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Rev ID	Revision Description	Date
A	Red Line Adjusted	16/10/2026

Ecology Enhancements

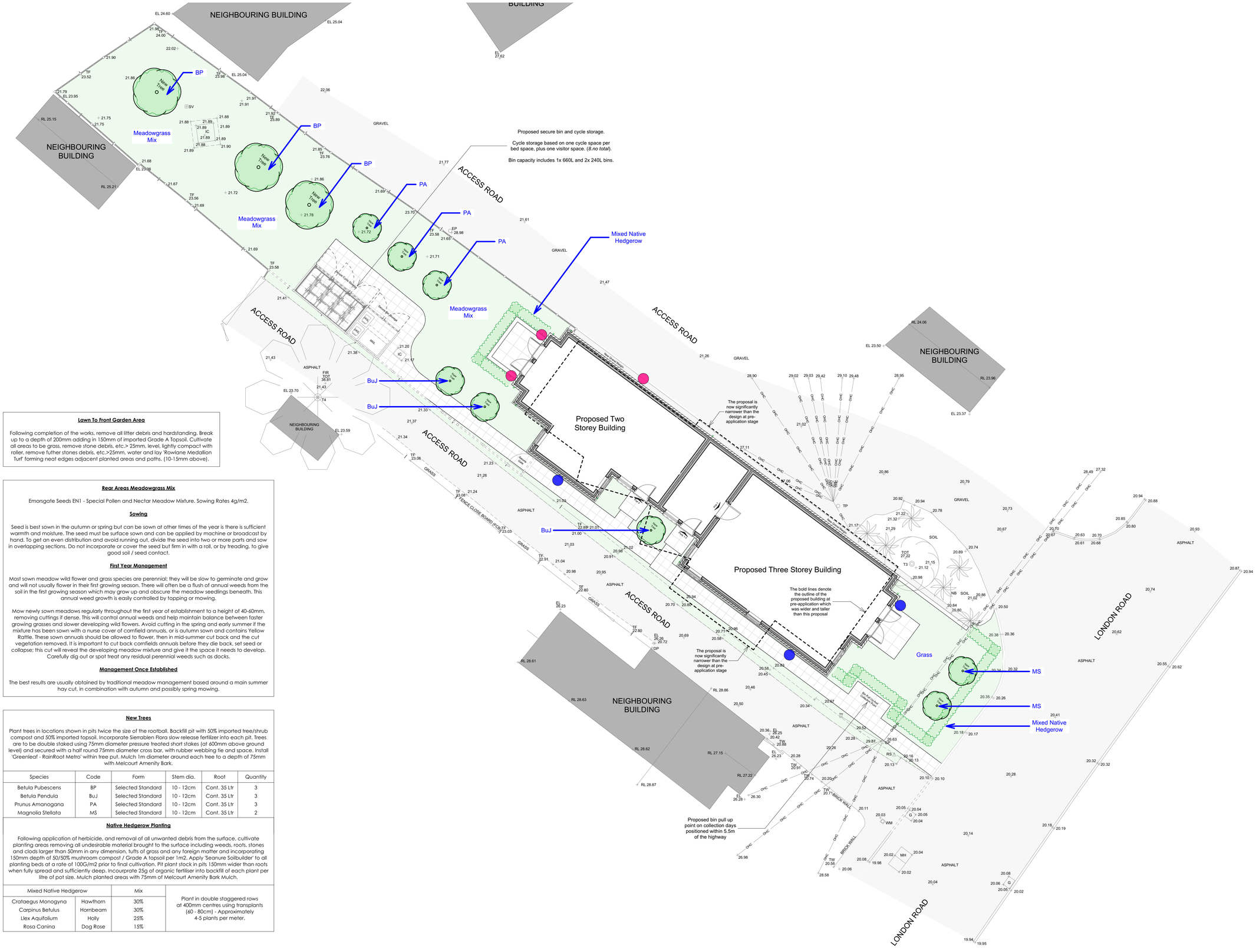
Denotes Bird Boxes
North or East Facing (3.no)
(Include Sparrow & Starling boxes)

