

Barnburgh Lane, Goldthorpe

Landscape Implementation & Maintenance Schedule

Client: Homes by Honey
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1	MANAGEMENT OPERATIONS.....	1
2	MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES	8

APPENDIX B – GL2047 TREE PIT DETAILS



1 LANDSCAPE IMPLEMENTATION AND MAINTENANCE GUIDELINES

Introduction

- 1.1 This Implementation and Maintenance Document has been prepared by Golby + Luck Landscape Architects in support of the planning application by Homes by Honey for the residential development at Barnburgh Lane, Goldthorpe. This document provides a comprehensive schedule of implementation and maintenance for annual operations and long-term management plan for the proposed tree planting.
- 1.2 The initial landscape contract will include 12 months maintenance and defect liability period. Following the initial 12-month maintenance defect liability period the landscape areas will be covered by the approved Contractor who will take responsibility for all hard and soft landscape elements on a running contract managed by the appointed residents Management Company. This plan will run in perpetuity and will be reviewed at 5 year intervals so that operations can be adapted to the development of the landscaping scheme.
- 1.3 The overall objectives for this management document are:
 - To secure the implementation and establishment of the proposed landscaping scheme, and to secure wildlife and ecological benefits;
 - To ensure best horticultural and health and safety practices at all times;
 - To maintain high standards of landscape development thorough considered management procedures; and
 - Defects in the landscape are identified early and addressed promptly.
- 1.4 This document should be read in conjunction with the latest revision of the site landscape proposals, see **Appendix A & B**. This drawing details all existing and proposed habitats.

Insurances and Certification

- 1.5 The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management document. It is the responsibility of the Management Company to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.



Landscape Operations

1.6 The following sets out the landscape components that are considered in detail in this document:

- Landscape Management Preambles;
- Litter and debris removal; and
- Tree implementation & maintenance

Environmental Considerations

1.7 All chemical weed control must be carried out by suitably trained staff in accordance with the manufacturers recommendations and the legislation set out below:

- The Food and Environment Protection Act (1985);
- The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Environment Protection Act (1990)

1.8 It is the Contractors responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will make any notifications as are required under the terms of The Food and Environment Protection Act (1985) and will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.

1.9 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.

1.10 Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in consultation with the Management Company and should not be used as a measure to dump arisings on the site.

1.11 All arisings (unless otherwise specified) will be removed from site and deposited at an approved tip or registered green compost facility.

1.12 Watering operations will be carried out as specified in this management document. A water source will be identified by the Management Company. If no water source is available then watering will be carried out using a bowser.



Landscape Management Preambles

- 1.13 The Contractor will visit the site and take note of all existing conditions including levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site or the nature of the work required to carry out the operations in this plan will be entertained.
- 1.14 At all times care will be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the Contractors expense.
- 1.15 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies as a result of the Contractors neglect will be replaced at their cost.

Litter Removal

- 1.16 The Contractor will ensure that the entire site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting. All bins, including both litter and dog waste, will be emptied at each maintenance visit.
- 1.17 Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.18 The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner.
- 1.19 The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles and other sharp objects.



- 1.20 All litter and debris shall be removed off site to an authorised tip specified by the Contractor.
- 1.21 This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

Tree Planting

- 1.22 All tree works will be carried out in accordance with BS8545: 2014 'Trees: from nursery to independence in the landscape – Recommendations'. More specifically all trees will be inspected at each visit in accordance with the young tree quality assessment set out under Figure D.4 (page 53) of BS8545. Formative pruning will be carried as necessary in accordance with Figure G.1 (page 73) of the BS8545. Trees identified as being defective, declining, or damaged by the adopting authority will be replaced at the Contractor's expense, unless evidence can be provided to demonstrate that the defective nature, decline, or damage to the tree(s) was beyond the control of the Contractor.
- 1.23 Ground Preparation. Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75gm/m² and Tree Planting and Mulching Compost at the rate of 20litres/m² are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.
- 1.24 Tree planting shall take place during the planting season (October-March) prior to occupation of all dwellings on site. Should tree planting take place outside of the planting season, any bare root stock shall be replaced with Contained Grown variety of the same tree species.
- 1.25 Tree pits to the specified size are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.
- 1.26 Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching Compost as specified. The tree stake is to be



driven into the bottom of the hole and the tree held in position so that it is at the same depth as in the nursery.

