



SOFT LANDSCAPE:

- EXISTING TREES AND VEGETATION TO BE RETAINED AND PROTECTED DURING THE WORKS
- PROPOSED 20M RIPARIAN CORRIDOR TO BE ENHANCED AND MAINTAINED BY AN AGREED MANAGEMENT COMPANY.
- EXISTING GRASSLAND TO BE RETAINED AND PERNICIOUS WEEDS SPOT TREATED
- MIXED NATIVE SCRUB PLANTING TO BE PLANTED AS MOSTLY 60-80CM WHIP PLANTING AT 2M CENTRES, FOR ADDITIONAL WILDLIFE HABITAT. BAREROOT STOCK NOTCH PLANTED (HOLLY PIT PLANTED) INTO EXISTING GRASS AREAS. PLANTING AREAS TO BE MULCHED.
- PROPOSED 1M MOWN EDGE, OVERSEEDED WITH A22 (LOW MAINTENANCE) GERMINAL SEED

HARD LANDSCAPE:

- PROPOSED HOGGIN SELF-BINDING PATH WITH WOODEN EDGING
- PROPOSED WOODEN BENCH
- PROPOSED CIRCULAR BLACK BIN WITH TOP

LANDSCAPE AND MAINTENANCE SPECIFICATION

ALL OPERATIONS TO COMPLY WITH APPROPRIATE BRITISH STANDARDS UNLESS OTHERWISE STATED ON DRAWINGS OR IN THE SPECIFICATION.

GENERAL TREATMENT OF PLANTING AREAS

ENSURE THAT PLANTING AREAS ARE PROTECTED FROM CONSOLIDATION BY HEAVY CONSTRUCTION PLANT.

FOR WORK NEAR A RETAINED TREE, REFER TO BS 8837 TREES IN RELATION TO DESIGN, DEMOLITION & CONSTRUCTION RECOMMENDATIONS-SECTION 8 (APPENDIX C).

DAMAGE TO PLANTS TO BE RETAINED: IF A PLANT IS TO BE RETAINED IS DAMAGED, THE PLANT IS TO BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE. 'DAMAGED' MEANS:

- THE DESTRUCTION OF A PLANT THE BREAKING OF BRANCHES OR ROOTS
- THE DEBARKING OF TRUNKS OR LIMBS
- THE CONTAMINATION OF ROOT ZONE SOIL OR PLANTS FROM DRIFT SPRAYS, DUST OR CONTAMINATED STORM WATER
- THE DAMAGE BY THE PLACEMENT OF FILL OR BUILDING MATERIALS WITHIN THE CANOPY PERIMETER OR OTHERWISE.

1) PLANT AND PLANTING SPECIFICATION
ALL PLANT STOCK, PLANT HANDLING AND PLANTING TO BE UNDERTAKEN IN ACCORDANCE WITH THE FOLLOWING BRITISH STANDARD SPECIFICATIONS AND CODE OF PRACTICE:
BS 8545:2014 TREES: FROM NURSERY TO INDEPENDENCE IN THE LANDSCAPE
BS 3936: PART 1 1992 NURSERY STOCK (SPECIFICATION FOR TREES AND SHRUBS)
BS 3936: PART 4 1984 NURSERY STOCK (SPECIFICATION FOR FOREST TREES)
BS 3936: PART 9 1987 NURSERY STOCK (SPECIFICATION FOR BULBS, CORMS AND TUBERS)
BS 3936: PART 10 1990 NURSERY STOCK (SPECIFICATION FOR GROUND COVER PLANTS)
BS 4428: 1989 RECOMMENDATIONS FOR GENERAL LANDSCAPING OPERATIONS.
BS 4043: 1989 RECOMMENDATIONS FOR TRANSPLANTING ROOT-BALLED TREES. (WITHDRAWN)
THE CODE OF PRACTICE FOR PLANT HANDLING 1985. (HORTICULTURAL TRADES ASSOCIATION).

PLANT STOCK
PLANT STOCK TO BE SUPPLIED IN ACCORDANCE WITH THE SIZE AND DESCRIPTION SPECIFIED ION THE PLANT SCHEDULE AND POSITION INDICATED ON THE MOST CURRENT REVISION OF THE PLANTING PLAN.

