

Hardworks

**Main Entrance Drive and Communal Drive Areas**  
Bitmac apron to tie in with existing road surface. Exposed aggregate drive surface e.g. SuperColour® Exposed in 'Gravel' or similar to be approved.  
Reclaimed granite setts (70mm squared), joints to be as narrow as possible - no mortar visible.

**Private Driveways and Parking Areas**  
Proposed Tegula by Tolborene in 'Cedar' or 'Slate' set infill with matching limbanding, or similar to be approved. Keros to match.

**Sett Threshold**  
Banks of reclaimed granite setts, laid flush with adjacent surfacing.  
Mortar joints to be as narrow as possible.

**Proposed Paths, Patios and Steps**  
All to be surfaced with buff, natural stone flags and edged with matching natural stone with where appropriate. First panels of square flags (in same material) within patios laid to add interest. Stepping stones if used in same material.

**Proposed Garden Walls**  
Brick walls and piers with stone copings. Brick to be specified by the architect. Stone cope 75mm depth to match building sills. Piers to be 2 bricks courses above wall height. Retaining walls to be 150mm above upper soil level, walls to be fronted with hedging or shrub planting where possible.

**Proposed Walls and Piers along Roadside**  
Red sandstone wall of local vernacular with piers to match, max 2m high, retaining walls to be 150mm above upper soil level.

**High Timber Fence**  
1.8m high timber fence to form property divides. Vertical feather edge, close boarded with rapping rail. Fence to slope with natural ground gradients - no stepping. Fence to be stained very dark brown. Timber gates to match. Fences to slope down to 1.1m high where possible, e.g. when on top of retaining wall and towards the rear of rear gardens.

**Timber Post and Stock Proof Fence**  
1.1m high round tanalised timber posts with stock proof wire netting.

Softworks

**Proposed Trees**  
Trees selected for seasonal variety, interest and form and tolerant of local conditions, trees to be selected from the palette below. Nearby trees have been viewed to assess which species and varieties are most likely to tolerate the habitat location. All trees to be double stated and of local provenance.  
AC - Acer campestre 'Elegant', 15-18cm girth, RB  
AP - Acer platanoides, 15-18cm girth, RB  
AL - Amelanchier lamarckii (multi-stem), 2.5m high, CG  
BF - Betula 'Fascinator', 15-18cm girth, RB  
BP - Betula pendula, 15-18cm girth, RB  
CP - Crataegus punctata, 15-18cm girth, RB  
GS - Gleditsia 'Incarthaus Sunburst', 15-18cm girth, RB  
MF - Malus 'Floribunda', 15-18cm girth, RB  
PP - Prunus padus, 15-18cm girth, RB  
PS - Pinus sylvestris, 2-2.25m high, RB  
QP - Quercus palustris, 20-25cm girth, RB  
QB - Quercus robur, 15-18cm girth, RB  
SE - Sorbus aria, 15-18cm girth, RB  
SA - Sorbus aucuparia, 15-18cm girth, RB

**Proposed Hedges**  
All hedges to be Crataegus laevigata (unless annotated at Native Species Hedges) due to the exposed, coastal location.  
1m high, 3 per linear metre planted in a single line. CG

**Proposed Low Hedging**  
Ilex crenata 'Green Glory', 30-40cm high, planted at a rate of 5 per lin metre in a single row, clipped after planting to form a neat hedge.

**Proposed Shrub Planting**  
Range of plants selected for seasonal variety, colour and form. See schedule for typical species, sizes and densities.

**Proposed Lawn**

**Proposed Levels**  
P120.00  
E121.00

**Existing Levels**

**Viability splays**



PLANTING NOTES

This landscaping plan shall be implemented in full accordance with the approved scheme within the first planting season following the occupation of the buildings or completion of the approved development, whichever is the sooner, or in accordance with a programme first agreed in writing with the Local Planning Authority. Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

Do not substitute species, variety and form or reduce the specified size and number of plants without prior agreement. Note sizes shown are minimum.

Topsoil to be premium grade topsoil to BS 3882 (most recent). Topsoil depth to be minimum of 450mm in shrub borders + 150mm in lawned areas.

All planting to be watered as required immediately after planting. We advise all evergreen hedges and semi-mature trees are linked to a heavy pipe watering system.

All plants to be free from pests and disease. All plants to be good specimens and characteristic of the species. Do not plant anything in the rain shadow under a roof overhang.

