KEY

- EXISTING TREE TO BE RETAINED (REFER TO ARBORICULTURAL IMPACT ASSESSMENT)
- EXISTING HEDGEROW TO BE RETAINED (REFER TO ECOLOGY ASSESSMENT)
- TREE PLANTING 18-20CM GIRTH (COMMUNAL / OPEN SPACE)
- TREE PLANTING 16-18CM GIRTH (COMMUNAL / OPEN SPACE)
- TREE PLANTING 12-14CM GIRTH (COMMUNAL / OPEN SPACE)
- TREE PLANTING 18-20CM GIRTH (PRIVATE GARDENS)
- MIXED SPECIES HEDGE PLANTING - NATIVE
- SINGLE SPECIES HEDGE PLANTING
- NATIVE SHRUB PLANTING
- ORNAMENTAL SHRUB PLANTING
- TURF (CLOSE MOWN)
- A22 — A22 GRASS SEED (CLOSE MOWN)
- BULBS — BULBS
- EM2 — WILDFLOWER SEED MIX - EM2 GENERAL MEADOW MIXTURE
- EH1 — WILDFLOWER SEED MIX - EH1 HEDGEROW MIXTURE
- EM8 — EM8 - MEADOW MIXTURE FOR WETLANDS
- SuD-37 — WILDFLOWER SUDS TURF-37

Plant Schedule

Trees

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
ACE	Acer campestre	350-425cm	12-14cm	Heavy Standard: 3x	B	4 -
ASTW	Acer campestre 'Street Wise'	min. 450cm	18-20cm	Extra Heavy Standard: 3x	RB	11 -
BEPE	Betula pendula	min. 450cm	18-20cm	Extra Heavy Standard: 3x	RB	4 -
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard: 3x	RB	2 -
BTPA	Betula pendula	min. 450cm	16-18cm	Extra Heavy Standard: 3x :Clear Stem min. 200	RB	6 -
BJ	Betula utilis jacquemontii	min. 450cm	18-20cm	Extra Heavy Standard: 3x	RB	5 -
Buj	Betula utilis jacquemontii	min. 450cm	16-18cm	Extra Heavy Standard: 3x :Clear Stem min. 200	RB	3 -
BeJa	Betula utilis jacquemontii	min. 450cm	18-20cm	Extra Heavy Standard: 3x	RB	1 -
CARBET	Carpinus betulus	min. 450cm	18-20cm	Extra Heavy Standard: 3x	RB	1 -
Cbe	Carpinus betulus	350-425cm	12-14cm	Heavy Standard: 3x	RB	1 -
CB	Carpinus betulus	min. 450cm	16-18cm	Extra Heavy Standard: 3x :Clear Stem min. 200	RB	4 -
PRUPAN	Prunus 'Pandora'	min. 450cm	18-20cm	Extra Heavy Standard: 3x	RB	16 -
Pav	Prunus avium	min. 450cm	18-20cm	Extra Heavy Standard: 3x	RB	1 -
PA	Prunus avium	350-425cm	12-14cm	Heavy Standard: 3x	B	13 -
PRUAV	Prunus avium	min. 450cm	16-18cm	Extra Heavy Standard: 3x :Clear Stem min. 200	RB	2 -
PCC	Pyrus calleryana 'Chanticleer'	300-350cm	12-14cm	Heavy Standard: 3x	B	7 -
SAR	Sorbus aria	350-425cm	12-14cm	Heavy Standard: 3x	B	1 -
TC	Tilia cordata	350-425cm	12-14cm	Heavy Standard: 3x	B	9 -
TICO	Tilia cordata	min. 450cm	18-20cm	Extra Heavy Standard: 3x	RB	5 -
						Total :96 -

Native Hedge Mix - Double Staggered row

Abbreviation	Species	Specification	Height	Pot Size	Density	Mix Species Contribution	Number
ROSAR	Rosa arvensis	Transplant 1+1	60-80cm	B	6/m	5%	28 -
VIBOP	Viburnum opulus	Transplant 1+1	60-80cm	B	6/m	5%	28 -
ILEA	Ilex aquifolium	Container	60-80cm	5L	6/m	15%	83 -
CORAV	Corylus avellana	Transplant 1+1	60-80cm	B	6/m	25%	138 -
CRAMON	Crataegus monogyna	Transplant 1+1	60-80cm	B	6/m	50%	275 -
						Total :100%	Total :552 -