- 1.27 Tree planting located within 2m of the highway to be planted with root barriers, as identified on **Appendix A**, to protect paved surfaces and encourage deeper root growth to improve drought tolerance, tree stability and longevity. See tree pit detail for root barriers in **Appendix B**.
- 1.28 The hole shall be backfilled with topsoil avoiding the inclusion of plant matter, alien material and any stone with a diameter exceeding 50mm. Soil is to be shaken around the roots and firmed in by foot during backfilling. Any damaged or crossing lateral branches shall be pruned off at the time of planting using secateurs and removed from site.
- 1.29 Each tree shall be secured to its stake by two rubber tree ties, one at the top of the stake and the other 400mm above the ground. Tree ties are to be complete with rubber spacers to ensure that the tree cannot rub against the stake.
- 1.30 All rootballed, container grown and trees 16-18cm girth Extra Heavy Standards and above, are to be planted within a tree pit no smaller than 1200mm x 1200mm x 400mm in depth. In poor draining soils the pit must be excavated to 1200mm in depth and the bottom 250mm made up using rubble with a particle size of no less than 40mm diameter. The pit is to be prepared in accordance as detailed above.
- 1.31 The tree is to be secured using a double stake system or to feature/prominent areas an approved underground guying system. Stakes are to be a good quality pointed softwood timber stake of 75 - 100 mm diameter, pointed at one end. The length of the stake is to be such that, when firmly fixed in the ground, it supports the lower 1m of the tree, sawing excess off if necessary (approx. 500mm above ground level). The stakes are to be driven firmly into undisturbed ground to the side of the tree so that when fixed to the brace and ties, the stem of the tree can be attached without distorting it. A 100mm x 25mm treated timber brace is to be attached to the stakes. Rounds to be routed out to accept the cross brace on a flat surface. Brace to be secured using 4no. zinc plated flat headed wood nails per post. Rubber spacer to be positioned between the trunk of the tree and the cross brace. Adjustable rubber strap to be screwed to cross brace using 2no. zinc plated wood screws at each end. Strap to be tightened as appropriate and checked at each maintenance visit.



- 1.32 Underground guying can either take the form of a Platipus system incorporating Platimat (or similar approved), or the Civic Trees timber frame system (or similar approved). All trees are to be provided with a 6" perforated irrigation pipe, wrapped around the head of the rootball with one end standing at least 6" proud of ground levels.
- 1.33 Water in all trees and shrubs at the end of each day of planting to field capacity.
- 1.34 Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas.
- 1.35 Maintenance. All stock deemed to be dead, dying or diseased within the 5 years period shall be replaced in accordance with section 1.3.
- 1.36 The areas of tree planting are to be visited monthly throughout the year to undertake the following operations:
- Weed clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment.
- Litter clearance: All litter is to be removed from mulching beds.
- Watering: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.
- Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as necessary. Where the support of a stake is no longer required the stake will be removed from site.
- Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.
- 1.37 All staked trees will be inspected at each maintenance visit, and any trees which have died or are excessively damaged will be removed from site, complete with the stake, and the ground reinstated.
- 1.38 Mulched areas around trees will be maintained to an acceptable standard (see details on mulching standard set out below in reference to amenity shrub planting).
- 1.39 Any trees which have died as a result of the Contractors operations or omissions will be replaced by the Contractor at their expense during the next planting season.



- 1.40 Year's two to five inclusive. Areas of new tree and shrub planting will be attended to three times during the growing season (April to September inclusive) and one during the dormant period (October to March inclusive).
- 1.41 Year 6 onwards. The appropriate level of annual maintenance for new tree and shrub planting will be dependent on how well the trees and shrubs have established. The number of maintenance visits will generally be reduced from year six onwards, although the same operations as described above are likely to be required until at least year ten. At least two visits should be undertaken each year, one at the start of the growing season and one at the end of the growing season to inspect stakes and ties. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as needed. Where stakes are no longer required, they will be removed from site. Dead trees are to be replaced, as required. At year ten the overall condition and structure of planting will be reviewed and a programme for future management prepared.



2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES

2.1 The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor, Management Company, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of the Management Company any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:

- Management scheme and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the landscape and features specific to this plan;
- At the end of year 1 the Contractor, Management Company and the Local Authority are to meet on site and review all open spaces;
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed in writing between the Contractor, Management Company, and the Local Authority;
- Monitoring visits and amendments to the plan are to be continuous between years 1 to years 5;
- At the end of year 5 there will be a wholesale review of this scheme and any changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor, Management Company, and the Local Authority.

