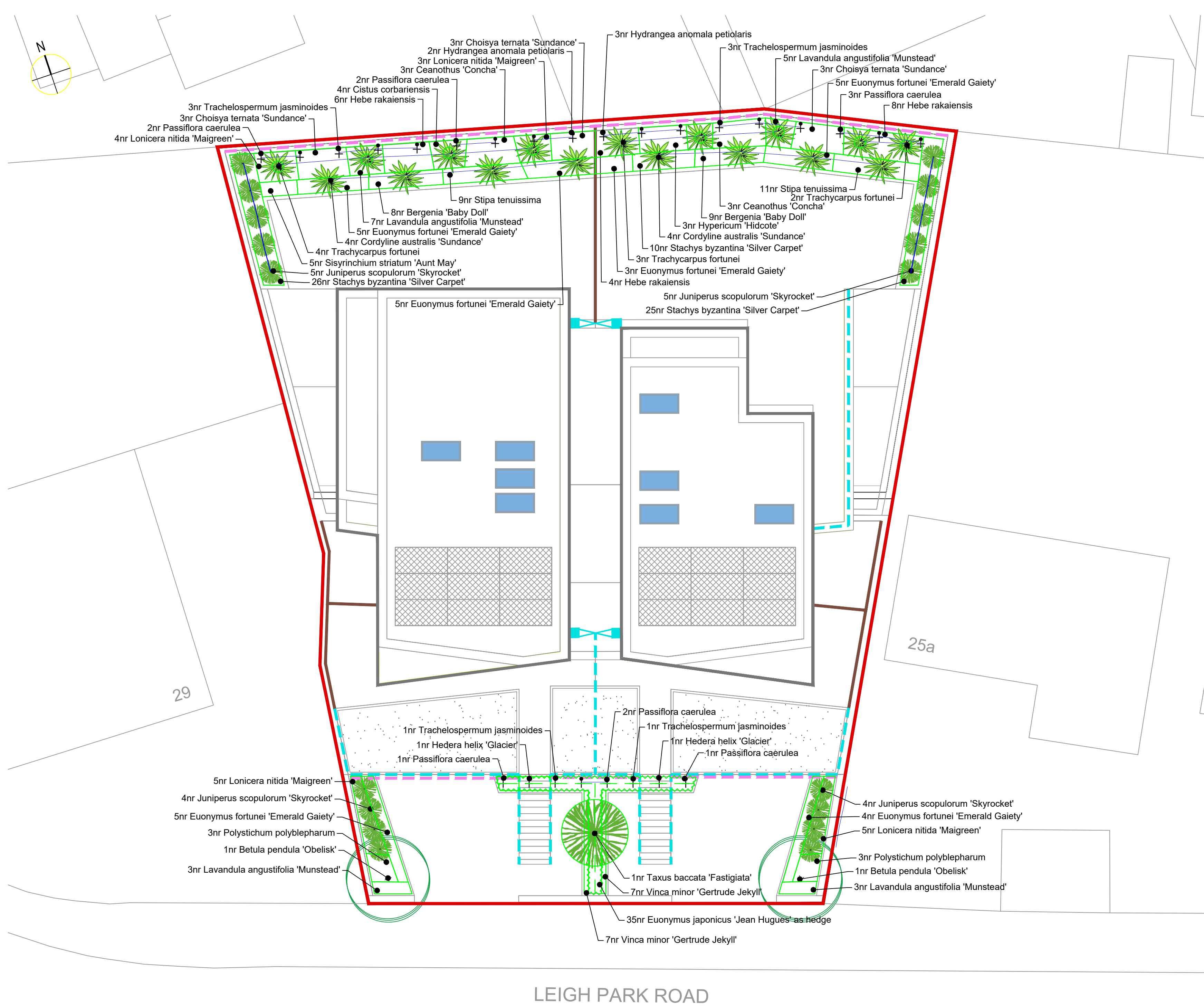


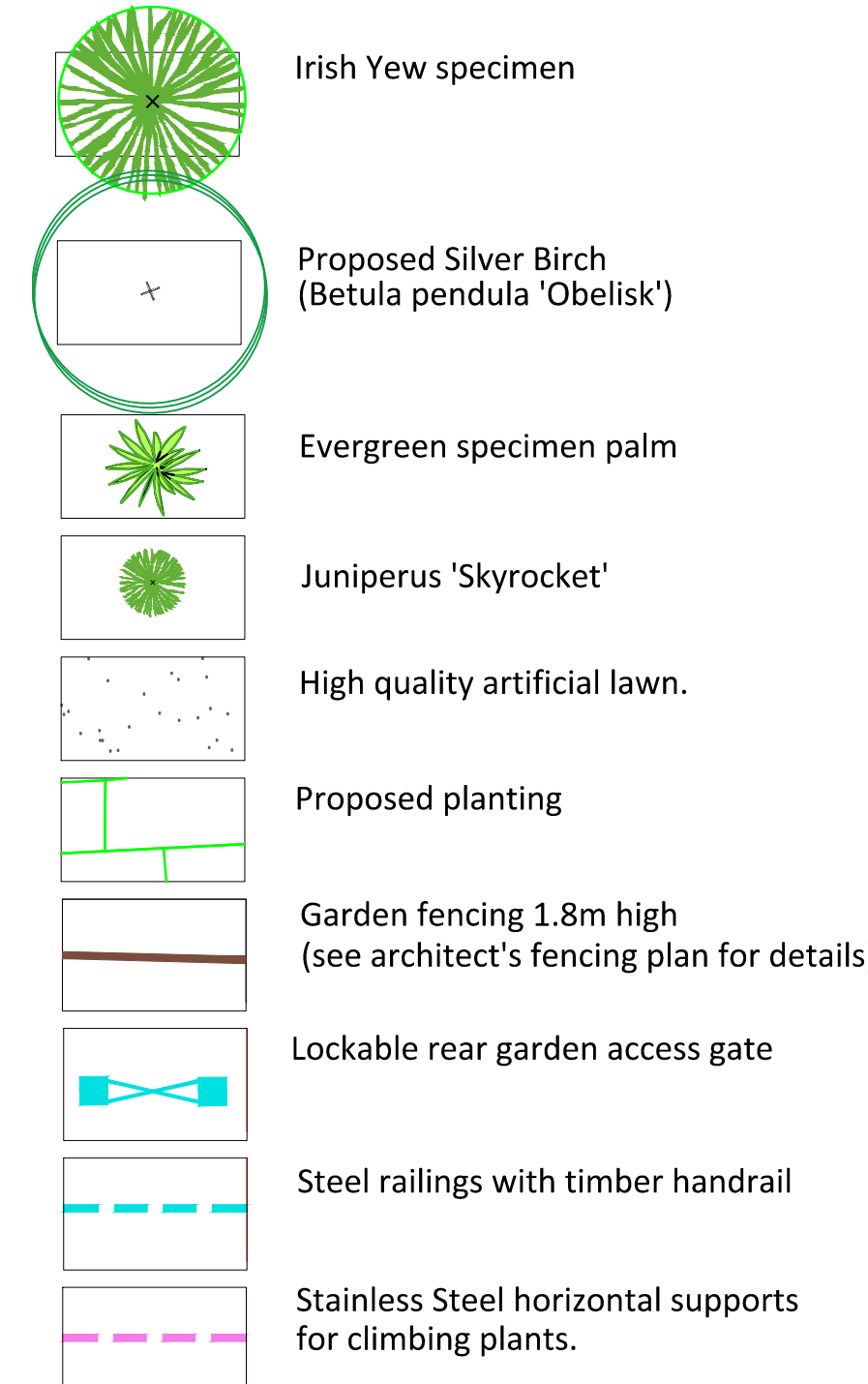
**PLANTING PLAN**



**PLANT IMAGES**



**LEGEND**



**PLANTING SCHEDULES**

Planting Schedule Shrubs						
Qty	Name	Height/Spread	Root	Ctr	Bkcs	Centres (m)
6	Ceanothus 'Concha'	60-80cm	C	5-7.5L		0.900
9	Choisya ternata 'Sundance'	50-60cm	C	5-7.5L	5	0.800
4	Cistus corbaniensis	40-60cm	C	5-7.5L	6	0.600
8	Cordyline australis 'Sundance'	80-100cm	C	10-15L	3	
27	Euonymus fortunei 'Emerald Gaiety'	30-40cm	C	5-7.5L	9	0.600
35	Euonymus japonicus 'Jean Hugues' as hedge	30-40cm	C	5L	4	0.330
18	Hebe rakaiensis	30-40cm	C	5-7.5L	7	0.600
2	Hedera helix 'Glacier'	125-150cm	C	10-15L	5	
5	Hydrangea anomala petiolaris	80-100cm	C	10-15L	5	
3	Hypericum 'Hidcote'	50-60cm	C	5-7.5L	7	0.800
16	Lavandula angustifolia 'Munstead'	30-40cm	C	5-7.5L	7	0.450