PLANT STOCK SHALL BE HEALTHY, VIGOROUS, FREE FROM PESTS AND DISEASES AND SUITABLY HARDENED OFF FOR THE PROPOSED SITUATION OF PLANTING AND LIFTED AT A TIME IN ACCORDANCE WITH GOOD NURSERY PRACTICE. STOCK SHALL HAVE A WELL-FORMED FIBROUS ROOT SYSTEM AND BE FREE FROM PERENNIAL WEEDS. THE FORM OF TREES SHALL BE IN ACCORDANCE WITH BS 3936: PART 1:1992, SECTION 7, FORM OF TREES.

PLANT HANDLING:
ALL PLANT MATERIALS SHALL BE LIFTED, BUNDLED, LABELLED, PACKAGED, TRANSPORTED, TEMPORARILY STORED AND PLANTED IN ACCORDANCE WITH THE PROCEDURES AND METHODS ILLUSTRATED IN THE PUBLICATION, 'PLANT HANDLING' (HORTICULTURAL, TRADES ASSOCIATION) AND RELEVANT SECTIONS OF BS 4043: 1989 TRANSPLANTING ROOT-BALLED TREES.

NATIVE SCRUB PLANTING
BARE ROOT STOCK SHALL BE PLANTED BETWEEN NOVEMBER AND MARCH. PLANTS TO BE PLANTED IN GROUPS OF 5, 7, OR 9 OF THE SAME SPECIES. PLANTS SHALL BE EVENLY SPACED OVER THE PLANTING AREA. ENSURE PLANTS ARE PLANTED TO THE CORRECT DEPTH TO CORRESPOND TO THE SOIL MARK ON MAIN STEMS. UNDERTAKE FORMATIVE PRUNING IF NECESSARY. EACH PLANT TO BE PROTECTED WITH A 60CM HIGH TUBEX SHRUB SHELTER, WITH TWO CABLE TIES AND A TIMBER STAKE.

MULCH:
ALL NATIVE SCRUB AREAS SHALL BE SPREAD WITH A MEDIUM GRADE BARK MULCH TO A SETTLED DEPTH OF 75MM. MULCH TO BE FREE FROM FINES, WEEDS, DISEASE AND CONTAMINANTS.

MOWN GRASS STRIP:
1M MOWN EDGE EITHER SIDE OF HOGGIN PATH TO BE MOWN DOWN TO 30MM AND ARISING REMOVED.

2) MAINTENANCE AND MANAGEMENT

PLANT STOCK AND SOFT LANDSCAPED AREAS SHALL BE MAINTAINED FOR A PERIOD OF FIVE YEARS VIA THE DEVELOPERS AGENT OR APPOINTED MANAGEMENT COMPANY DURING WHICH TIME THE FOLLOWING OPERATIONS SHALL BE CARRIED OUT:

REGULAR VISITS:
MONTHLY MAINTENANCE VISITS TO INCLUDE THE FOLLOWING OPERATIONS:

- HAND WEED PLANTING BEDS
- REMOVE LITTER
- SWEEP MULCH SPILLAGE
- RE-FIRMING PLANT STOCK TO ENSURE THE NEW PLANTING IS ALL PLANTING TO UPRIGHT POSITIONS.
- ADJUST STAKES AND TIES AS NECESSARY
- PRUNE PLANT STOCK AS REQUIRED TO ENCOURAGE GOOD FORM
- CHECK ALL PLANT STOCK AND REPORT SIGNS OF PESTS, DISEASE, DEATH AND DAMAGE

WATERING:
PLANT STOCK TO RECEIVE THE FOLLOWING QUANTITIES OF WATER:
SCRUB AND TRANSPLANTS REGULARLY WATER DURING THE FIRST 24 MONTHS PARTICULARLY DURING THE HOT/ DRY MONTHS OF THE YEAR.
WATERING TO BE UNDERTAKEN DURING THE FIRST 24 MONTHS AS NEEDED TO MAINTAIN PLANT HEALTH.

MAINTENANCE OF MOWN GRASS STRIP:
1M MOWN EDGE EITHER SIDE OF HOGGIN PATH TO BE REGULARLY MOWED 14 TIMES A YEAR BETWEEN APRIL AND OCTOBER DOWN TO 30MM. MOWN STRIP TO BE OVERSEEDING ONCE A YEAR IN SPRING OR AUTUMN WITH GERMINAL ABER-SUSTAIN MIX AT 20G/M2, OR SIMILAR APPROVED.

