

File Reference D3370-FAB-00-XX-DR-L-3000-3002.dwg Plot Date 20-Jan-25

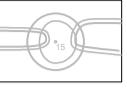
**LEGEND**

**Site Boundary**



**Soft Landscape**

**Existing Trees and Vegetation to be Retained**



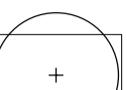
Survey canopy

To be protected in accordance with BS 5837:2012 'Trees in relation to Design, Demolition and Construction'

Notes:

- 'No dig' construction to be carried out in any location where construction is within RPA of existing trees.
- Refer to Arboricultural drawings and reports for further information and method statements

**Proposed Tree Planting**



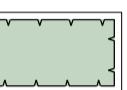
Size/Spec: Refer to plant schedule  
Supplier: Local source to be approved

**Proposed Native Shrub Mix Planting**



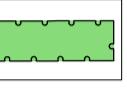
Product: Bare-root plant stock  
Size/Spec: Refer to plant schedule for details  
Supplier: Local source to be approved

**Proposed Shrub Planting**



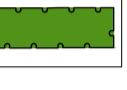
Product: Container grown plant stock  
Size/Spec: Refer to plant schedule for details  
Supplier: Local source to be approved

**Proposed Ornamental Hedge Planting**



Product: Container grown plant stock  
Size/Spec: Refer to plant schedule for details  
Supplier: Local source to be approved

**Proposed Native Hedge Planting**



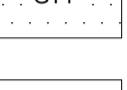
Product: Bare-root plant stock  
Size/Spec: Refer to plant schedule for details  
Supplier: Local source to be approved

**Proposed Climbing Shrub Planting**



Size/Spec: Refer to plant schedule  
Supplier: Local source to be approved

**Grass Type 1 - Proposed Turf**



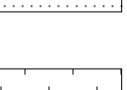
Product: Medallion Turf  
Supplier: Rowlawn or similar approved  
Refer to NBS: Q30/ 400

**Grass Type 2 - Species Rich Lawn**



Product: Low Flowering Lawn Seed Mix  
Supplier: Wild Flower Lawns and Meadows or similar approved  
Refer to NBS: Q30/ 311

**Grass Type 2a - Species Rich Lawn**



Product: Low Flowering Lawn Seed Mix  
Supplier: Wild Flower Lawns and Meadows or similar approved  
Refer to NBS: Q30/ 311

**Footway edges subject to more intensive mowing regime**

**GT1**

**GT2**

**GT2a**

**GT3**

**GT3a**

**GT4**

**GT4a**

**Private Garden**

To be cleared and graded, or cleared and turfed as per developer specification

**Plot xxx**  
PG

**PROPOSED SEED MIXES**

**Proposed Wildflower Meadow Seed Mix (GT3)**

**Product:** Meadow Mixture for Loamy Soils EMS

**Suggested Sowing Rates**

40kg/ha 16kg/acre 4g/m<sup>2</sup>

**Description**

EMS contains a good range of the wild flowers and grasses once common in unimproved flower-rich lowland meadows. Loamy soils are medium textured soils: a mixture of clay, silt and sand with none predominating. They are usually found in low lying areas developed from alluvium and other material, frequently over chalky or limestone bedrocks and so are often neutral to alkaline.

**Ground Preparation**

Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.

To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface. Loamy soils are easily worked and can usually be prepared for sowing in either the autumn or spring.

**Sowing**

Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

**First Year Management**

Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seeds, are great for bugs, and will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a mix of annual annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

**Management Once Established**

In the second and subsequent years EMS sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a summer hay cut in combination with autumn and possibly spring mowing or grazing.

Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c.50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c.50mm and again in spring if needed.

Loamy soils tend to be more fertile, encouraging the growth of grasses. Increasing the frequency of mowing or grazing to remove surplus grass can help to maintain a balanced sward structure with a good flower content

**Composition**

Wild Flowers - 20%

2.4 Achillea millefolium	Yarrow
2.0 Centaurea nigra	Common Knapweed
0.3 Cruciata laevipes	Crosswort
0.2 Daucus carota	Wild carrot
1.0 Galium aparine	Lady's Bedstraw
0.3 Geranium pratense	Meadow cranesbill
0.4 Knautia arvensis	Field Scabious
1.5 Leucanthemum vulgare	Meadow sweet
0.2 Lotus corniculatus	Ox-eye Daisy
3.5 Malva sylvestris	Birdsfoot Trefoil
0.1 Medicago lupulina	Black Medick
0.3 Plantago lanceolata	Ribwort Plantain
0.2 Primula veris	Cowslip
1.5 Ranunculus acris	Meadow Buttercup
0.3 Rumex acetosa	Yellow Rattle
0.3 Silene dioica	Common Catchfly
0.1 Silene vulgaris	Birdsfoot Campion