Allow for the preparation of tree pits for new trees. Pits to be adequate in size to take tree rootballs. Pits to be backfilled with 20% clean stone as drainage layer and 80% clean topsoil.

Semi mature and Extra Heavy Standard trees to be secured by underground guying. Selected Standards to be secured with a single timber round stake with appropriate rubber tie. All trees and hedges to be checked periodically to check stakes are sufficient to keep plants and trees upright.

At completion carefully spread PAS100 composted green waste to an even and uniform depth of 50mm to all planted areas, including hedges.

All trees, hedging, shrubs and plants to comply with BS 3936 (most recent) specification for nursery stock.

All site preparation, planting and maintenance to comply with BS 4429 (most recent).

All new trees to be positioned in accordance with requirements of table 2 BS 5837 (most recent)

All new turf to be fine quality from Lindum or equivalent and laid in accordance with BS 3969 (most recent).

Ongoing management of the site

**LEAF COLLECTION IN YEAR 1 AND 2**

It will be important to ensure that the bulk of leaf litter is collected during the first two Autumn periods after ground flora establishment as the grass will not be strong enough to resist the smothering effect of leaf cover.

**WATERING AND MAINTENANCE**  
All grass and ground cover should be watered during dry spells.

**GRASS CARE**  
Grass shall be treated with 2 no spring and summer feeds and one autumn feed.

**TREE INSPECTIONS**

The trees should be inspected for disease and decay by a qualified arboriculturalist every 5 years.

Schedule of Typical Shrub Species: Plant in single species groups of 2,3 and 5				
Shrub Species	Code	Size in cm	C Size	Density/Spacing
Azalea deciduous	AZA DEC	40-60	C10	2No per m²
Azalea japonica	AZA JAP	30-40	C10	3No per m²
Choisya ternata 'Sundance'	CHO SUN	40-60	C10	3No per m²
Cornus 'Elegantissima'	COR ELE	80-100	C10	2No per m²
Eucyrtus 'Silver Queen'	EUC SIL	30-40	C10	3No per m²
Hebe 'Margaret'	HEB MAR	40-60	C10	3No per m²
Hydrangea macrophylla 'Lanarth White'	HYD WHI	60-80	C10	2No per m²
Lavandula 'Hidcote'	LAV HID	30-40	C10	3No per m²
Lonicera pileata 'May Green'	LON MAY	40-60	C10	3No per m²
Philomena fulcosa	PHI FRU	40-60	C10	3No per m²
Photinia 'Red Robin'	PHO RED	40-60	C10	2No per m²
Rhododendron 'Yakuhimamum'	RHO HYB	40-60	C10	3No per m²
Skimmia japonica rubella	SKI RUB	40-60	C10	3No per m²
Skimmia reevesiana 'Ruby King'	SKI REV	40-60	C10	3No per m²
Skimmia x confusa 'New Green'	SKI KWI	40-60	C10	3No per m²
Skimmia japonica 'Goldflame'	SKI GOL	40-60	C10	3No per m²
Viburnum davidii	VIB DAV	40-60	C10	3No per m²

Specimen Shrub Species				
Code	Size in cm	C Size	Density/Spacing	
Choisya ternata	CT	40-60	C10	1No per m²
Cornus 'Royal Purple'	Cr	100-125	C10	1No per m²
Hydrangea 'White Wave'	Hw	40-60	C10	1No per m²
Magnolia stellata	Ms	125-150	C20	1No per m²
Photinia 'Red Robin'	Pr	125-150	C20	1No per m²
Pieris 'Forest Flame'	PI	40-60	C10	1No per m²
Prunus laurastiana	PL	100-125	C10	1No per m²
Viburnum tinus	VI	100-125	C35	1No per m²

Herbaceous Species				
Code	Size in cm	C Size	Density/Spacing	
Acorus gramineus 'Ogon'	ACO OGO		C5	5No per m²
Euphorbia wulfenii	EUP WUL		C5	5No per m²
Euphorbia robiae	EUP ROB		C5	5No per m²
Geranium 'Johnson's Blue'	GER JOH		C5	5No per m²
Hesperis matronalis	HES MAT		C5	5No per m²
Heuchera 'Marmalade'	HEU PAL		C5	5No per m²
Iris ensata 'Vanguard'	IRI VAR		C5	5No per m²
Nepeta 'Six Hills Giant'	NEP SIX		C5	5No per m²
Paricaria atrifolia	PER ATR		C5	5No per m²
Saxifraga x urbium	SAX URB		C5	5No per m²

