

**NOTES**  
**Timetable**  
The proposals will be implemented in accordance with the landscape planting plan and in the next planting season (October-March) post completion of the construction and thereafter maintained and retained as below.  
**Topsoil**  
Topsoil from the site to be stripped and stockpiled without running machinery on the topsoil or stockpile at any time. Topsoil to be excavated from the stockpile and re-spread without running machinery on the stockpile or re-spread topsoil at any time. Topsoil imported to the site to be multi purpose topsoil to BS 3882:2015 with a minimum of 6% organic matter by dry weight.  
i) Topsoil 150mm deep over 450mm deep thoroughly broken up subsoil for grass areas  
ii) Topsoil 300mm deep over 600mm deep thoroughly broken up subsoil for shrubs  
iii) Topsoil 300mm deep over 900mm deep thoroughly broken up subsoil for trees  
All tree pits to have Terracottem Arbor 3-1-7+ micro nutrients Fertiliser added to soil within tree pit. Application Rate: 1.5g / litre of soil.  
**Planting**  
All plants to be to National Plant Specification and BS8545:2014. Trees from nursery to independence in the landscape. Recommendations and handled and planted to Handling and Establishing Landscape Plants (CPSE, 1994).  
Trees to be staked with using a three multiple stake system. Stakes to be positioned around the rootball an equal distance from the tree trunk. The tree is to be secured to the stakes with biodegradable hessian tree ties such as 'Holdfast Natural Tree Tie' (or similar approved) to be used. The tree tie is to be threaded from the stake, around the tree trunk and back to the same stake. This is done separately for each of the three stakes. Ties to be checked every four weeks and secured as necessary.  
All trees in soft landscape (10-12cm girth +) to have RootRain Urban irrigation system to be supplied and installed to manufacturer's instructions after planting of each tree or watering bags (TreeGator watering bag or similar approved) to be used. Watering regime to comply with BS 8545:2014 recommendations (Annex G: Guidance on post planting management and maintenance).  
Provide formative pruning to whip trees over a period of 5 years to establish a strong leader with a balanced and even crown.  
Groups of shrubs to be planted with an unplanted area of a minimum of 500 mm between each group.  
Shrubs to be planted at least 300mm from road or footpath kerbs.  
All hedge plants to be protected by 600mm environmentally friendly spiral tree rabbit guards, such as 'Green-Tech Rainbow Treebio Biodegradable Spiral Guard', fixed with 900mm bamboo cane. Ilex protected by biodegradable guard such as 'True Traders Natural Jute Barrier Netting' (fully compostable) supported by bamboo canes.  
**Mulching**  
Plant beds to be mulched with 100mm deep green waste compost, mulch grade, to PAS 100 or 100mm conifer bark mulch 100mm down with a maximum of 20% fines (below 5mm). Hedge planting locations to be mulched with mulch matting such as 'Greenfix Mulch Mat by Green-Tech' or similar approved to help maintenance and irrigation requirements.  
**Informal Play and Seating**  
Any felled trees on site to be positioned near pathways within the larger open space areas, to be used as informal play or additional natural seating opportunities.  
**Management**  
All new planting to be watered as required to maintain it in a healthy condition during the critical first two full growing seasons, following the quantities in line with BS8545:2015 Annex G. In future years watering to be undertaken as required to maintain healthy and vigorous growth.  
All dead or dying back trees or shrubs to be replaced with plants to same specification in November following losses.  
All areas to be maintained weed free for a minimum of five years with a maximum of four weeks weed growth at any one time.  
Tree stakes to be removed in fourth growing season if possible or the following April. Side branches and basal shoots on trees to be removed each July to maintain a 2m trunk free of branches.  
Shrub planting to be maintained below 600mm high in visibility displays and sight lines.  
Shrubs to be cut back where overhanging paved areas in March each year.