Grasses - 60%

2.4 Agrostis capillaris	Common Bent
2.0 Anthoxanthum odoratum	Sweet Vernal-grass (w)
0.1 Carex paniculata	Quaking Grass (w)
62.4 Cynodon cristatus	Crested Dogstail
10.0 Festuca rubra	Red Fescue
1.2 Trisetum flavescens	Yellow Oat-grass (w)

**EMORSGATE SEEDS**

Nease Bridge Farm  
Middle Drive  
Wisbech  
Cambridgeshire  
PE14 8JT

Call: 01553 829028

Email: enquiries@emorsgateseeds.com

**Proposed Wildflower Meadow Mix (GT4)**

**Product:** Meadow Mixture for Wetlands EM8

**Suggested Sowing Rates:** 40kg/ha, 16kg/acre, 4g/m<sup>2</sup>

**Description**

EM8 contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer.

**Ground Preparation**

Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.

To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

**Sowing**

Sowing on ground prone to winter flooding is safest either in the early autumn or in spring once the land has drained. Most plants need time to grow mature enough to withstand flooding. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

**First Year Management**

Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seeds, are great for bugs, and will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a mix of annual annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

**Management Once Established**

In the second and subsequent years EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a summer hay cut in combination with autumn and possibly spring mowing or grazing.

Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c.50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c.50mm and again in spring if needed.

Wetland habitats are characteristically quite variable in composition, reflecting local drainage and management. Conditions can vary, for instance, between the highs and lows in ridge and furrow grassland. Localized differences may require a targeted approach. For example, boggy areas which remain waterlogged for much of the year may be best sown with pond edge mixture EP1.

**Composition**

Wild Flowers - 20%

2.4 Achillea millefolium	Yarrow
0.1 Betonica officinalis	Betony
4.0 Centaurea nigra	Common Knapweed
0.1 Centaurea scabiosa	Wild Carrot
0.4 Filipendula ulmaria	Meadowweet
0.6 Galium album	Hedge Bedstraw
2.0 Galium verum	Lady's Bedstraw
0.4 Geranium pratense	Meadow sweet
0.3 Leucanthemum vulgare	Ox-eye Daisy - (Moon Daisy)
0.2 Lotus corniculatus	Birdsfoot Trefoil
0.4 Lotus pedunculatus	Greater Birdfoot Trefoil
0.2 Malva sylvestris	Black Medick
4.0 Plantago lanceolata	Ribwort Plantain
0.1 Primula veris	Cowslip
1.4 Ranunculus acris	Meadow Buttercup
1.5 Ranunculus acris	Yellow Rattle
0.1 Rumex acetosa	Common Sorrel
0.1 Silene dioica	Pepper Saxifrage
0.1 Silene vulgaris	Ragged Robin
0.1 Succisa pratensis	Devil's-bit Scabious

Grasses - 80%

2.0 Agrostis capillaris	Common Bent (w)
4.0 Anthoxanthum odoratum	Sweet Vernal-grass (w)
4.0 Briza media	Quaking Grass (w)
4.0 Cynodon cristatus	Crested Dogstail
2.0 Deschampsia cespitosa	Tufted Hair-grass (w)
22.0 Festuca rubra	Red Fescue

**PROPOSED SEED MIXES**

**Proposed Wildflower Meadow Seed Mix (GT3)**

**Product:** Meadow Mixture for Loamy Soils EMS

**Suggested Sowing Rates**

40kg/ha 16kg/acre 4g/m<sup>2</sup>

**Description**

EMS contains a good range of the wild flowers and grasses once common in unimproved flower-rich lowland meadows. Loamy soils are medium textured soils: a mixture of clay, silt and sand with none predominating. They are usually found in low lying areas developed from alluvium and other material, frequently over chalky or limestone bedrocks and so are often neutral to alkaline.

**Ground Preparation**

Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.

To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface. Loamy soils are easily worked and can usually be prepared for sowing in either the autumn or spring.

**Sowing**

Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

**First Year Management**

Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.