Native Shrub Planting Mix

Abbreviation	Species	Height	Pot Size	Specification	Density	Percentage Contribution	Number
CORAV	Corylus avellana	60-80cm	B	Transplant 1+1	1/m²	20%	60 -
CRAMON	Crataegus monogyna	80-100cm	B	Transplant 1+1	1/m²	30%	90 -
ILEA	Ilex aquifolium	60-80cm	5L	Container	1/m²	10%	30 -
ROSAR	Rosa arvensis	60-80cm	B	Transplant 1+1	1/m²	10%	30 -
ROSCA	Rosa canina	60-80cm	B	Transplant 1+1	1/m²	10%	30 -
SAMNI	Sambucus nigra	60-80cm	B	Transplant 1+1	1/m²	10%	30 -
VIBOP	Viburnum opulus	60-80cm	B	Transplant 1+1	1/m²	10%	30 -
							Total :300 -

Bulb Mix

Abbreviation	Species	Specification	Density	Percentage Contribution	Number
CROCHBP	Crocus chrysanthus 'Blue Pearl'		20/m²	20%	104 -
CROCHCB	Crocus chrysanthus 'Cream Beauty'		20/m²	10%	52 -
CROCHSB	Crocus chrysanthus 'Snow Bunting'		20/m²	30%	156 -
NARTT	Narcissus 'Tete a Tete'		20/m²	40%	207 -
					Total :519 -

Shrubs

Abbreviation	Species	Height	Specification	Pot Size	Density	Number of Plants
PFF	Pieris 'Forest Flame'	40-60cm		5L	4/m²	154 -
HG	Hebe 'Green Globe'	30-40cm		3L	6/m²	160 -
SR	Skimmia japonica 'Rubella'	30-40cm		3L	6/m²	84 -
AJV	Aucuba japonica 'Variegata'	40-60cm		5L	4/m²	122 -
CET	Ceanothus thyrsiflorus repens	20-30cm		3L	6/m²	110 -
VD	Viburnum davidii	30-40cm		3L	6/m²	211 -
HEP	Hebe pinguifolia 'Pagei'	30-40cm		3L	6/m²	135 -
PKD	Potentilla fruticosa 'Katherine Dykes'	30-40cm		5L	6/m²	94 -
EEL	Elaeagnus x ebbingei 'Limelight'	40-60cm		5L	4/m²	89 -
PLO	Prunus laurocerasus 'Otto Luyken'	60-80cm		5L	4/m²	118 -
ESQ	Euonymus fortunei 'Silver Queen'	30-40cm		3L	6/m²	123 -
BCO	Bergenia cordifolia	20-30cm		3L	6/m²	135 -
PR	Potentilla fruticosa 'Red Ace'	30-40cm		3L	6/m²	70 -
						Total :1605 -

Hedges

Abbreviation	Species	Pot Size	Specification	Height	Density	Number of Plants
FS	Fagus sylvatica	B	Double staggered row	60-80cm	6/m	1838 -
HRE	Hebe albicans 'Red Edge'	5L	Double staggered row	25-30cm	6/m	267 -
						Total :2105 -

WILDFLOWER SEED MIXES - To be sown at a rate of 4g/M².

EM2 - Standard General Purpose Meadow Mixture.
wildseed.co.uk/product/mixtures/standard-general-purpose-meadow-mixture

EH1 - Hedgerow Mixture.
wildseed.co.uk/product/mixtures/hedgerow-mixture

EM8 - Meadow Mixture for wetlands.
wildseed.co.uk/product/mixtures/meadow-mixture-for-wetlands

Available from Emorsgate Seeds. Tel: 01553 829 028 or similar approved.
All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.

AMENITY GRASS SEED MIX - To be sown at a rate of 50g/M².

A22 - Hard Wearing, Low Maintenance.
germinalamenity.com/a22-low-maintenance

Available from Germinal GB Ltd. Tel: 01522 868714 (or similar approved)

