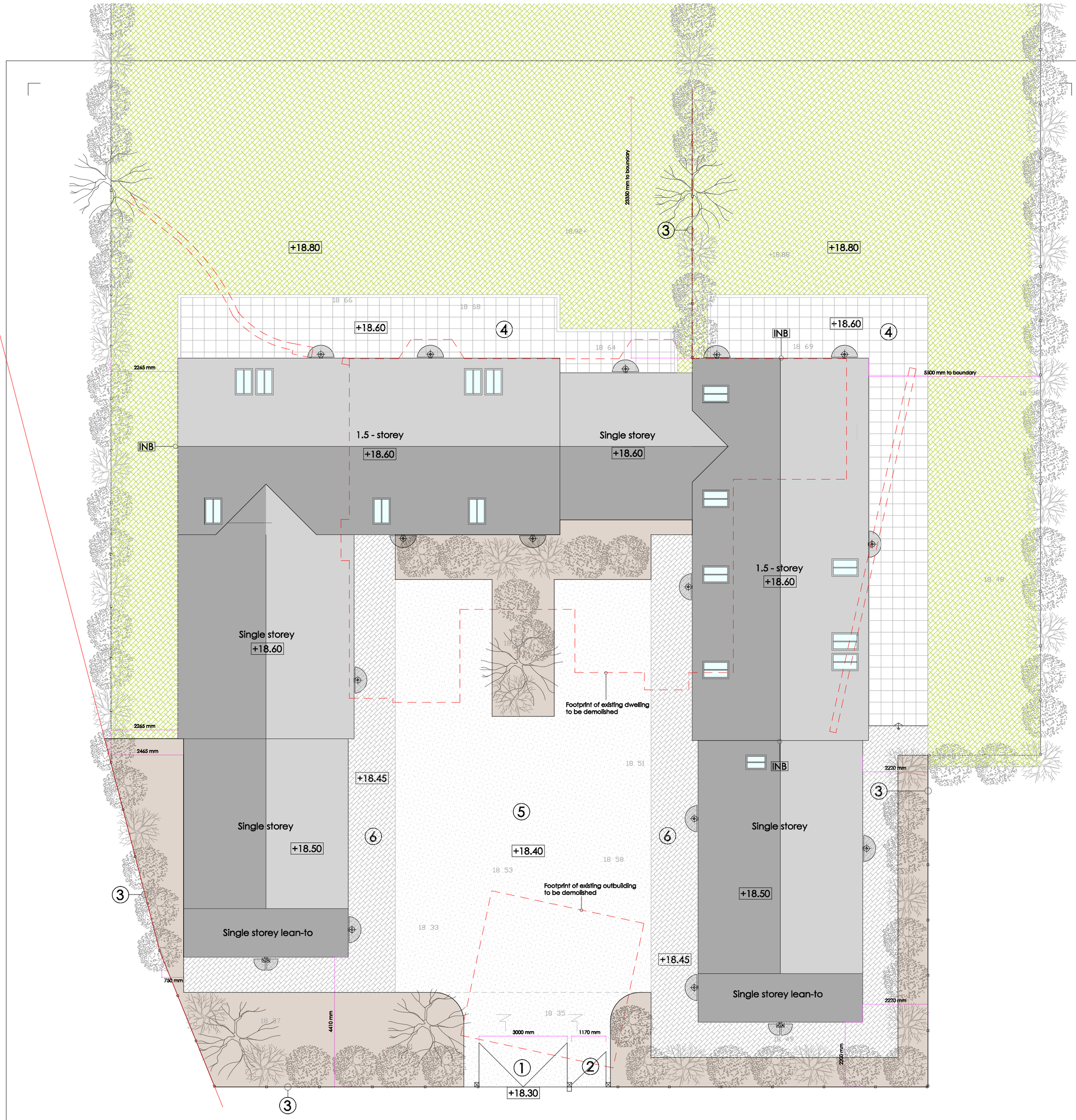

Galvanised or black sprung gate latch
200 x 200 treated timber/ 1300mm high oak post
Treated timber 3-bar gate on galvanised or black hinges
Post and rail fence as detailed elsewhere
Galvanised wire mesh to a min height of 600mm above ground

Vehicular access gate (1)

200 x 200 treated timber/ 1300mm high oak post
Treated timber 3-bar gate on galvanised or black hinges
Galvanised wire mesh to a min height of 600mm above ground

Pedestrian access gates (2)

1200 mm
Native hedging to arborist specification
Treated timber rails at 350mm centres
1200mm high 90x90mm treated timber posts at 800 - 2400mm centres
Galvanised wire mesh to a min height of 550mm above ground and 300mm below ground

Post and rail 'paddock' fencing (3)

SITE AND FLOOR LEVELS

+18.30	Level at gated access to site	+18.80	Level of rear lawned amenity land
+18.40	Level of gravel driveway/turning area	+18.50	Level within open car-ports
+18.45	Level of pathways to principle doors	+18.60	Ground floor level of new dwelling
+18.60	Level of rear patios (raised)	+21.20	First floor level of new dwelling

SOFT LANDSCAPING SPECIFICATIONS

Hedge - Circa 200m length

Hedge to consist of: Acer campestre (10%), Ilex auifolium (10%) Crataegus monogyna (60%), Rosa canina (20%) - All 45-60cm
Possible supplier - Barchams Trees PLC, Ely Hill Drove, Ely, Cambs

Trees - Circa 10no.

