4010RT HARDWOOD
- PW POST AND WIRE FENCE REFER TO DETAIL ON DRAWING
- GENERALLY SLOPING AREAS WITHIN ATTENUATION ZONES
- HARDSTANDING FOR FIBRE CABINET IN ACCORDANCE WITH ENGINEERS DETAILS
- MAINTENANCE ACCESS REINFORCED MESH SECURED INTO GROUND OR GRASSCRETE SYSTEM WITH AMENITY GRASS SEED MIX SURFACE DROP KERBS TO FRONT OF ACCESS WHERE IT ABUTS HARD SURFACE
- * PARKLAND TREE GUARD TIMBER FRAME WITH STOCK PROOF METAL MESH. ALL IN ACCORDANCE WITH IMAGE SHOWN ON DRAWING
- MACADAM SURFACE TO PATHS, DRIVES, ACCESS AND ADOPTED SURFACES IN ACCORDANCE WITH ENGINEERS DETAILS
- LINE OF INFORMAL PATH
- COMMUNITY LAND BOUNDARY
- PRF POST AND RAIL FENCE REFER TO DETAIL ON DRAWING
- EF EXISTING POST AND RAIL FENCE
- B1 TIMBER BOLLARD HEIGHT 600mm. 150x150mm TIMBER BOLLARD WITH 4 WEATHERED TOP (REFER TO IMAGE)
- B2 DROP DOWN BOLLARD HEIGHT 600mm. 150x150mm TIMBER BOLLARD WITH 4 WEATHERED TOP (REFER TO IMAGE)
- LB LITTER BIN CLOSED TOP LITTER BIN (MIN 1.0M FROM SEAT) ENVIROPOL 100 - GLASDON

REVISIONS

A: Woodland planting areas added. Swales, enclosure and maintenance requirements updated. Temporary grass areas added. Tree planting and paths adjusted 11.01.23
B: Grass paths to southern POS and Dawes Lane updated 12.01.23
C: Native hedge species updated/ hibernaculas added. in accordance with Ecologists requirements 02.02.23
D: Pump and Sub Station locations updated. POS proposals revised to fit 25.05.23
E: POS proposals updated to clients comments 05.06.23
F: Knee rail removed from southern swale Woodland hatch added 06.06.23
G: Proposals updated to client instruction following meeting with WMTC 03.07.23
H: Proposals updated to client instruction 05.07.23
i: Proposals updated to client instruction 10.07.23
J: Drawing updated to include Open Space Plan and specification 12.07.23
K: Proposals updated to LPA comments 17.08.23
L: Proposals updated to LPA comments 07.09.23
M: Proposals updated to Client comments 12.09.23

Plant Schedule:

Trees					
Species	Abb.	Height	Number	Girth	Specification
Acer campestre	AC	300-350cm		10-12cm	Selected Standard: RB
Acer campestre	ACF	150-175cm		4-6cm	Feathered: RB
Betula pendula	BP	300-350cm		10-12cm	Selected Standard: RB
Alnus glutinosa	AG	300-350cm		10-12cm	Selected Standard: RB
Crateagus monogyna	CM	300-350cm		10-12cm	Selected Standard: RB
Crateagus monogyna	CMF	150-175cm		4-6cm	Feathered: RB
Prunus avium	PA	300-350cm		10-12cm	Selected Standard: RB
Sorbus aucuparia "Cardinal Royal"	SE	300-350cm		10-12cm	Selected Standard: RB
Quercus rubra	QR	300-350cm		10-12cm	Selected Standard: RB
Quercus rubra	QRF	150-175cm		4-6cm	Feathered: RB

Native Hedge.

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Acer campestre	Acer cam	60-90cm		1+1: BR	0.45ctr x 2
	Corylus avellana	Cor ave.	60-90cm		1+1: BR	0.45ctr x 2
	Crateagus monogyna	Cra mon	60-90cm		1+1: BR	0.45ctr x 2
	Euonymus europaeus	Euon eur	60-90cm		1+1: BR	0.45ctr x 2
	Rosa canina	Ros can	60-90cm		1+1: BR	0.45ctr x 2

NOTE: To be planted in groups of 5-15No of same species evenly mixed throughout bed.

IMPLEMENTATION AND MONITORING PROGRAMME.

(Covers Hard and soft landscape proposals)

8.01.01 The agreed landscape works will take place and be completed on completion or during building works and for bare rooted stock during the first planting season after completion of building works or prior to sale on individual plots whichever is the sooner.

8.01.02 Monitoring of implementation of both hard and soft landscape works, up to completion to ensure its compliance with the approved drawings and specifications will be undertaken by a suitably qualified person as appointed by the Client. A schedule of defects will be issued to the contractor for his action.

8.01.03 A Pre-commencement site meeting between all relevant parties, including the developer, landscape contractor and site manager will take place prior to works starting.

8.01.06 Arboricultural supervision:
1) Introduction and personnel awareness of arboricultural matters.
2) Identification of individual responsibilities and key personnel.
3) Statement of delegated powers.
4) Timing and method of site visiting, record keeping and updates.
5) Procedures for dealing with variations and incidents.