To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

**Composition**

Wild Flowers - 20%

5 Acer campestre	14-16cmg	350-450cm	Heavy Standard: Clear Stem 175-200cm: 4 brks :2x B
4 Acer campestre 'Greefwise'	14-16cmg	400-450cm	Heavy Standard: Bushy 3x: 5 brks :3x B: Clear Stem min. 200cm
7 Acer campestre (m. stem)	300-350cm	Multi Stem : Bushy : 3 Stems : RB	
10 Acer x freemanii 'Duffess' 18-20cmg	450-500cm	3x: Extra Heavy Standard: clear stem minimum 200cm : RB	
6 Alnus glutinosa	14-16cmg	400-450cm	Extra Heavy Standard: clear stem minimum 200cm : 5 breaks : B
5 Amelanchier alnifolia 'Robin Hill'	10-12cmg	300-350cm	Selected Standard: Clear Stem 175-200cm : 4 brks : B
7 Betula albosinensis 'Fascination'	10-12cmg	300-350cm	Selected Standard: Clear Stem 175-200cm : 4 brks : B
2 Betula pendula	10-12cmg	300-350cm	Selected Standard: Clear Stem 175-200cm : 4 brks : B
3 Betula pubescens 'Multi-Stemmed'	10-12cmg	300-350cm	Multi Stem : 3x Bushy : 2 Stems : RB
9 Betula utilis 'Jacquemontii'	10-12cmg	300-350cm	Selected Standard: Clear Stem 175-200cm : 5 brks : 2x B
1 Carpinus betulus	20-25cmg	500-550cm	RB : Semi-Mature : Clear Stem min. 200cm
4 Crataegus monogyna 'Striata'	18-20cmg	350-400cm	3x: Extra Heavy Standard: clear stem minimum 200cm : RB
7 Gleditsia triacanthos 'Sunburst'	10-12cmg	300-350cm	Selected Standard: Clear Stem 175-200cm : 4 brks : 2x B
3 Ligustrum lucidum	18-20cmg	250-300cm	Extra Heavy Standard: bushy clear stem 150-175cm
4 Liquidambar styraciflua	20-25cmg	500-550cm	Semi-mature: clear stem minimum 200cm : RB
2 Malus domestica 'Cox's Orange Pippin'	10-12cmg	300-350cm	Full Standard: Clear Stem 175-200cm : 4 brks : 2x B
2 Malus domestica 'Discovery'	8-10cm	250-300cm	Standard: Clear Stem 175-200cm : 4 brks : B
3 Populus tremula	18-20cmg	420-600cm	Extra Heavy Standard: clear stem minimum 200cm: br
3 Prunus 'Accolade'	14-16cmg	400-450cm	Extra Heavy Standard: Clear Stem 175-200cm : 5 brks : 3x B
4 Prunus padus	14-16cmg	400-450cm	Extra Heavy Standard: Clear Stem 175-200cm : 5 brks : 3x B
2 Pyrus calleryana 'Chanticleer'	14-16cmg	400-450cm	Extra Heavy Standard: 5 brks : 3x RB: Clear Stem 175-200cm
2 Quercus robur	10-12cmg	300-350cm	Selected Standard: Clear Stem 175-200cm : 4 brks : 2x B
5 Sorbus aucuparia 'Sheerwater Seeding'	10-12cmg	300-350cm	Selected Standard: Clear Stem 175-200cm : 4 brks : 2x B
17 Sorbus commixta 'Embley'	10-12cmg	300-350cm	Selected Standard: Clear Stem 175-200cm : 3 brks : 2x B
4 Ulmus 'New Horizon'	14-16cmg	450-500cm	Extra Heavy Standard: clear stem minimum 200cm : B

**Total :121**

**PROPOSED HEDGING**

**Proposed Hedges**

Qty.	Species	Height	Specification	Pot Size	Density
811	Carpinus betulus	80-100cm	1+1: Transplant - seed raised: B	5m	
249	Carpinus betulus	100-125cm	1+2: Transplant - seed raised: 4 brks: B	5m	
855	Escallonia 'Red Hedge'	40-60cm	Bushy : 4 brks: C	3L	
69	Lavandula angustifolia	20-30cm	Bushy : 5 brks: C	3L	
530	Osmunda x burkwoodii	30-40cm	Bushy : 4 brks: C	3L	
178	Osmunda x burkwoodii	40-60cm	Bushy : 5 brks: C	5-7.5L	4m

**Total :2692**

**PROPOSED SHRUBS**

Qty.	Species	Specification	Pot Size	Density
231	Abelia x grandiflora	Bushy: 3 brks: C	3L	4m <sup>2</sup>
307	Brachyglottis 'Sunshine'	Branches: 4 brks: C	3L	4m <sup>2</sup>
72	Ceanothus 'Autumn Blue'	Leader with Lateral: 4 brks: C	3L	4m <sup>2</sup>
12	Ceanothus thyrsiflorus repens	Bushy: 5 brks: C	3L	4m <sup>2</sup>
69	Clethra 'Aztec Pearl'	Bushy: 5 brks: C	3L	4m <sup>2&lt;/sup</sup>