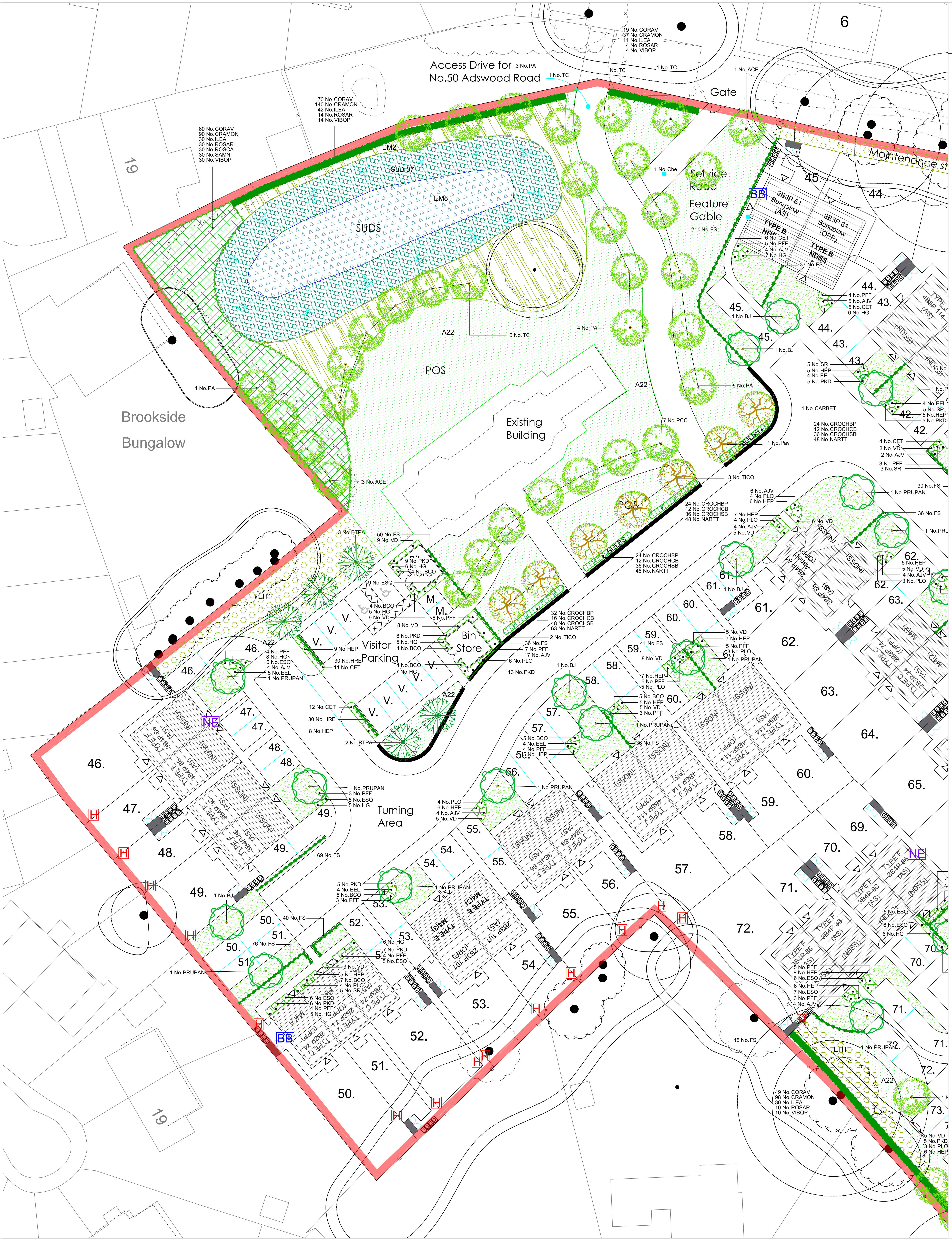
SUDS TURF

WFT–SUD-37 - Wildflower Turf.
https://wildflowerexperts.com/products/turf-suds/

HABITAT FEATURES

H	Hedgehog Highways in rear garden fences 13cm x 13cm hole at base of fence with sign *https://www.nhbs.com/hedgehog-highway-warning-sign* or *https://www.nhbs.com/eco-hedgehog-hole-fence-plate*
NE	House Sparrow Nest Box 04No. To Be Fitted in Total
BB	Improved Crevice Bat Box Double CRevice / EQ 04No. To Be Fitted in Total

The habitat features shall be installed in accordance with manufacturer recommendation, as set out in the Ecological Appraisal.
Nesting boxes shall be oriented north and east and sited at 3-5 metres in height, within the fabric of new dwellings or secured to existing trees



SCALE - 1:200

0m 5m 10m 15m 20m 25m

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to the following minimum depths; 350mm for grass seed, wildflower seed and turf; 300mm for shrubs and hedges; 600mm for standard trees. Subsoil shall be cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by a suitably qualified person prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by a suitably qualified person and details of the source of supply shall be provided in order that inspection may be made before delivery commences. The developer/contractor should satisfy themselves that where topsoil is imported that this should be in accordance with BS 3882:2015. Appropriate testing shall be undertaken and test certificates shall be provided. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 300mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a suitably qualified person.