17	Lonicera nitida 'Maigreen'	40-60cm(D)	C	5-7.5L	8	0.600
11	Passiflora caerulea	80-100cm	C	3-5L		
8	Trachelospermum jasminoides	80-100cm	C	5-7.5L		
14	Vinca minor 'Gertrude Jekyll'	30-40cm	C	2L	3	0.300
185						

Planting Schedule Trees							
Qty	Name	Form	Girth	Height	Ctr/Stem	Root	Ctr
2	Betula pendula 'Obelisk'	Standard (Heavy)	12-14cm	350-425cm	175-200cm	C	45-70L
18	Juniperus scopulorum 'Skyrocket'		100-125cm			C	10-15L
1	Taxus baccata 'Fastigiata'		250-300cm			C	100L
9	Trachycarpus fortunei		125-150cm			C	45L
30							

**NOTE: Irrigation:**

External water supply points shall be provided to each property at the front and for the rear garden planting beds.

All proposed new trees, the hedgerow, conifers, palms and groundcover planting and the climbing plant stations shall not be allowed to dry out and shall be kept well-watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging using an automatic irrigation system with dripper pipes as shown adjacent (or similar approved).

The irrigation system is to be designed and programmed by a specialist company and to be installed and operational prior to the properties being conveyed.

Residents to be given a manual explaining the rationale and operation instructions for the irrigation system.

The irrigation system to be kept operational for three growing seasons to ensure all the planting becomes properly established and thrives.

Planting Schedule Herbaceous				
Qty	Name	Root	Ctr	Centres (m)
17	Bergenia 'Baby Doll'	C	4L	0.450
6	Polystichum polyblepharum	C	4L	0.600
5	Sisyrrinchium striatum 'Aunt May'	C	4L	0.400
61	Stachys byzantina 'Silver Carpet'	C	4L	0.400
20	Stipa tenuissima	C	1-2L	0.450
109				

