



Existing bus stop

New pedestrian access to the site, linked to existing pavement and adjacent to existing bus stop

Existing overhead cables to be removed and rerouted below ground. Indicative route shown - tbc by UKPN

Geotextile root protection to shaded area. No dig solution to parking area.

15m tree root protection area

Geotextile root protection to shaded area. No dig solution to parking area.

Planting Schedule

- T1 - Pear
- T2 - Holly
- T3 - Holly
- T4 - Holly
- T5 - Dogwood
- T6 - Hazel
- T7 - Hazel
- T8 - Dogwood
- T9 - Dogwood
- T10 - Dogwood
- T11 - Goat willow
- T12 - Goat willow
- T13 - Pear
- T14 - Apple
- T15 - Apple
- T16 - Pear
- T17 - Hawthorn
- T18 - Hawthorn
- T19 - Hawthorn
- T20 - Apple
- T21 - Apple
- T22 - Goat willow
- T23 - Dogwood
- T24 - Dogwood
- T25 - Dogwood
- T26 - Holly
- T27 - Dogwood
- T28 - Holly
- T29 - Holly
- T30 - Holly
- T31 - Holly
- T32 - Holly

Single Hedge Row - 0.5m spacing, approx. 0.5m thick:
H3-5, H8-9, H14, H17-20, H24-35, H37

Double Hedge Row - two rows 0.5m spacing staggered, approx. 1m thick:
H1-2, H6-7, H10-13, H15-16, H21-23, H36

Garden sizes

- Plot 1 100sqm
- Plot 2 140sqm
- Plot 3 137sqm
- Plot 4 81sqm
- Plot 5 106sqm
- Plot 6 145sqm
- Plot 7 118sqm
- Plot 8 326sqm
- Plot 9 218sqm
- Plot 10 447sqm
- Plot 11 307sqm
- Plot 12 430sqm
- Plot 13 657sqm
- Plot 14 273sqm
- Plot 15 361sqm
- Plot 16 219sqm

- PV PANEL
- Garden space - laid to lawn
- Existing tree to be retained
- Tree to be removed
- Proposed tree
- Proposed new boundary hedge
Privet 20%, Hawthorn 40%, Hombeam 40%
- Proposed new boundary - 1.5m post and rail fence
- Proposed new boundary - 1.8m close boarded fence
- Shared surface road
- Block paved driveway - permeable surface
- Patio
- New 2m wide footpath
- Bat box - box to be concealed variety within structure. Box to face South, South East or South West
- Hedgehog box
- Proposed LED lamps (max. 2000 lumens / 23-26 Watts) with PIR sensor. Temperature of 'warm white' (or as 2700k) and having a downward light angle (with no overspill of light past the horizontal plane).

Landscaping Specification

GENERAL
Soil conditions - cultivate and plant into moist friable soil that is not waterlogged. Do not plant into frozen or snow covered soil.
Climate conditions - carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of frost or strong winds.
Plant during the following periods:
Bare root deciduous trees and shrubs; late October to late March.
Container grown plants; at any time if ground and weather conditions are favourable.
Ensure that adequate watering and weed control is provided.
Machines and tools - use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces.
Underground services - Contractor is responsible for knowing the position of any underground services and shall take precautions to prevent any damage occurring to them.
Immediately inform the appropriate body if damage occurs. The contractor shall be responsible for any claims resulting from such damage.

PLANT MATERIAL
Plant quality in general - to comply with the relevant part of BS 3936 and BS 5236 for any advanced nursery stock where applicable.
Materially undamaged, sturdy, healthy, vigorous, of good shape and without elongated shoots. Grown in a suitable environment and hardened off.
Free from pests, diseases, discoloration, weeds and physiological disorders. With balanced root and branch systems.
True to the names and sizes indicated within the plant schedule.
Bare root plants - all bare root plants shall have vigorous fibrous root systems which are reasonably equally developed in all directions and of adequate extent to support the growth of the plants root system.
Container grown plants - supplied in a growing medium with adequate nutrients for the plant to thrive until permanently planted.
Centred in the container, firmly and well watered.
With root growth substantially filling the container, but not root bound, and in a condition conducive to successful transplanting.
Grown in the open for at least two months before being supplied.
Grown in containers with holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