MAINTENANCE OF EXISTING GRASSLAND
EXISTING GRASSLAND RETAINED AND CUT TWICE A YEAR IN JULY AND SEPTEMBER/OCTOBER DOWN TO BETWEEN 25-75MM HIGH. ANY PERNICIOUS WEEDS TO BE SPOT TREATED.

MAINTENANCE OF MULCH AREAS:
TOP UP MULCH LEVELS (USING MATCHING MATERIAL) WITHIN NATIVE SCRUB AREAS TO 75MM AT YEARS 2 AND 4 OF MAINTENANCE PERIOD.

MIXED NATIVE SCRUB MAINTENANCE
WEED CONTROL: WEED CONTROL BY HAND TO ENSURE PLANTING AREA IS WEED FREE. CHECK STAKES AND GUARDS ARE IN PLACE AND REPLACE WHERE NECESSARY. PRUNE, THIN AND REMOVE SUCKERS, SEEDLINGS, DEAD, DAMAGED, OR DISEASED BRANCHES ANNUALLY BETWEEN OCTOBER AND JANUARY TO AVOID THE BIRD NESTING SEASON. REPLACE DEAD / DYING STOCK IN WINTER.
BEATING UP: AFTER YEAR 2 ANY DEAD SCRUB TO BE REMOVED AND REPLACED. AN ASSESSMENT TO BE UNDERTAKEN AT THIS TIME TO ENSURE REPLACEMENT SPECIES ARE ONES WHICH HAVE PROVEN SO FAR SUCCESSFUL IN THE REST OF THE PLANTED AREA.
THINNING: AFTER 10 YEARS SCRUB TO BE THINNED OUT BY SELECTIVE REMOVAL OF 15-20% OF ESTABLISHING SCRUB. AN ASSESSMENT WILL BE MADE TO IDENTIFY SUITABLE SCRUB FOR REMOVAL BASED ON HEALTH, FORM AND SUCCESS OF ADAPTION TO SITE CONDITIONS.

PLANT REPLACEMENTS:
ALL DEAD, DYING AND VANDALISED PLANT STOCK SHALL BE REPLACED, AT THE LANDSCAPE CONTRACTOR'S EXPENSE, AT THE END OF EACH GROWING SEASON THROUGHOUT THE MAINTENANCE PERIOD.

NATIVE SCRUB MIX					
TOTAL AREA (M2)	Nursery Grade	Height	Total No. Plants		
4706			4706	% Mix	No. of Plants
Planted on a 1m Grid Staggered					
Crataegus monogyna	Bareroot 1 + 1 Transplant	60-80cm	26	0.26	1238
Malus sylvestris	Bareroot 1 + 1 Transplant	60-80cm	24	0.24	1115
Prunus spinosa	Bareroot 1 + 1 Transplant	60-80cm	16	0.16	743
Sambucus nigra	Bareroot 1 + 1 Transplant	60-80cm	16	0.16	743
Ilex aquifolium	3L Pot	40-60cm	8	0.08	371
Rosa canina	Bareroot 1 + 1 Transplant	60-80cm	5	0.05	248
Viburnum opulus	Bareroot 1 + 1 Transplant	60-80cm	5	0.05	248

100 1.000 4705 TOTAL

0m 25m 50m
SCALE 1:500

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GENERAL NOTES:

- DO NOT SCALE FROM THIS DRAWING
- DIMENSIONS GOVERN
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE ON THE DRAWINGS
- ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION
- YD2 SHALL BE NOTIFIED OF ANY DISCREPANCIES

DRAWING NOTES:

(-)	FIRST ISSUE - ISSUED FOR PLANNING APPLICATION	MG	AV	18/11/2025
REV	DESCRIPTION	DRAWN	CHECKED	DATE

PROJECT TITLE

YORK STREET
RADCLIFFE

SITE ADDRESS

DRAWING TITLE

WETLAND LANDSCAPE PLAN

PROJECT NUMBER

YD2_24_006

DRAWING No.

YD2_YS_LP201

SCALE

@ A0

1:500

DATE

NOV 2025

REVISION

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