**MAINTENANCE SCHEDULE**

	January	February	March	April	May	June	July	August	September	October	November	December
<b>Herbaceous plants</b>												
Grasses			Cut down withered stems to the ground in early spring									
All other herbaceous sp.						Remove dead leaves, deadhead flowers and trim back as necessary.						
<b>Shrub planting</b>												
Ceanothus ssp.					Prune back to form a neat shrub after the flowers fade.							
Choisya ternata			Cut out frost-damaged shoots and tidy shape to form a neat shrub									
Cistus ssp.			Nip out growing tips of young shoots when young to encourage bushy growth. Trim to form neat shrub. Once established no regular pruning required; leggy plants should be replaced.									
Cordyline australis			No regular pruning is required. Remove dead leaves and flowers after they fade. If hard renovation pruning is required, do this in mid-spring by either cutting back to sideshoots, basal shoots, or to ground level then adding fertiliser.									
Euonymus ssp. as hedge			Trim to shape in spring. Trim any wayward shoots when necessary during the summer to maintain a neat hedge shape.									
Euonymus ssp.			Trim to shape in spring.									
Hebe ssp.			No regular pruning required; any plants that become leggy can be pruned hard in spring to encourage new shoots from base.									
Hydrangea anomala petiolaris			No regular pruning required; cut out dead shoots in spring and thin out any dense overlapping and wayward shoots.									
Hypericum 'Hidcote'			Shorten shoots from the previous season by a quarter. Trim straggly shoots where necessary.									
Lavandula ssp.					If plants become large and straggly prune back in mid-late spring to encourage new growth from the base.			In late summer cut off old flowerheads and trim foliage lightly.				
Lonicera shrub ssp.			No regular pruning is required but wayward or dead shoots should be cut out in late winter / early spring.									
Passiflora caerulea			Cut back old stems to ground level and shorten any side shoots to 15cm long.									
Trachelospermum ssp.			No regular pruning is required but trim to shape in spring when necessary.									
Vinca ssp.			Cut back any wayward shoots to maintain a neat carpet; overgrown specimens can be cut back and reduced in size in early spring before growth starts.									
<b>Tree planting</b>												
Betula ssp.										No regular pruning required. Remove any damaged branches in late autumn to minimise chance of wood bleeding.		
Juniperus ssp.					No regular pruning required. When it is necessary to prune to maintain the form or remove dead branches do so in spring.							
Taxus baccata					Prune at least twice a year during the growing season to maintain the shape and form, in mid spring and late summer.			Prune at least twice a year during the growing season to maintain the shape and form, in mid spring and late summer.				
Trachycarpus ssp.			Protect from hard winter frosts by wrapping the plants in a breathable fabric. Remove once the temperature has risen and the risk of frost has gone.			No regular pruning required but remove any dead or damaged leaves in spring.						

**PLANTING SPECIFICATION**

**SITE PREPARATION**

**Topsoil**  
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be BS3882:2015 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

**Excavation**  
Excavation shall NOT be undertaken within the root protection area of any existing trees or shrubs to be retained. Unless otherwise indicated, areas to be planted/seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: 1000x1000x800mm deep unless otherwise shown  
Shrub and hedge pit/trench: 450mm deep

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

**Backfilling with Subsoil**  
Where excavated areas are lower than the required depth, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth.

**Backfilling with Topsoil**  
Tree, shrub and hedge pit/trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Greentree' compost at a rate of 20 litres/m<sup>3</sup>. An approved tree and shrub fertiliser shall be added to topsoil, prior to backfilling tree-pits.

**Cultivation**  
Cultivation shall not be undertaken within the root protection area of any trees/shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and 10th, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels. Planting areas: 300mm deep cultivation to medium 10th

**PLANTING**

**Plant Stock and Timing**  
Plant material and operations shall conform to BS 3936 Nursery Stock (Parts 1-10), BS 4428: 1989, BS 4043: 1989 and BS 5837: 2012. The planting season shall be from the 1st October to the 31st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

**Planting**  
All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root systems.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum of 50mm backfill beyond the root ball extent. Plants to be firm, watered-in and dead, damaged or lopped branches shall be removed after planting. Bare-root plants shall be set planted, incorporating an approved high phosphate, slow-release fertiliser.

**Tree Planting and Support**  
Trees planted in landscape areas shall be underground guying, using seven strand galvanised wire, with adjustable grippers, secured to 2 no. steeper deadmen at the base of the tree pit unless otherwise specified. All trees to be firmed in after planting. All trees shall have irrigation/aeration system units fitted to fully surround the root ball.

**Hedge Planting**  
Dead, damaged or straggly branches shall be removed after planting. All transplants in hedge and native mosses shall be fitted with individual protection i.e. shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters/spiral guards shall be black or green, adequately supported and installed to allow for expansion.