PLANTING

Cultivation
Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated. Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotovating, into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3936-1: 1992 Specification for trees and shrubs and BS 3936-4: 2007 Specification for forest trees and BS 8545: 2014 Trees from Nursery to Independence in the Landscape. Any plant material, which in the opinion of a suitably qualified person, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure. Transplants shall be planted with spiral guard and cane to protect from rabbits and to hold the plant securely.
Plants forming a hedge shall be cut by one third immediately upon completion of planting. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip.

Tree planting within soft landscape areas
Trees shall conform to BS 8545:2014 Trees: from nursery to independence in the landscape and BS: 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees - 900 x 900 x 450
Selected standards - 1000 x 1000 x 600
Heavy standards/Extra heavy standards - 1200 x 1200 x 600
Excavated subsoil or stone shall be carted off site to tip. The bottom 300mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (site or imported) to comply with BS 8601: 2013. The top 300mm of the pit shall be backfilled with imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Feathered trees - 40 litres
Selected standards - 60 litres
Heavy standards/Extra heavy standards - 80 litres

Stakes for trees
Stakes shall be peeled round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling.
Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Feathered trees - 750mm (1 stake)
Selected standards - 900mm (2 stakes)
Heavy standards/Extra heavy standards - 1200mm (2 stakes)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties for bareroot trees, shall be approved rubber nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems.
Feathered Type - 04 (one tie)
Select standards - Type L1 (one tie per stake)
Heavy standards/Extra heavy standards - Type L3 (one tie per stake)

Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails.
Feathered - one belt
Select standards Type - two belts
Heavy standards/Extra heavy standards - two belts

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, length of the hedge or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

TURFING

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969: 1998 +A1: 2013 and shall be laid in accordance with BS 4428: 1998, section 6, Turfing. The Contractor shall supply a sample of the turf he proposed to use for approval of suitably qualified person. and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the suitably qualified person. of the location of the supply, so that turf can be inspected prior to lifting.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees
Turf shall not be laid to within 300mm of any tree trunk.

Watering
The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

Planting of Bulbs
Bulbs shall not be allowed to dry out and shall be free of pests, diseases and fungus. Bulbs should be planted immediately upon delivery to site, if stored, this shall be for the minimum period in a dark, well-ventilated, protected area at 18-21 degrees Celsius. Certificates of purchase shall be provided upon inspection. Bulbs are to be planted, according to species and in the areas shown on the soft landscape plan. Where planting is required 'in drifts', bulbs are to be scattered randomly over the allocated area and planted where they fall at the appropriate depth and shall be in contact with the soil at the base of the hole. The hole shall be backfilled with topsoil and lightly firmed in place. If bulbs are to be planted into existing turf areas, turf shall be neatly removed and replaced after planting and re-firmed.

PROTECTION TO EXISTING TREES

The recommendations in BS 5837: 2012, *Trees in Relation to Design, Demolition & Construction* must be complied with at all times.

MAINTENANCE

All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding
All beds to be kept weed free by hand weeding. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Site to be kept free of litter.

Grass cutting
The initial cut shall be carried out when first growth is apparent, blades set 50-60mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
Final grading of topsoil shall be agreed by suitably a qualified person before cultivation and seeding. All areas to be seeded shall be cultivated to 150mm depth and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a tilth 25mm deep. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense.
The operation should be carried out in equal sowings and transverse directions and the seed shall be raked or harrowed in. Sowing shall be at the rate of 50 grammes per sq.m. and overseeding shall be at a rate of 20 grammes per sq.m.

Seed Mix
The seed mix shall be A22 mix, obtainable from Germinal Seeds GB.
Grass seed shall be of the composition, purity and germination as specified in BS 4428: 1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed stating source, mixture, purity and germination percentage. Alternative cultivars of the above species may only be used if approved by a suitably qualified person.

Protection of Newly Seeded Areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the grass areas during cultivation, seeding or until grass is established. Where obvious 'Short cutting' is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First Cut
When the grass is 100mm high, it shall be cut down to 50-60mm so as to avoid root pulling, cuttings dispersed. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site.

Subsequent Cuts
Thereafter, when the grass grows to 100mm high, it shall be cut down to 40mm with a flail type mower, cuttings dispersed, until the end of the maintenance period, or longer if so directed. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site.