8.01.07 Following notification of any complaint to the council of a failure to lay the landscape out in accordance with the agreed landscape scheme, the developer will, at the request of the council, instruct an independent, competent, qualified landscape consultant to inspect and oversee any snagging of the landscape works and the council will be notified in writing by that consultant once they are satisfied defective areas have been rectified and the landscape has been implemented in accordance with the agreed scheme and will request as part of the notification an inspection of the remedial works by the council through its landscape consultancy service.

9.01.01 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428,3936&5837) NATIONAL PLANTING SPECIFICATION GUIDLINES; HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1,2 AND 3.); CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

9.01.02 SUBSTITUTION TO SUBMITTED DETAILS.
ANY SUBSTITUTION TO THE LANDSCAPE DEPOSIT, ONCE FORMALLY AGREED WILL ONLY BE MADE FOLLOWING REVISION TO THE DEPOSIT AND SUBSEQUENT FORMAL AGREEMENT BY THE LOCAL PLANNING AUTHORITY.

SPECIFICATION NOTES.

ESTABLISHMENT AND IMPLEMENTATION
No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.

1.01.01 Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed. including bramble,perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow. Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994)

1.01.02 and in accordance with finished ground levels on external works drawings. All subsoil to be broken up to min depth of 300mm prior to topsoil application. to improve root zone,drainage and remove compaction Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds,weed seeds,contamination,rubble,subsoil and stones bigger than 50mm with a maximum stone content of 20%.(contractor to organise sample to be sent for lab

1.01.03 lab testing and to make results available for approval) Topsoil areas to be cultivated by hand or machine prior to planting. (. Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turf/seeded areas. All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending)

1.01.04 Extra Heavy Standards - 800mm square pit,450-750mm deep, Standards - 650mm square pit, 400mm deep.

1.01.05 All areas of public open space and/or tree planting to be proactively protected from compaction A: To unrestricted larger service&/or root protection areas (RPAs). Tree areas,post-construction soil decompaction measures will comprise soil ripping sufficient to break up any subsoil pan within any compacted areas. B: To restricted compacted areas incorporating existing services and/or RPAs these areas will be secured through the erection of robust barriers and/or ground protection(erected in accordance with BS 5837 recommendations) sufficient to fully restrict/exclude access to these areas as a whole for the life of the developments construction period.

1.01.06 All trees above half standard size within public open space, verges or hard landscaped areas to be underground guyed.

1.01.07 All tree stakes and ties to be sufficiently low to allow free movement of the crown. Tree support to comprise a stake set at uniform height,300mm min depth below ground level with a biodegradable tie toward the head of the stake.Or be underground guyed using Arborguy tree guying system (Green leaf Planting Products) or similar approved. (single stake with single biodegradable tie - standard trees,double with double biodegradable tie for heavy) triple with triple biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections. Stakes to be removed at between 2-3 years, in accordance with management plan or when trees are established.

1.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added,firmed in after planting.All trees to have irrigation system units fitted to fully surround the root ball.
at base of pit
backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost.

1.01.09 All trees to have root zone suitably irrigated prior to planting

1.01.10 Trees,shrubs or other planting damaged by plant handling will not be accepted.this includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.

1.01.11 All plant material delivered to site must be/have a well established compact fibrous root system,be free from pest and disease/ other defects, be healthy and display good form characteristic of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.

1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting,remove unwanted secondary shoots,weak forks, or crossing/rubbing branches or dead material.

1.01.13 All trees,shrubs etc to be planted at depth of soil mark from nursery or soil level of container. All trees,shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.

1.01.14 All plant material to be Certified nursery stock,of local provenance and in accordance with B.S.3936:1992 All planting operations to be in accordance with B.S.4428:1989

1.01.15 Where herbicides and other chemicals are utilised in conjunction with the following plan these are to be in strict accordance with COSH and Control of Pesticide Regulations

1.01.16 Shrub planting(container grown) to be planted in a planting hole big enough to accomodate the plant without root damage, to a min of 300mm cubed.Min pot size to be 2/3 litre unless specified differently in schedule.

1.01.17 All climbers noted TR require wire or trellis support All hedges are specified as double staggered rows In shrub specification all breaks are to be strong and within the lower third (Where no breaks are identified assume min 3 breaks in lower third)

1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE; to all public/communal/shared space,plot frontages). and planting beds exposed to the public realm.

1.01.19 All plants to be firmed,ameliorants added,watered in and dead or damaged branches removed after after planting,prior to sheet mulch and bark mulch being added. All planting beds should be mulched with 75mm min deep layer dark matured woodchip. All mulch to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch.(Mulch sample and source to be approved).

NOTE:

1.01.20 All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard. All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.