**Biodiversity Enhancement**  
The proposals follow the recommendations suggested by Urban Edge who have carried out various surveys on the site.  
**Habitat Creation**  
**Log piles** - Log piles to be created using logs from trees felled on site or sourcing of suitable logs from off-site. Each log to be approximately 1-1.5m in length and 15-30cm diameter. Logs stacked in large enough piles that the interior of the pile is protected. Log piles will be at least 2-3m in length, 1m in width and 0.5m height.  
Arising's from on site management and maintenance will be added to the log piles annually. Log piles and hibernacul will be inspected annually to ensure that they are maintained to the specification above.  
If remedial works are required, these will be undertaken between March and October in order to avoid the hibernacul season.  
**Bee Post** - positioned in a warm sunny spot, with no vegetation in front of the holes.  
**Bat boxes** - 3 bat boxes to be installed on existing trees being retained. 3x Schwegler 2F Bat box. Installed at a south or west elevation, above 3m from ground and not illuminated by artificial lighting.  
**Bird boxes** - 4 bird boxes to be installed on existing trees being retained. 2x Schwegler 1B Nestbox. 2x Schwegler Open Fronted Robin box installed at a north or east elevation, above 2m from ground or close to eaves and not illuminated by artificial lighting.  
Bird and bat boxes to be sourced from an approved supplier.  
**Meadows** - Areas of existing grassland, largely south facing will be overseeded with the specified High Weald Seed mix to encourage a grassland of local provenance and in compliance with the recommendations of the High Weald National Landscape Guidance. Once established the grassland will be an ideal habitat for reptiles and invertebrates. Management of the grassland should follow the supplier's recommendations for the first year to establish the plants in the grassland. From the second year the grassland should be cut once a year, in late summer, once the flowers have set seed, cut no lower than 150mm and arisings removed. Connectivity between the proposed enhanced grasslands and existing hedgerows and woodland will create an ideal habitat and foraging opportunities for a number of fauna and flora.  
**Hedges**  
The mixed native species hedgerows once established should be cut to between 1.5 and 2.5 meters tall in January or February each year. They will be cut with a slight taper from bottom to top, ensuring that the base of the hedge remains dense to the ground. This will protect the wildlife using the base of the hedge as a corridor to move around and increase the connectivity of habitats surrounding the site.  
These will provide good nesting habitats for birds and increase connectivity across the site.  
All of the above will be managed and maintained by a management company.  
**Native Shrubs**  
Shrubs which provide fruit, nuts or berries to be maintained post fruiting season to ensure wildlife using the site are supported year round.  
**Lighting**  
Any post-development external lighting associated with roads will be designed so as to avoid the illumination of boundary vegetation to provide dark corridors for foraging and commuting bats.  
Any external lighting will use only the minimum amount of light required and will be directed to where it is needed with light trespass to be avoided. Accessories such as hoods, cowls, louvers and shields will be used where required to ensure that light is directed to the intended areas only. Fixtures will not allow upwards leakage of light.  
External lighting will use lights that emit low levels of UV light such as warm white LED lighting which is more directional than sodium lighting features. If the use of LED lighting is not possible, then Low Pressure Sodium lighting features will be used.