2.2 The following tables set out the Year 1 maintenance schedule.



Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Litter & debris removal												
Pick all litter from areas of hard and soft landscape and remove from site.	.	.	.	.	.	.	.	.	.	.	.	.
Tree Planting												
Implementation of tree planting (prior to occupation of all dwellings)	.	.	.							.	.	.
Spray grass and weeds (no strimmers to bases)				.		.			.			
Water and fertilise as necessary as specified			.	.	.	.	.	.	.			
Adjust/ replace stakes/ties/guards as necessary	.	.	.	.	.	.	.	.	.	.	.	.
Check stability/remove stakes/guys when ready	Approximately 4-5 years after planting											
Replace dead/dying/vandalised trees	.	.	.								.	.
Deal with individual problems as they arise	.	.	.	.	.	.	.	.	.	.	.	.
Prune to BS. 3998 2010 or horticultural standards as appropriate for species			.							.		



APPENDIX A

GL2047 01 SOFT LANDSCAPE PROPOSALS

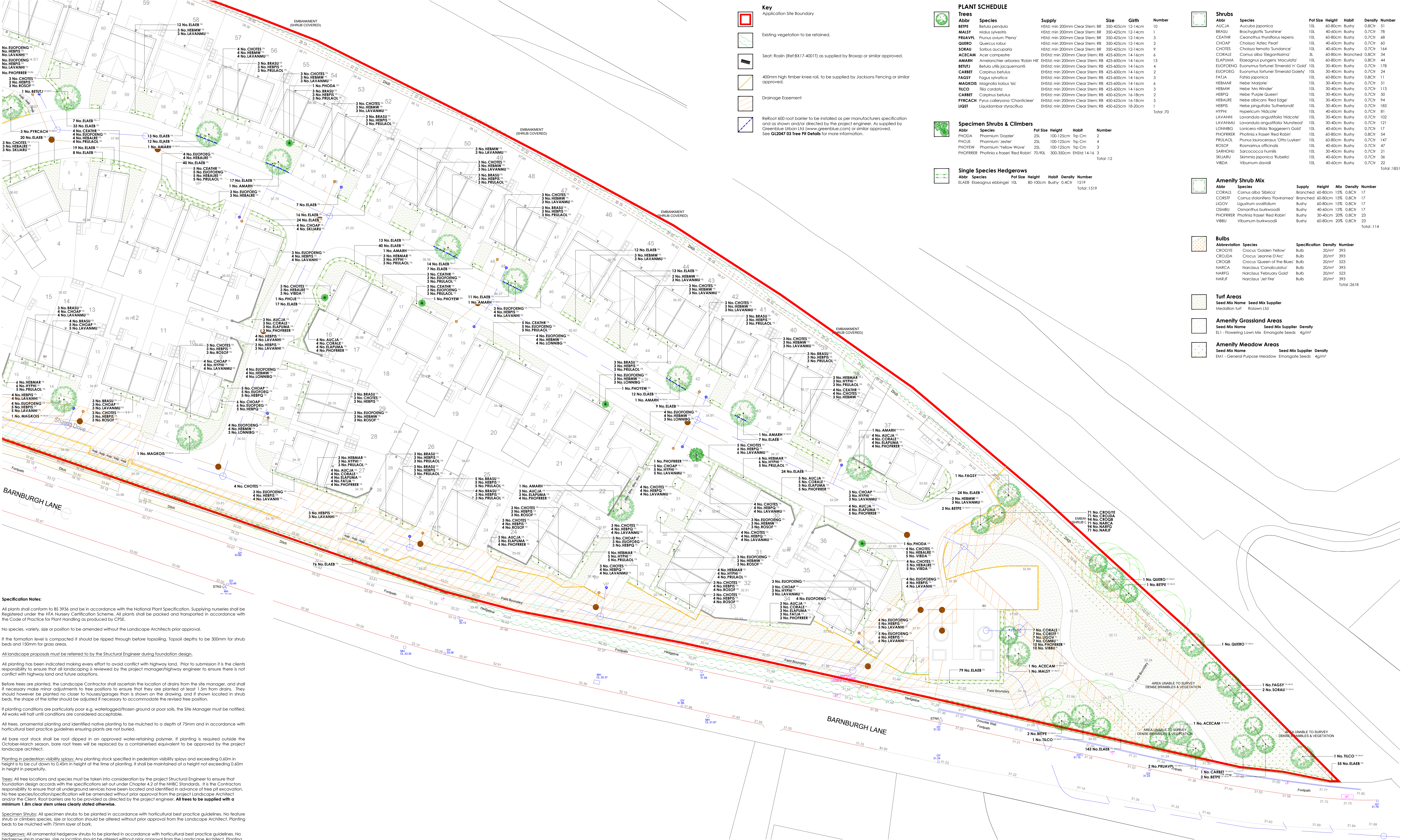
GL2047 02 SOFT LANDSCAPE PROPOSALS



APPENDIX B

GL2047 03 TREE PIT DETAILS





Specification Notes:

All plants shall conform to BS 3934 and be in accordance with the National Plant Specification. Supplying nurseries shall be Registered under the HFA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

No species, variety, size or position to be amended without the Landscape Architects prior approval.