2.01.01 HIGHWAY TREES.
All trees to be underground guyed and be adequately supplied with a root protection system (GR1005 or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional)

3.01.01 ROOT BARRIERS. (PRIVATE AND ADOPTED SEWERS -SEPERATE TO TREE PIT DETAIL Tp1)
Utilise geotextile root barrier to depth of filter layer (Min 1.0M) to outer edge of pit and to min 3000mm either side of tree areas as a whole on drawing.
To be ReRoot 1000 (RER1000A) by Greenleaf Planting Products/Green Blue Urban.

3.01.02 TREE PITS WITHIN HARD AREAS. (Tp1.)
To be in accordance with tree pit construction detail GBU 2015 (Green Blue Urban Standard detail)

BARE ROOT SHRUB PLANTING.

4.01.01 All native/indigenous planting should utilise plants of local provenance All bare root plant material delivered to be lifted November/ December - early march dependant on weather conditions. To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by healing into ground, covered with bare earth, hessian sacking or min 300mm of straw(adequately irrigated and kept moist to avoid roots drying).

4.01.02 Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting. Plant between mid November and mid March,slit planted incorporating slow release fertiliser.

4.01.03 Plant between mid November and end February,slit planted or pit planted incorporating slow release fertiliser.

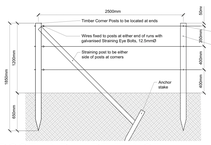
4.01.04 Hedge planting(1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised cams at 450mm intervals. Plants to be cane supported mulch matted(photodegradable or biodegradable) and rabbit/tube guarded (recycled) firmed in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting. Transplants to be planted between mid november and end February.(NOTE: Refer also to shrub planting For ameliorants.)

4.01.05 NOTE: All guards to be photo degradable.Do not smother plants with mulch.
NB: All mulch matting must have specified and proven minimum useful life expectancy of 2No growing seasons and be covered with min 50mm dark bark chip layer

GRASS AREAS.

5.01.01 The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs. Prior to turfing rotovate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre turf/seeding fertiliser to manufacturers recommendations. Use cultivated, weed free amenity turf laid with broken joints well butted up Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.

5.01.02 Seeding to be undertaken during march,april or september.Rotovate and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recomendations. Apply at 50gms per square metre lightly raking after sowing.(Contractor to supply mix details and source for approval)



POST AND WIRE FENCE

7.01.01 MANAGEMENT OF LANDSCAPE AREAS.
NOTE: ALL MANAGEMENT/MAINTENANCE OF LANDSCAPE AREAS IS COVERED UNDER SEPARATE DOCUMENTS AS BELOW.
1.LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN(AHLC Jan 2023) (This forms part 1 of LEMP)
2. 200351-PLANNING CONDITION 10 ECOLOGICAL ENHANCEMENT/MITIGATION (ECO PLANNING Ltd)
(This forms part 2 of the LEMP and covers the following elements
- WOODLAND CORSE CREATION
- EXISTING HEDGE MANAGEMENT
- GAPPING UP AND HEDGE EXTENSION
- SPECIES RICH GRASSLAND - Creation and management.
- REPTILE REFUGIA

COMMUNITY LAND SPECIFICATION

CL1 (0.3 ha) - HANDOVER AT 30 OCCUPATIONS
CL2 (0.4 ha) - HANDOVER AT 60 OCCUPATIONS

BOTH AREAS TO BE BROADLY LEVEL, FREE OF CONTAMINATION AND TO BE FINISHED WITH SITE WON TOPSOIL

- KR KNEE RAIL REFER TO DETAIL ON DRAWING
- BOUNDARY LINE OF PUBLIC OPEN SPACE
- +20.50 PROPOSED GROUND LEVELS

TIMBER KNEE RAIL

6.01.01 EXISTING TREES/VEGETATION.
FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES,TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE,VIGOUR,SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.

DRAWING REFERENCE.

6.01.02 This drawing to be read in conjunction with the following.
Architectural details and Site Layout (ADP series)
Tree Survey ,Assessment and Method Statement.( )
Adopted road, footpath and highway verge. ( )
Soft Landscape Proposals.(Andrew Hastings Landscape Consultants Ltd)

6.01.03 This drawing to be read in conjunction with drainage and service information. minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect.(Trees not to be moved closer to buildings than shown on drawings.)

Andrew Hastings. Landscape Consultants Ltd.
Chartered Landscape Architects.
The Fairways, 9 Fairfield, Chase Road,Hare Green, Great Bromley,Essex. CO7 7UF
Tel: 01206 255233.
E Mail: enquiries@andrewhastingslandscapeconsultants.co.uk
Web: www.andrewhastingslandscapeconsultants.co.uk
Landscape Institute Registered practice

DRAWING STATUS
FOR APPROVAL

CLIENT
MERSEA HOMES

PROJECT
RESIDENTIAL DEVELOPMENT, DAWES LANE, WEST MERSEA, COLCHESTER, ESSEX.

DRAWING TITLE
PUBLIC OPEN SPACE PROPOSALS SHEET 1 of 2. INCLUSIVE OF OPEN SPACE AND COMMUNITY LAND PLAN AND SPECIFICATION

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
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			REV M	

No dimensions are to be scaled from this drawing
All written dimensions to be checked by the contractor
discrepancies notified immediately to this consultant