| Landscape Plant Schedule      |              |                           |                          |          |                                           |
|-------------------------------|--------------|---------------------------|--------------------------|----------|-------------------------------------------|
| Number                        | Abbreviation | Species                   | Height                   | Pot Size | Specification                             |
| 1 -                           | QUECEVA      | Quercus ceris 'Variegata' | 18-20cm                  | RB       | Feather Clear Stem min. 200               |
| 2 -                           | QUEPE        | Quercus petraea           | 18-20cm                  | RB       | Feather Clear Stem min. 200               |
| 2 -                           | Qr           | Quercus robur             | 18-20cm                  | RB       | Feather Clear Stem min. 200               |
| 1 -                           | QUERU        | Quercus rubra             | 18-20cm                  | RB       | Feather Clear Stem min. 200               |
| Conifers                      |              |                           |                          |          |                                           |
| Number                        | Abbreviation | Species                   | Height                   | Pot Size | Specification                             |
| 10 -                          | P sy         | Pinus sylvestris          | 100-125cm                | Standard | 4Ctr                                      |
| 77 -                          | TAX BAC      | Taxus baccata             | 80-100cm                 | RB       | CG 0.35Ctr                                |
| Shrubs                        |              |                           |                          |          |                                           |
| Number                        | Abbreviation | Species                   | Height                   | Pot Size | Specification                             |
| 196 -                         | Bse          | Buxus sempervirens        | 20-30cm                  | 2L       | CG 0.2Ctr                                 |
| 20 -                          | LAVAN        | Lavandula angustifolia    | 30-40cm                  | 3L       | CG 3m²                                    |
| Bulbs                         |              |                           |                          |          |                                           |
| Number                        | Abbreviation | Species                   | Bulb Size                | Density  |                                           |
| 60 -                          | AIGI         | Allium Globemaster        | 10                       | 10/m²    |                                           |
| Grass Areas                   |              |                           |                          |          |                                           |
| Area                          | Weight       | Seed Mix Name             | Seed Mix Supplier        | Pot Size | Density                                   |
| 970.0237m²                    | 3881 g       | Weald Meadow Seed Mix     | British Wildflower Seeds | 4g/m²    |                                           |
| 266.2644m²                    | 1332 g       | EG9                       | Emmorsgate Seeds         | 15g/m²   |                                           |
| Mixed Native Trees and Shrubs |              |                           |                          |          |                                           |
| Number                        | Abbreviation | Species                   | Height                   | Pot Size | Specification                             |
| 22 -                          | Ac           | Acer campestre            | 1.2-1.5 m                | OG       | 1Ctr                                      |
| 58 -                          | CORSA        | Cornus sanguinea          | 60-80cm                  | OG       | 1Ctr                                      |
| 202 -                         | Cav          | Corylus avellana          | 60-80cm                  | OG       | 1Ctr                                      |
| 404 -                         | C mon        | Corylus monogyna          | 1.2-1.5 m                | OG       | 1Ctr                                      |
| 29 -                          | Ia           | Ilex aquifolium           | 40-60cm                  | RB       | 1Ctr                                      |
| 8 -                           | Qr           | Quercus robur             | 1.2-1.5 m                | OG       | 1Ctr                                      |
| Total: 723 -                  |              |                           |                          |          |                                           |
| Mixed Native Hedge Mix 2      |              |                           |                          |          |                                           |
| Number                        | Abbreviation | Species                   | Height                   | Pot Size | Specification                             |
| 271 -                         | CORSA        | Cornus sanguinea          | 60-100cm                 | OG       | SL 0.3Ctr Double Staggered at 0.3m offset |
| 511 -                         | Cav          | Corylus avellana          | 60-100cm                 | OG       | SL 0.3Ctr Double Staggered at 0.3m offset |
| 297 -                         | C mon        | Crataegus monogyna        | 60-100cm                 | OG       | SL 0.3Ctr Double Staggered at 0.3m offset |
| 137 -                         | Ia           | Ilex aquifolium           | 60-80cm                  | OG       | SL 0.3Ctr Double Staggered at 0.3m offset |
| 137 -                         | VIBOP        | Viburnum opulus           | 60-100cm                 | OG       | SL 0.3Ctr Double Staggered at 0.3m offset |



**KEY**

**Existing**

- Individual trees and woodland / hedgerows / scrub / parkland
- Garden
- Hard surfaces
- Pond

**Proposed - soft landscape**

- Future growth potential
- Trees
- Mixed Native Hedgerow (double staggered rows @0.3m centres)
- Bulb mix
- Weald Meadow Seed Mix Mix
- EG9 Woodland and Hedgerow Grass Mix

**Proposed - hard landscape**

- Road plantings and timber edgings
- NatraTex Cotswold edged with Conservation Kerb
- Pea shingle 10-20mm dia. laid min. 100mm deep
- Brick to match building or similar approved
- Concrete paving flag 450x450mm
- Granite setts rumble strip 100x100x100mm
- Tennis court surface to match existing tennis court (specification by sports surface consultant / contractor)

**Proposed - biodiversity enhancement**

- Log piles
- 3x Bat boxes on trees - Schwegler 2F Bat box or similar approved
- 2x Bird boxes on trees - 1B Schwegler Nestbox or similar approved
- 2x Bird boxes on trees - Schwegler Open Fronted Robin Box or similar approved
- Bee post

