



- Vegetated Gardens (Turf)
- Other Neutral Grassland

Other Neutral Grassland to be laid in accordance with the specification within the Biodiversity Net Gain Assessment October 2025-106 Rev. A

The key species associated within the neutral grassland mix are:

Yarrow (*Achillea millefolium*), Ribwort Plantain (*Plantago lanceolata*), Creeping Thistle (*Cirsium arvense*), White Clover (*Trifolium pratense*), Meadow Buttercup (*Ranunculus acris*), Creeping buttercup (*Ranunculus repens*), Common nettle (*Urtica dioica*), Daisy (*Bellis perennis*).

**Grass Seed:**  
 BNG compliant seed mix to be sown in accordance with suppliers recommendations for density. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil.

**Topsoil:**  
 In accordance with BS 3882. Apply herbicide prior to cultivation in accordance with manufacturers recommendations. Ensure ground is free draining by breaking up subsoil mechanically, land drainage as required. Do not work the soil in frozen or waterlogged conditions. Remove any debris and stones greater than 50mm from surface and cultivate to suitable consistency for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulching. Topsoil depths to be minimum 150mm for grass and 450mm for planting and at least 300mm of suitable subsoil beneath the topsoil layer. Site topsoil to be supplemented with imported topsoil as required in accordance with BS 3882

**Turf to Private Gardens:**  
 Following cultivation and preparation as described above, supply and lay turf with staggered joints close butted to uniform levels to finish 25mm above adjacent paving levels. Use sharp sand spread on surface to achieve fine tuning of levels. Thoroughly water turf upon completion and ensure

regular watering is undertaken until the turf has rooted. Turf should not be laid in waterlogged or frozen conditions.

**Planting:**  
 Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not root bound, free from pests and disease, hardy and undamaged. Planting and turfing to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar specification, size, colour, value etc Native species to be locally sourced. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost.

Tree pits to be 900 x 900 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushions and rubber tree belt are to be used to secure the trees, nailed to stakes as required. Single 75mm diameter stake for bare-rooted trees with rubber tree belting and spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/ sq.m. to planting areas and 250g per tree. All plants and trees to be thoroughly watered during and upon completion of the planting.

**Gravel:**  
 Gavel perimeters to houses to be 10-20mm clean gravel 50mm deep over Terram 1000 membrane. Areas to be prepared by clearing all builders debris and weeds, applying a Glyphosate herbicide and grading to smooth profile. All membrane to be hidden below gravel, trimmed as required.

**Mulching:**  
 Spread 50mm layer of general purpose bark mulch, free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edges.

**Ornamental Trees:**  
 To be randomly placed throughout the development and planted in accordance with the above specification. No two trees of the same species should be placed beside each other. All to be 2m high (approx. 80-100mm girth)

- A. *Sorbus aucuparia* (Rowan / Mountain-Ash)
- B. *Betula pendula* (Silver Birch)
- C. *Acer griseum* (Paperbark Maple)
- D. *Crataegus persimilis* 'Prunifolia' (Ornamental Hawthorn)
- E. *Malus 'Evereste'* (Ornamental Crab Apple)
- F. *Carpinus betulus* (Hornbeam)
- G. *Prunus 'Amanogawa'* (Upright Cherry)



SCALE BAR 1:250