Denotes Large Multi-Chamber Bat boxes
South or West Facing (3.no)

Hard Landscaping

Marshalls 'Limestone Paving' To All Paths & Patios
Colour - 'Sylvern'





Lawn To Front Garden Area

Following completion of the works, remove all litter debris and hardstanding. Break up to a depth of 200mm adding in 150mm of imported Grade A Topsoil. Cultivate all areas to be grass, remove stone debris, etc.> 25mm, level, lightly compact with roller, remove futher stones debris, etc.>25mm, water and lay 'Rowlane Medallion Turf' forming neat edges adjacent planted areas and paths. (10-15mm above).

Rear Areas Meadowgrass Mix

Emorsgate Seeds EN1 - Special Pollen and Nectar Meadow Mixture. Sowing Rates 4g/m2.

Sowing

Seed is best sown in the autumn or spring but can be sown at other times of the year is there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil / seed contact.

First Year Management

Most sown meadow wild flower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing.

Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers. Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfields annuals before they die back, set seed or collapse; this cut will reveal the developing meadow mixture and give it the space it needs to develop. Carefully dig out or spot treat any residual perennial weeds such as docks.

Management Once Established

The best results are usually obtained by traditional meadow management based around a main summer hay cut, in combination with autumn and possibly spring mowing.

New Trees

Plant trees in locations shown in pits twice the size of the rootball. Backfill pit with 50% imported tree/shrub compost and 50% imported topsoil. Incorporate Sierrablen Flora slow release fertilizer into each pit. Trees are to be double staked using 75mm diameter pressure treated short stakes (at 600mm above ground level) and secured with a half round 75mm diameter cross bar, with rubber webbing tie and space. Install 'Greenleaf - RainRoot Metro' within tree put. Mulch 1m diameter around each tree to a depth of 75mm with Melcourt Amenity Bark.

Species	Code	Form	Stem dia.	Root	Quantity
Betula Pubescens	BP	Selected Standard	10 - 12cm	Cont. 35 Ltr	3
Betula Pendula	BuJ	Selected Standard	10 - 12cm	Cont. 35 Ltr	3
Prunus Amanogana	PA	Selected Standard	10 - 12cm	Cont. 35 Ltr	3
Magnolia Stellata	MS	Selected Standard	10 - 12cm	Cont. 35 Ltr	2

Native Hedgerow Planting

Following application of herbicide, and removal of all unwanted debris from the surface, cultivate planting areas removing all undesirable material brought to the surface including weeds, roots, stones and clods larger than 50mm in any dimension, tufts of grass and any foreign matter and incorporating 150mm depth of 50/50% mushroom compost / Grade A topsoil per 1m2. Apply 'Seanure Soilbuilder' to all planting beds at a rate of 100G/m2 prior to final cultivation. Pit plant stock in pits 150mm wider than roots when fully spread and sufficiently deep. Incourprate 25g of organic fertiliser into backfill of each plant per litre of pot size. Mulch planted areas with 75mm of Melcourt Amenity Bark Mulch.

Mixed Native Hedgerow		Mix	
Crataegus Monogyna	Hawthorn	30%	Plant in double staggered rows at 400mm centres using transplants (60 - 80cm) - Approximately 4-5 plants per meter.
Carpinus Betulus	Hornbeam	30%	
Llex Aquifolium	Holly	25%	
Rosa Canina	Dog Rose	15%	

Scale Bar
0 1 2 3 4 5 6 7 8 9 10

North

GA

Proposed Site Plan

1:100

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Development At
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DRAWING TITLE
Proposed Soft & Hard Landscaping

DRAWN BY	REVIEWED BY	DRAWING STATUS	DRAWING SCALE @ A1
AD	SH	PLANNING	1:100

PROJECT NUMBER	WORK STAGE	DRAWING NUMBER	REVISION
26-107	3	020-P	A