Making Good
Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

Damage to Existing Grass
The contractor will be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of storage, working areas, transport of materials excepting those areas which are specifically defined and measured in the contract.
Any areas, which in the opinion of a suitably qualified person, are consolidated during the course of these works, shall be loosened with a ripper or other suitable implement to ensure adequate drainage through the sub soil.

WILDFLOWER SEEDING & MAINTENANCE

Preparation for seeding
Seed should be sown into good quality, clay free sub-soil or low-fertility topsoil.
The area shall be cultivated to 150mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip (Cultivation of soil not to occur beneath existing tree canopies). Cultivated soil shall be rolled and raked to produce a tilth 25mm deep and left for 2-3 weeks to allow existing weeds in the seed bank to germinate. After 2-3 weeks, a spray off of the newly germinated weeds will be carried out, allowed to die back and then raked off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed, lightly watering area before seeding. Seed shall be sown during late August or September or, if this is not possible, during April to May.

Wildflower seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The operation should be carried out in equal sowings and transverse directions. The contractor must ensure that the grass and wildflower seed is thoroughly mixed throughout sowing. The seed mix shall be sown at the rate specified by the manufacturer and then raked into the soil surface and lightly rolled.

Wildflower seed mix
Sow the wildflower seed available from Emorsgate Wild Seeds. Certificates of purchase shall be provided for all deliveries prior to the sowing of the wildflower mix, stating source, mixture, purity and germination percentage. Sources must be of indigenous stock.

Protection of newly seeded wildflower areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the wildflower areas during cultivation, seeding or establishment. Where obvious short cutting is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First year management
Areas seeded in August to September shall be cut lightly in March using a flail mower, or strimmer, the meadow shall be cut again in September when flowering is over. In both cases all cuttings shall be raked up and removed from site.

After the first year of management.
After year one all the wildflower meadow areas on the site should be cut twice annually once in March and once in September when flowering is over, using a flail mower or strimmer. In both cases all the cuttings shall be raked and removed from site. This prevents nutrients building up in the soil which encourage weed species and discourage wildflowers. The timing of the cuts should be as above but will be dependent on the presence of any wildflowers in the sward; cutting should not take place until after the desirable species have set and dispersed seed.

Making good
Any defects such as sinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

WILDFLOWER TURF

SuD Turf: *WFT-SUD-37,* available from Wildflower Co.
Tel; 01256 771222, www.wildflowerexperts.com

Preparation
The area shall be cultivated to 100mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip (cultivation of soil not to occur beneath existing tree canopies). Cultivated soil shall be rolled and raked to produce a tilth 25mm deep.

The soil shall not be waterlogged or compacted prior to turf being laid. The soil shall not be stripped prior to laying and does not require fertilizer.

Installation
The turf shall be laid on a minimum 100mm depth of soil. Where there is subsoil only, a layer of topsoil 25-50mm deep is required.

All joint shall be butted up correctly to prevent weed growth. Do not overlap or create tension at the joints to ensure joints so not pull apart or shrink.

Watering
Once laid, water turf thoroughly, ensuring the soil is damp, for the first few weeks, until turf is rooted in. Do not allow to dry out and do not overwater during establishment (2-3 weeks). Thereafter, water should not be required.

Protection of newly laid areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the wildflower areas during cultivation or establishment. Where obvious short cutting is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

Making good
Any defects such as sinkage, ponding, sparse germination or disease shall be made good all as above.

MAINTENANCE
All maintenance to be carried out immediately from the date of turf being laid to ensure successful establishment.

First cut of wildflower turf
Once established, carry out an annual cut during Autumn, to a height of 25-50mm, with a flail mower or strimmer. All cuttings must be raked up and removed from site along with any leaf fall. All tools shall be sharp.

Subsequent cuts
Hereafter cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, late September to early October. All cuttings shall be raked up and removed.

Managing Fertility
Where there is species dominance or vigorous growth, carry out a second cut at the end of May to early June. The cut shall be to a height of 200-250mm to remove flower heads but retain most of the stems. Remove all cuttings. After cutting, water thoroughly to encourage new growth. If this cut is carried out the second cut of the year shall be undertaken during October.

	Date	Drwn	Rev
Replan	24.02.26	NC	C
Amendments to accord with BNG	28.07.25	NC	B
Amendments to accord with BNG	24.07.25	NC	A

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Breck Homes

Title
Landscape Proposal

Sheet 2 of 2

Date	Scale(s)	Dwg no	Rev
June '25	1:200 @ A0	7691.02	C

Dwn	Chkd
NC	JW