If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 300mm for shrub beds and 150mm for grass areas.

All landscape proposals must be referred to by the Structural Engineer during foundation design.

All planting has been indicated making every effort to avoid conflict with highway land. Prior to submission it is the clients responsibility to ensure that all landscaping is reviewed by the project manager/highway engineer to ensure there is not conflict with highway land and future adoptions.

Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.

If planting conditions are particularly poor e.g. waterlogged/frozen ground or poor soils, the Site Manager must be notified. All works will halt until conditions are considered acceptable.

All trees, ornamental planting and identified native planting to be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines ensuring plants are not buried.

All bare root stock shall be root dipped in an approved water-retaining polymer. If planting is required outside the October-March season, bare root trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

Planting in pedestrian visibility splays: Any planting stock specified in pedestrian visibility splays and exceeding 0.60m in height is to be cut down to 0.45m in height at the time of planting. It shall be maintained at a height not exceeding 0.60m in height in perpetuity.

Trees: All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client. Root barriers are to be provided as directed by the project engineer. **All trees to be supplied with a minimum 1.6m clear stem unless clearly stated otherwise.**

Specimen Shrubs: All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climber species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

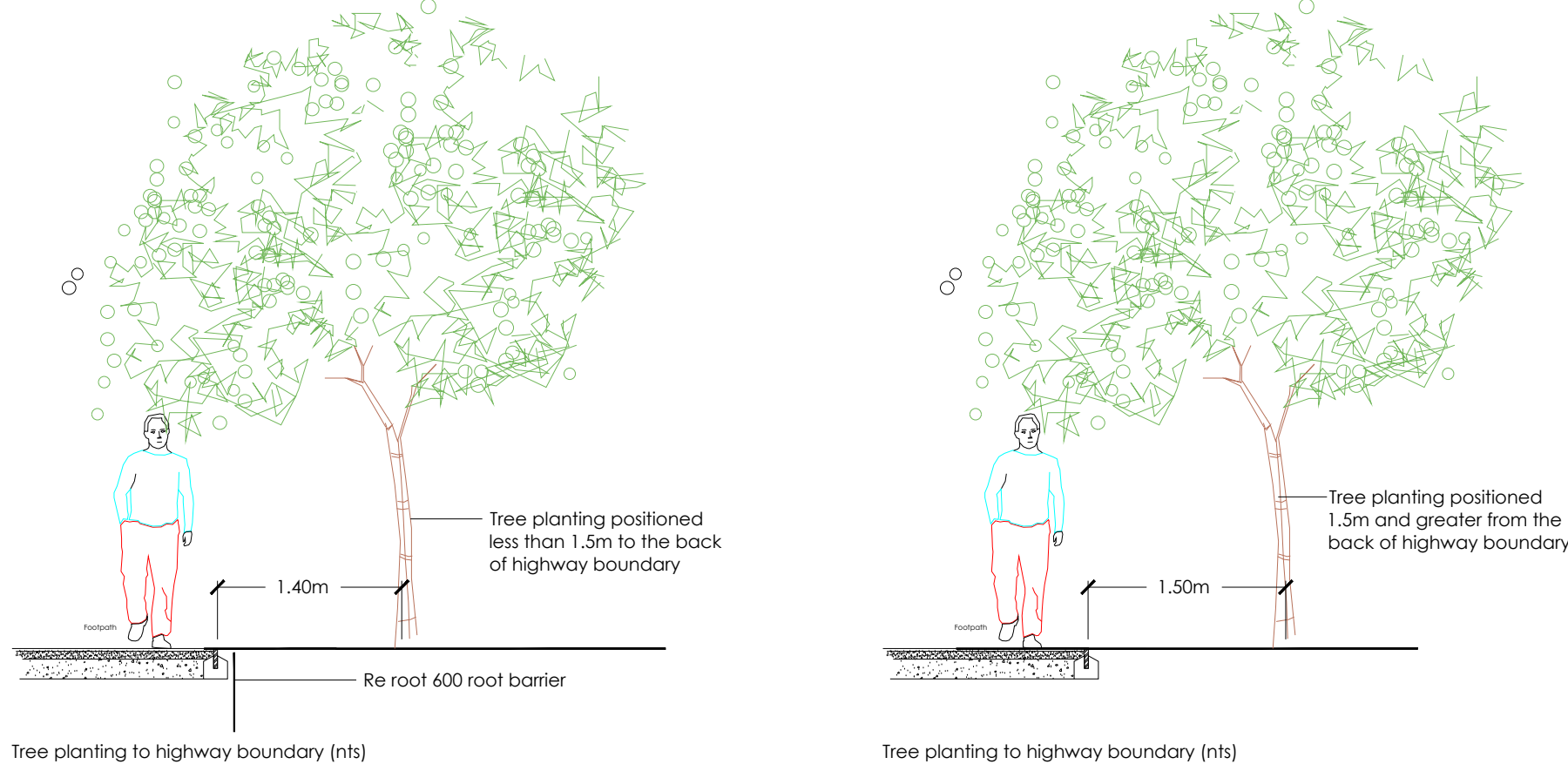
Hedgerows: All ornamental hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Shrubs & herbaceous: All ornamental and amenity shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-7 within mixed species beds. Planting beds to be mulched with 75mm layer of bark.