Planting trees - spread a minimum of 75mm thick layer of well-rotted manure in the bottom of each pit and fork over.
Lay 50mm min. moisture of peat substitute/leaf mould/sharp sand 6:3:1 by volume, the peat being well moistened.
All manure is to be covered so that none comes in direct contact with the tree roots. Soak the roots of bare-rooted trees in water for at least an hour before planting. Continue backfilling with top soil into which 170gm of bonemeal has been mixed (per tree). Firm down well by heeling as filling proceeds.
The tree must be planted to the same depth as in the nursery and to the same orientation.
Before unloading, the depth and diameter of the rootball shall be measured to facilitate the digging of the pit to the correct size.
Back filling shall be done in layers of 150-225mm depth with each stage firmly consolidated to eliminate air pockets.
Staking - to be requisite length, pressure impregnated (with preservative non injurious to plants) de barked softwood 75mm diameter.
Tree ties - to be plastic ties 'Toms' pattern, nailed to stake with large head galvanised nails.
Watering - at the time of planting, each tree shall be well watered in. If there is a risk of frost within the 24 hours the watering shall be delayed until such risk has passed.
Mulch - apply 50mm much around trees immediately after watering in. Mulch to consist of pulverised natural pine bark such as 'Cambark' ornamental grade from Cambark Products Ltd. 36 Regent Street, Cambridge or equivalent. Graded particles 8mm-25mm with all fines removed, free from pests, disease, weeds and additives.

Substitutes - if specified trees are unavailable or known to be likely to be unavailable at the time of ordering, submit alternatives and obtain approval from LPA before making any substitution.

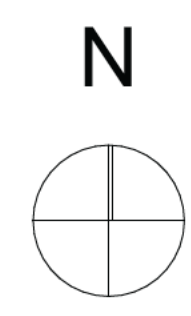
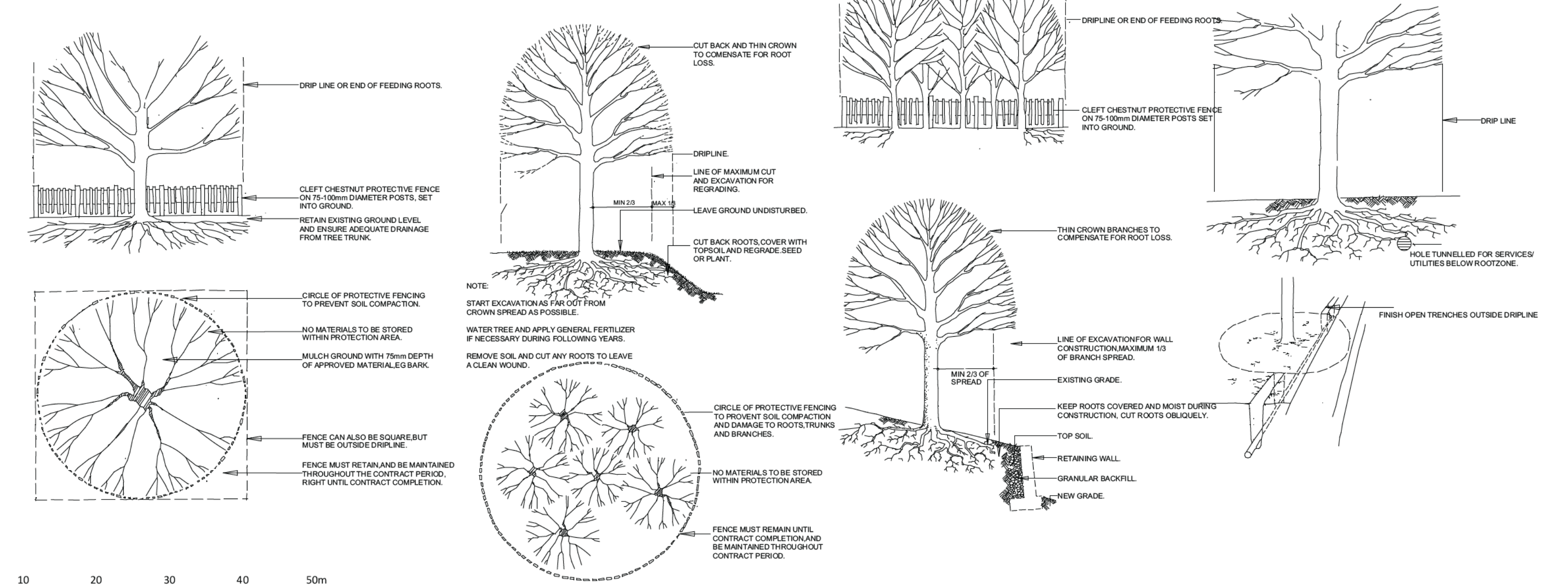
PREPARATION OF PLANTING
Site clearance - Prior to cultivation all rubbish including stones, bricks, concrete, mortar, building materials, bottles, cans, litter, wood, plastic etc to be removed to tip.
Remove all weed from planting areas either by hand pulling or using a herbicide containing glyphosate as the active ingredient which should be applied in accordance with the manufacturer's instructions allowing sufficient time prior to cultivation for the chemical to be effective.
Cultivation - do not dig or cultivate within the root spread of trees and shrubs to be retained. Break up compacted topsoil to its full depth.
Tree pits - shall be of a diameter 600mm greater than the root ball. The depth of the pit shall be 225mm deeper than the root ball and not less than 600mm deep. The base of the tree pit shall be forked over to a depth of 225mm.