Trees to be a mix of: Acer campestre Louisa Red shine (size: 10-12), Prunus Padus (size: 8-10), Platanus Acerifolia (Size: 10-12)
Possible supplier - Barchams Trees PLC, Ely Hill Drove, Ely, Cambs

Garden lawn - Circa 700m/2

Garden lawn turf supplied in 1m/s rolls with a typical seed mixture of Perennial Ryegrass (20%), Smooth stalked meadow grass (10%), Slender creeping red fescue (35%), Strong creeping red fescue (20%), Chewind fescue (15%)
Possible supplier - Harrowden Turf Ltd, Islip, Northamptonshire

HARD LANDSCAPING MATERIALS

(4) Raj Green Indian Sandstone paving in varying sizes, laid in mixed pattern 600 x 900mm / 600 x 600mm / 600 x 290mm

(5) Interlocking Golden gravel 14 - 20mm, restrained by paving or staked edging boards (or equivalent)

(6) Marshalls Drivesett Savana paving in 'Traditional', laid in mixed sizes 160 x 120 x 50mm / 240 x 160 x 50mm

PLANTING METHODOLOGY

GENERAL NOTES:
Planting material and workmanship to minimum BS3936: Pt1: 1992 and BS8545: 2014

GROUND PREPARATION:
Any areas for planting will not be stripped or excavated
Where required, the sub-soil will be graded and any detritus removed
Areas for planting will receive a minimum of 300mm of topsoil
Topsoil will be as-dug from site or imported to BS3882:2015
Topsoil will be laid and lightly consolidated in layers 150mm thick to the required finished level

SETTING OUT:
Trees: As per the landscape proposal drawing
Hedges: Five plans per linear metre in double-staggered rows 300mm apart

PLANTING:
The hedging will be sit planting using hand tools
Tree pits: To be dug to the depth of the container or root spread plus 150mm
Backfilling: In-amended material as dug from tree pit or shrub hole, compressed around roots in layers no more than 150mm thick
Care will be taken to ensure that root systems are fully accommodated and plants are planted at nursery depth

HEDGING SUPPORT AND PROTECTION:
Each hedge plant will be supported by a single bamboo cane, driven into the ground adjacent to the stem
Each plant will be protected from animals with biodegradable prtral guard

TREE SUPPORT:
Stakes: softwood, free from projections and large or edge knots and with pointed lower end
Drive two stakes vertically into bottom of pit on either side of the tree position before planting. Consolidate material around stake.
Cut stakes off to 1500mm above gorudn level and fix timber crossplece ex 100 x 25mm sawn timber. Secure tree to cros plece using rubber belt

SEASON:
Planting will not be carried out during frosty weather or when the gorund is waterlogged
Planting will be carried out in the first available planting season (November to mid-march approximately)

ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE TO BE REMOVED IN LINE WITH TREE CONSTRAINTS AND REMOVAL PLAN V3 PRODUCED BY GREENWILLOW ASSOCIATES LTD DATED 27/03/2023

PLANTING MAINTENANCE

Maintenance of new trees and shrubs will be in accordance with the following table for a period of five years:

Year/Operation	1	2	3	4	5
Watering	Every three weeks from May to August	Every three weeks from May to August	Only if drout conditions persist	Only if drout conditions persist	Only if drout conditions persist
Weeding	Every three weeks from May to August	Every three weeks from May to August	Three visits	Three visits	Three visits
Pruning	None	Lift crowns of trees to 2m	Lift crowns of trees to 2m. Remove stakes Trim hedge 1.5m high and 0.5m off centreline	Lift crowns of trees to 2m. Trim hedge	Lift crowns of trees to 2m. Trim hedge
Check	September	September	September	September	September

DEFINITIONS:
Waterign means bringing the ground to field capacity. Do not water if water logged or anaerobic conditions are suspected.
Weeding meas the removal of all competing plants to a radius of 1m from the centre of the tree or plant
Pruning will be to the minimum standard of BS3998: 2010 'treework' and all arisings will be removed form the site and recycled or sent to an approved tip
Check will include the security of support, ther presence of pests and sisease, crown dieback, vandalism, accidental damage or death.
Any findings will be noted, and appropriate action taken following advice from a horticultural professional

REPLACEMENT:
Trees that fail within 5 years of planting will be replaced and maintained in accordance with the original specification

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Project: Chesterton Lodge, Manor Farm, Chesterton Peterborough

Drawing title: As proposed site layout plan including Hard and soft landscaping details Condition 4

Scale	Date	Drwg No.	Revision
1:100@A2	Aug 24	22050_301	.

Use figured dimensions only, do not scale.
Campbell McCrae Ltd can accept no responsibility for the interpretation of this drawing when the practice is not named as contract administrator in the building contract.