Amenity Turf & Seeding: All turf and seeding to be completed in line with horticultural best practice. Seed to be applied at the rates (g/m2) advised by manufacturer/supplier. Prior to seeding, ground shall be cultivated to a fine till incorporating 150mm of topsoil to finished formation level. All areas shall be free of weed growth prior to turfing/ seeding.

Meadow Grassland: All turf and seeding to be completed in line with horticultural best practice. Seed to be applied at the rates (g/m2) advised by manufacturer/supplier. Prior to seeding, all areas shall be stripped of topsoil to provide a nutrient-poor subsoil for meadow establishment. Where ground requires additional soil fill to meet finished formation levels this shall be made up using site-won subsoil. Subsoil shall be cultivated to a suitable till and be free of weed growth at point of seeding.

Bulbs: All bulbs to be planted in accordance with horticultural best practice guidelines.



- Key**
- Application Site Boundary
 - Existing vegetation to be retained.
 - Seat: Rosin (Ref:BX17-4001T) as supplied by Broxap or similar approved.
 - 400mm high timber knee rail, to be supplied by Jacksons Fencing or similar approved.
 - Drainage Easement
 - ReRoof 600 root barrier to be installed as per manufacturers specification and as shown and/or directed by the project engineer. As supplied by Greenblue Urban Ltd (www.greenblue.com) or similar approved. See GL2047 03 Tree Pit Details for more information.

PLANT SCHEDULE

Abbr	Species	Supply	Size	Girth	Number
BEPE	Betula pendula	HStd: min 200mm Clear Stem: BR	350-425cm	12-14cm	10
MALSY	Malus sylvestris	HStd: min 200mm Clear Stem: BR	350-425cm	12-14cm	1
PRUAVR	Prunus avium 'Pena'	HStd: min 200mm Clear Stem: BR	350-425cm	12-14cm	3
QUERO	Quercus robur	HStd: min 200mm Clear Stem: BR	350-425cm	12-14cm	2
SORAU	Sorbus aucuparia	HStd: min 200mm Clear Stem: BR	350-425cm	12-14cm	9
ACECAM	Acer campestre	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	6
AMARH	Amelanchier alabrica 'Robin Hill'	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	13
BETUTJ	Betula utilis jacquemontii	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	4
CARBET	Carpinus betulus	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	2
FAGSY	Fagus sylvatica	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	3
FATJA	Fatsia japonica	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	3
MAGKOS	Magnolia kobus 'ss'	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	6
TILCO	Tilia cordata	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	3
CARBET	Carpinus betulus	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	2
PHYCAC	Pyrus calleryana 'Charitae'	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	5
HEBPS	Hebe pinnatifida 'Sutherlandii'	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	1
LIQST	Liquidambar styraciflua	BStd: min 200mm Clear Stem: BR	425-600cm	14-16cm	1