MAINTENANCE AND MAKING GOOD DEFECTS
Maintenance prior to practical completion - at all times maintain planted areas in a clean, tidy and largely litter free state.
Maintenance and defects liability period - the maintenance and defects liability run concurrently for thirty months (three years) after practical completion.
Maintenance - Make visits at approximately monthly intervals during the growing season and as necessary to fulfil the requirements of this specification. After each visit remove soil and other debris from surrounding hard surfaces and leave the site in a clean and tidy condition. Fork over beds as necessary to keep soil loose.
Ensure that the trees are not damaged by the use of mowers, nylon filament rotary cutters and similar powered tools.
Every two months check condition of stakes and ties and replace if missing or broken. Adjust as necessary to allow for growth and prevent the rubbing of bark. Prune at appropriate times to remove dead, dying, diseased or damaged wood and suckers, to promote healthy growth and natural shape.
Failures of Planting - Excepting theft or malicious damage after practical completion, any of the trees that have failed to thrive, during the defects liability period, will be regarded as defects due to materials or workmanship not in accordance with this specification. Unless otherwise instructed they must be replaced by approved equivalent trees.
Replacements must match the original specification. Replacement planting is to be carried out during the planting season within which the defects are discovered.
If required because of insufficient rainfall, watering bags will be fitted to the trees and monitored/refilled every 5 days, until the tree is sufficiently established.

Lighting Specification

1. Minimising spill of light with the use of directional luminaires, shields, baffles and louvers to direct light where it is needed and prevent overspill
2. Minimise light spill by eliminating any bare bulbs and upward pointing light fixtures. The spread of light should be kept near to or below the horizontal plane, by using as steep a downward angle as possible and / or shield hood.
3. Use light sources that emit minimal ultra violet light (van Langevelde and Fats, 2001) and avoid the white and blue wavelengths of the light spectrum.
4. Limiting the height of lighting to 8m and increase the spacing of lighting will reduce the spill of light into sensitive habitats
5. Avoid using reflective surfaces under lights or light reflecting off windows
6. Only the minimum amount of light needed for safety and access should be used and or turned off when the site is not in use
7. Artificial lighting proposals should not directly illuminate habitats, which may be of value for foraging or commuting bats and birds (e.g. hedgerows and adjacent gardens)
8. Lighting that is required for security reasons should use a lamp of no greater than 2000 lumens (150 watts) and be PIR sensor activated, to ensure that the lights are not on only when required
9. Lighting positioned in locations indicated on attached drawing.

Standard Tree Protection Details



Issue	Description	Date
N	Existing trees labelled	09/05/2024
O	Traditional orchards added	03/07/2024
P	Amendments	16/07/2024
Q	Red line amendment	07/08/2024
R	Amendments in line with urban design comments	23/09/2024

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Project name: Land East of Ugley Village Hall, Ugley	
Drawing title: Proposed Site Plan	
Scale: 1:500	Date: 23/09/2024
Paper: A1 Paper	Drawn: SJG
Drawing no: 596 x PL00 R	

All dimensions are in millimeters unless otherwise stated. Do not scale from this drawing. If in doubt, ask.