Climbers				
Code	Size in cm	C Size	Density/Spacing	
Cotoneaster horizontalis	COT HOR	60-80	C10	1m centres
Hedera helix	HED HEB	60-80	C5	2No per m²
Hydrangea petiolaris	HYD PET	60-80	C5	
Parthenocissus tricuspidata	PAT TRI	80-100	C5	

Ground Cover				
Code	Size in cm	C Size	Density/Spacing	
Hedera hibernica	HED HIB		C5	4No per m²
Hypericum x mosenianum	HYP MOS		C5	4No per m²

Shrub Species to be Planted against Walls and Fences (no windows): Plant in single species groups of no less than 2, 3, 5No.

Shrub Species	Code	Size in cm	Size	Density/Spacing
Cotoneaster horizontalis	COT HOR	60-80	10L	3/m2
Elaeagnus ebbingei 'Limeight'	ELE EBB	60-80	10L	3/m2
Eucyrtus 'Emerald and Gold'	EUC GOL	30-40	10L	3/m2
Hydrangea macrophyllum 'Blue Wave'	HYD BLU	60-80	10L	2/m2
Hydrangea macrophyllum 'Lanarth White'	HYD WHI	60-80	10L	2/m2
Eucyrtus 'Silver Queen'	EUC SIL	30-40	10L	3/m2
Eucyrtus japonica	EUC AUR	60-80	10L	3/m2
Griselinia littoralis	GRI LIT	60-80	10L	3/m2
Ilex aquifolium	IEX AQU	60-80	10L	3/m2
Photinia 'Red Robin'	PHO RED	60-80	10L	3/m2
Pyracantha 'Orange Glow'	PHY ORA	80-100	10L	3/m2
Viburnum tinus 'Eve Price'	VIB EVE	40-60	10L	3/m2

Communal Areas Shrub Mix: Plant in single species groups of 3, 5 and 7				
Shrub Species	Code	Size in cm	C Size	Density/Spacing
Amelanchier lamarckii	AME CAN	80-100	10L	1/m2
Aucuba japonica	AUC JAP	40-60	10L	1/m2
Cornus alba 'Elegantissima'	COR ELE	80-100	10L	1/m2
Cornus sericea 'Flaviramea'	COR SER	80-100	10L	1/m2
Cotoneaster coggygia	COT COG	40-60	10L	1/m2
Elaeagnus ebbingei 'Limeight'	ELE EBB	60-80	10L	1/m2
Griselinia littoralis	GRI LIT	60-80	10L	1/m2
Hydrangea 'Annabelle'	HYD ANA	60-80	10L	1/m2
Hydrangea paniculata 'Vanille Fraise'	HYD PAN	60-80	10L	1/m2
Hypericum 'Hidcote'	HYP HID	60-80	10L	3/m2
Ligustrum ovalifolium 'Aureum'	LIG AUR	60-80	10L	1/m2
Philadelphus 'Belle Etoile'	PHI BEL	60-80	10L	1/m2
Photinia 'Red Robin'	PHO RED	60-80	10L	1/m2
Prunus laurocerasus 'Rotundifolia'	PRU LAU	100-125	10L	1/m2
Prunus laurastiana	PRU LUS	60-80	10L	1/m2
Viburnum plicatum 'Mariesii'	VIB PLI	60-80	10L	1/m2
Viburnum tinus	VIB TIN	40-60	10L	1/m2
Viburnum x carophyllum	VIB CAR	60-80	10L	1/m2

Evergreen Shrub Mix to be Planted on Sloped Ground: Plant in single species groups of no less than 5No.				
Shrub Species	Code	Size in cm	Size	Density/Spacing
Azalea japonica	AZA JAP	30-40	7.5L	3/m2
Azalea mollis	AZA MOL	40-50	10L	1/m2
Camellia japonica in variety	CAM JAP	40-50	10L	1/m2
Eucyrtus glauca	EUC GLU	30-40	7.5L	3/m2
Ilex aquifolium	IEX AQU	60-80	10L	3/m2
Pieris japonica	PIE JAP	40-50	10L	1/m2
Ribes sanguineum	RIB SAN	30-40	7.5L	3/m2
Rhododendron hybrids	RHO HYB	60-80	10L	1/m2
Viburnum tinus 'Eve Price'	VIB EVE	40-60	10L	3/m2