N

ADJACENT APPROVED DEVELOPMENT
OF 41NO DWELLINGS
REF: B/19/0514

* FOOTPATH TO CONNECT TO ADJACENT DEVELOPMENT

Install bat bricks where shown *

Install sparrow terrace bird box where shown *

ATTENUATION POND

TOOT LANE

TOOT LANE

TOOT LANE

TOOT LANE

PLP Lamp Post

TARMAC L: 40MM WEAR NEEDED

PEL Eaves Level 8.390

PRL Ridge Level 11.610

PEL Eaves Level 8.425

PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOT 8
PLOT 23
PLOT 24
PLOT 25
PLOT 26

BOUNDARY TREATMENT

- **TYPE 1 -** 1.8m high robust close boarded timber fence. The fence will have no footholds and the rails and posts will be positioned to face the properties/within the gardens.
- **TYPE 2 -** 1.2m high Lincolnshire timber post and rail fencing, rails and posts will be positioned to face the properties/within the gardens.
- **TYPE 3 -** 1.8m brick wall to match the dwelling's where fence would be inappropriate.
- **TYPE 4 -** 0.6m Timber knee rail to POS to avoid vehicular access
- **TYPE 5 -** 1.2 metal railing where site has key corners and in front of hedging
- **BOLLARDS**

HARD SURFACING

- **Denotes Highway** Tarmac
- **Denotes drive ways/parking** Block paving
- **Denotes Footpath** Tarmac
- **Denotes private patio area** concrete slab

SOFT LANDSCAPING

- **Denotes rough grassland:** Emorsgate EL1 Flowering Lawn Mix Sown at 4g/m²
- **Denotes mowed grassland:** Quality hard wearing lawn seed Mix 80% Perennial Ryegrass, 20% Creeping Red Fescue
- **Denotes proposed shrub planting**

GRASSES & WILDFLOWER MAINTENANCE PLAN & SCHEDULE

AMENITY GRASS		
Eroded areas: repair, rotovate to 150mm, 100mm topsoil if required, seed with BSH mix 19	May-September	As required
Grass cut, leave arisings, trim edges and collect trimmings	April-October	Every 2 weeks
Fertiliser-Spring	April	Annually
Fertiliser-Autumn	October	Annually
Scarification	March	Annually
Spiking	Autumn	Twice Annually
Reforming of edges to paths and planting	Autumn	Annually

WILDFLOWER & WILDGRASS

These grasses will comprise of a native species mix and permitted to grow longer in order to provide habitat for wildlife and provide an attractive wild grass area. The recommended management shall be as follows;

Year 1-After Installation
Cut as necessary to keep the height at 10cm until the end of March, when the meadow should be left uncut for the spring and summer months. This gives the perennial species a chance to establish themselves well enough to compete with more vigorous grass species.

Year 2 and Beyond
The number of cuts can be much reduced. Instead, the purpose will be to try and remove invasive weed growth as appropriate. Appropriate timing of cutting is the most important factor in successful grassland establishment. As the vegetation starts to die down at the end of the summer, the grassland should be cut in autumn using mower/strimmer in October when the temperature has dropped.

The grassland should only be cut once plants and grasses have set and shed their seeds. The grassland should be cut to a length of 2-3 inches to ensure re-growth occurs the following growing season. Ideally, mow in the middle of a dry spell, and leave cuttings to dry in the sun for a day or two. This provides any invertebrates that have colonised with an opportunity to disperse. Remove all cuttings before they begin to break down otherwise their breakdown will inadvertently increase soil fertility.

An open sward over the winter ensures healthy, disease free plants which can benefit from what light is available to them during these months. As the spring approaches the wildflowers and grasses are in the perfect position to develop flowers and seed heads quickly to repeat their perennial cycle thus guaranteeing a wildflower meadow year after year.

NEW TREES

All new trees to be standard size 8-10cm girth, or 20 litre containers unless specified.

No.	Species	Root	Girth (cm)	Height (m)	25yr Height (m)
T1	Tilia cordata 'Greenspire'	BR	8-10	2.5-3.0	10
T2	Betula pendula 'Silver Birch'	BR	8-10	2.5-3.0	10
T3	Carpinus betulus 'Streetwise'	BR	8-10	2.5-3.0	9
T4	Sorbus aria 'Majestica'	BR	8-10	2.5-3.0	7
T5	Acer pseudoplatanus	BR	8-10	2.5-3.0	15
T6	Acer Campestre 'Streetwise'	BR	8-10	2.5-3.0	7
T7	Acer Campestre 'Field Maple'	BR	8-10	2.5-3.0	10
T8	Salix alba 'White Willow'	BR	8-10	2.5-3.0	12

PLANTING SPECIFICATION

All planting stock shall comply with the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National plant specification. The native plants are to be of local providence and be well labeled. Trees and shrubs are to be lifted only between mid October and mid March and to be handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions.