**Mulching**  
Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn.

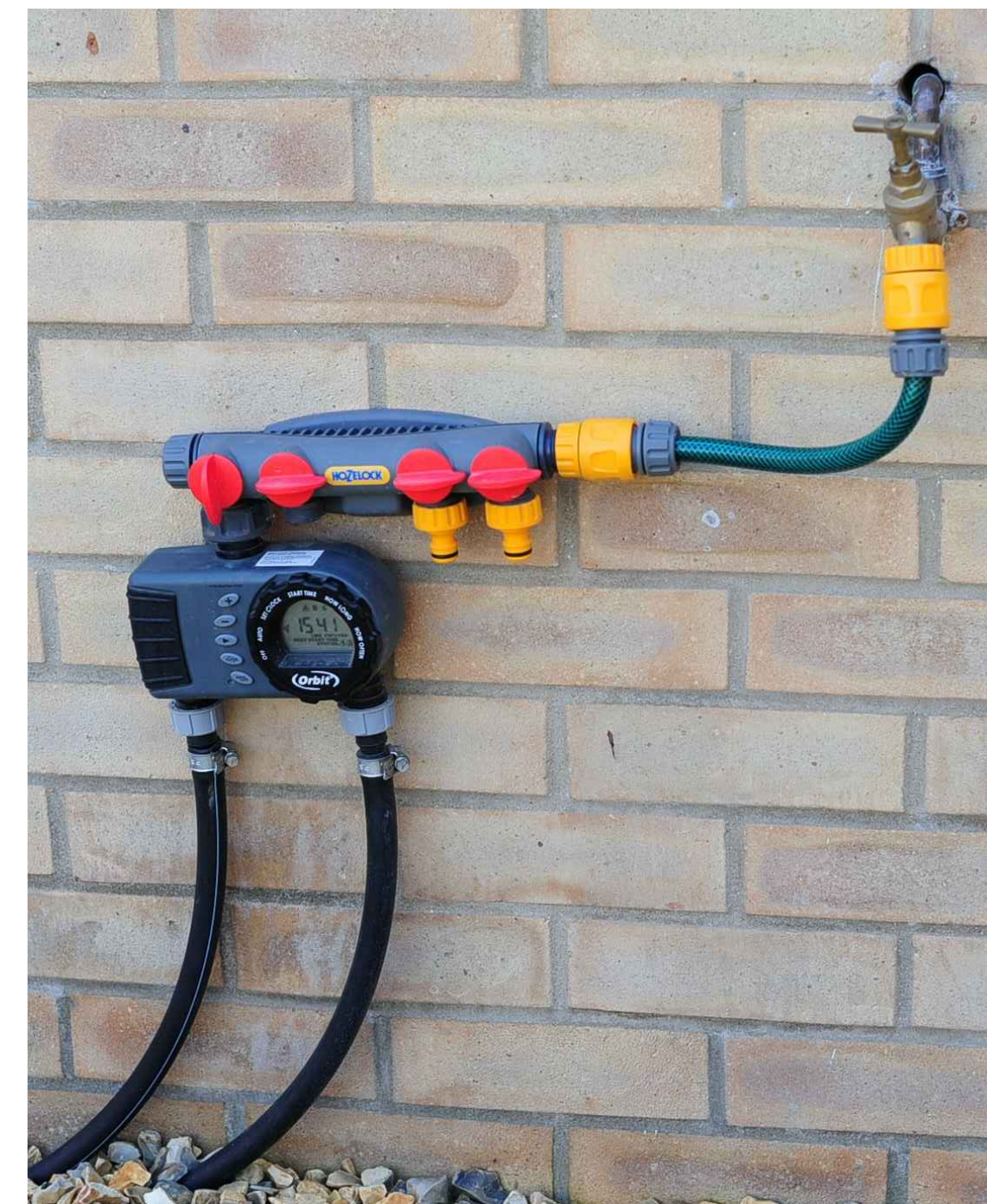
**AFTERCARE PERIOD**

**Regular Visits**  
During the specified Aftercare Period, maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

**Watering**  
All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

**Replacement Planting**  
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive shall be noted and replaced in the following planting season.

**IRRIGATION SYSTEM**



**CLIMBING PLANTS**



Base	Revised	Issued	Date

**matt lee**  
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Project  
**27 Leigh Park Road**  
Leigh on Sea

Client  
**SK Architects**

Title  
**DETAILED PLANTING PROPOSALS**

Date: Dec 2020 Scale: 1:1000 A0  
Job No: PR206 Drawing No: 02 Rev:

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