Additional topsoil to be supplied where required and to comply with BS 3882: 1994 general grade topsoil. To be 150mm deep for grass areas, 300mm deeps for hedges and shrubs, and 750 deep x 1500 square for tree planting.

All planting operations shall be carried out in accordance with BS 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery. Peat free planting compost or well rotted manure is to be incorporated in the backfill aff all tree pits.

TREE PLANTING

Bare rooted stock only to be planted November - to - March. If planting is to be carried out at other times then container grown stock should be used. If planted in late spring or early summer, plants should be watered during dry spells for the first growing season. Avoid planting in frosty, cold or windy, hot, sunny or drying conditions. Choose cloudy drizzly weather when possible.

Trees on highway edge to be staked and guarded as shown opposite. All other trees are to be staked with low stakes, 1500mm long, 750mm into the ground and the tree secured by one tree tie. All plants are to have rabbit spirals and biodegradable mulch mats as specified or mulched with a bark mulch; 1m diameter round the base of each standard tree is to be mulched 75mm deep with medium grade bark mulch - where possible. **All highways trees to incorporate root directors to prevent lateral damage to the highway.**

HEDGE PLANTING

Excavated trench to be 450mm wide and cultivated to 300mm deep. All pernicious weeds are to be eradicated. Plants are to be planted in two staggered rows 200mm apart, 4 plants to the metre. Hedging is either to be planted through a weed control geo textile or mulched with 75mm of bark mulch. All hedging stock to be protected with rabbit guards.

1. Weld Mesh guard (12 gauge wire with a 25mm x 75mm grid size), secure with galvanised staples or ratchet ties
2. 80mm mulch to aid moisture retention and weed suppression
3. Dig and loosen base to aid drainage and root growth

NEW HEDGES

Plant at 4 plants per metre in double staggered row, species mix 3-7 at random - bare root plants

Species	Type	Root	Size (mm)
Fagus Sylvatica 'copper beech'	n/a	BR	450-600

SUDS MAINTENANCE PLAN & SCHEDULE

Attenuation Basin

Schedule	Work to be carried out	Frequency
Regular Maintenance	Remove litter and debris	Monthly
	Cut grass to spillways and access	Monthly or as required
	Cut meadow grass in and around basin	Half yearly (spring & autumn)
	Manage other vegetation & remove nuisance plants	Monthly or as required
	Inspect inlets, outlets and overflows and clear if required. Establish appropriate silt removal intervals.	Monthly
	Inspect banksides, structures, pipework etc for damage	Monthly
	Tidy all dead growth before start of growing season	Annually
	Manage wetland plants	Annually
Occasional Maintenance	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every 2 years or as required
	Remove sediment from main basin	Every 5 years
Remedial Actions	Repair erosion or other damage by reseeding or re-turfing	As required
	Realignment of basin slopes and reinstate design levels	As required
	Repair of inlets, outlets and overflows	As required

SUDS systems are to be managed and maintained by the Management Co.

LANDSCAPING MANAGEMENT PLAN & MAINTENANCE SCHEDULE

Description	Work to be carried out	Responsibility	Frequency
Unadopted parking areas	Apply approved weed killer Clean / Jetwash Repair	Housing association	As required
Unadopted streetlighting	Repair / relamp	Housing association	As required
Unadopted roads	Repair	Housing association	As required
Private gardens	Maintenance / repair	Property occupier	As required
Grass	Maintenance as noted	Management Co.	See notes
Hedging	Maintenance as noted	Management Co.	See notes

TREES MAINTENANCE SCHEDULE

Task	Time of Year	Frequency
Inspection of mature trees	March-September	Annually
Selective felling of over mature/ declining species	October to February	As required
New planting to broaden/ supplement diversity of tree stock	October to March	Annually
Other works- removal of debris trapped in branches etc.	As necessary	Annually
Removal of self set seedlings	January	Annually
Selective thinning and pruning to be undertaken to ensure there is sufficient light through the tree canopy	As necessary	As required

HEDGES		
Task		
Trimming	April to October	5 times
Reshaping	Hard prune Oct-Feb	Annually
Chemical weed control along base	In winter and summer only when other methods have failed	Annually
Fertilising	Spring	Annually
New Planting	October-March	Annually
Litter/Debis	Throughout	Daily
Watering	As necessary, depending on weather	

Subject to Building Control Approval

Subject to SAP Energy Calculations

Subject to Manufacturers Details

Rev D | Amends to Boundaries | 17.05.23
Rev C | Amends to House Schedule | 23.02.23
Rev B | Amended Pumping Station | 10.01.23
Rev A | Amends to Boundaries | 06.12.22

DRAWING ISSUES AND REVISIONS

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LINCS DESIGN CONSULTANCY

PROJECT	Proposed Development Toot Lane Boston Lincolnshire
DATE	Nov 22
TITLE	Building Regs Drawings Landscaping Plan
SCALE	1:500
ORIGINAL SIZE	A1 (Portrait)
DRAWING NUMBER	LDC3109-BR-101_D

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