Total: 70

Specimen Shrubs & Climbers

Abbr	Species	Pol Size	Height	Habit	Density	Number
PHODA	Phoradendron 'Dazzler'	25L	100-125cm	Tip Cln	2	2
PHOJE	Phoradendron 'Jester'	25L	100-125cm	Tip Cln	4	4
PHOYEW	Phoradendron 'Yellow Wave'	25L	100-125cm	Tip Cln	3	3
PHORFR	Phoradendron 'Fraseri' 'Red Robin'	70-90L	300-350cm	BStd: 14-16	3	3

Total: 12

Single Species Hedgerows

Abbr	Species	Pol Size	Height	Habit	Density	Number
ELAEB	Elaeagnus ebbingei	10L	80-100cm	Bushy	0.4Cfr	1519

Total: 1519

Shrubs

Abbr	Species	Pol Size	Height	Habit	Density	Number
AUCJA	Aucuba japonica	10L	60-80cm	Bushy	0.8Cfr	51
BRASH	Brachyglottis 'Sunshine'	10L	60-80cm	Bushy	0.7Cfr	78
CEATHR	Ceanothus thyrsiflorus repens	10L	60-80cm	Bushy	0.7Cfr	48
CHOPP	Choisy 'Aster Pearl'	10L	60-80cm	Bushy	0.7Cfr	40
CHOTES	Choisy 'Irenae Sundance'	10L	60-80cm	Bushy	0.7Cfr	164
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Cfr	34
ELAFUMA	Elaeagnus pungens 'Maculata'	10L	60-80cm	Bushy	0.8Cfr	44
EUFOPNG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Cfr	178
EUFOPNG	Euonymus fortunei 'Emerald Gaeley'	10L	30-40cm	Bushy	0.7Cfr	24
FATJA	Fatsia japonica	10L	60-80cm	Bushy	0.8Cfr	11
HEBMAR	Hebe 'Majestic'	10L	30-40cm	Bushy	0.7Cfr	51
HEBMW	Hebe 'Mrs Winder'	10L	30-40cm	Bushy	0.7Cfr	113
HEBPQ	Hebe 'Purple Queen'	10L	30-40cm	Bushy	0.7Cfr	80
HEBALRE	Hebe abrotanifolia 'Red Edge'	10L	30-40cm	Bushy	0.7Cfr	94
HEBPS	Hebe pinnatifida 'Sutherlandii'	10L	30-40cm	Bushy	0.7Cfr	183
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Cfr	81
LAVANMU	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Cfr	102
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Cfr	121
LONNIBG	Lonicera nitida 'Baggessens Gold'	10L	40-60cm	Bushy	0.7Cfr	17
PHORFR	Phoradendron 'Fraseri' 'Red Robin'	10L	60-80cm	Bushy	0.8Cfr	54
PRUACOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Cfr	147
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Cfr	47
SAROHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Cfr	21
SKIJARU	Skimmia japonica 'Rubra'	10L	40-60cm	Bushy	0.7Cfr	36
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Cfr	22

Total: 1851

Amenity Shrub Mix

Abbr	Species	Supply	Height	Mix	Density	Number
CORALS	Cornus alba 'Stirica'	Branched	60-80cm	15%	0.8Cfr	17
CORSTF	Cornus stolonifera 'Flaviramea'	Branched	60-80cm	15%	0.8Cfr	17
UGOVY	Ligustrum ovalifolium	Bushy	60-80cm	15%	0.8Cfr	17
CSMUR	Comarostaphylo burkeoides	Bushy	40-60cm	15%	0.8Cfr	17
PHORFR	Phoradendron 'Fraseri' 'Red Robin'	Bushy	30-40cm	20%	0.8Cfr	23
VIBBU	Viburnum burkeoides	Bushy	60-80cm	20%	0.8Cfr	23

Total: 114

Bulbs

Abbreviation	Species	Specification	Density	Number
CROCYE	Crocus 'Golden Yellow'	Bulb	20/m ²	393
CRODJA	Crocus 'Jeanne D'Arc'	Bulb	20/m ²	393
CROGB	Crocus 'Queen of the Blues'	Bulb	20/m ²	523
NARCA	Narcissus 'Canaliculatus'	Bulb	20/m ²	393
NARFG	Narcissus 'February Gold'	Bulb	20/m ²	523
NARJF	Narcissus 'Jai Fair'	Bulb	20/m ²	393

Total: 2618

Turf Areas

Seed Mix Name	Seed Mix Supplier	Density
Mediation turf	Rowdon Ltd	

Amenity Grassland Areas

Seed Mix Name	Seed Mix Supplier	Density
EL1 - Flowering Lawn Mix	Emergence Seeds	4g/m ²

Amenity Meadow Areas

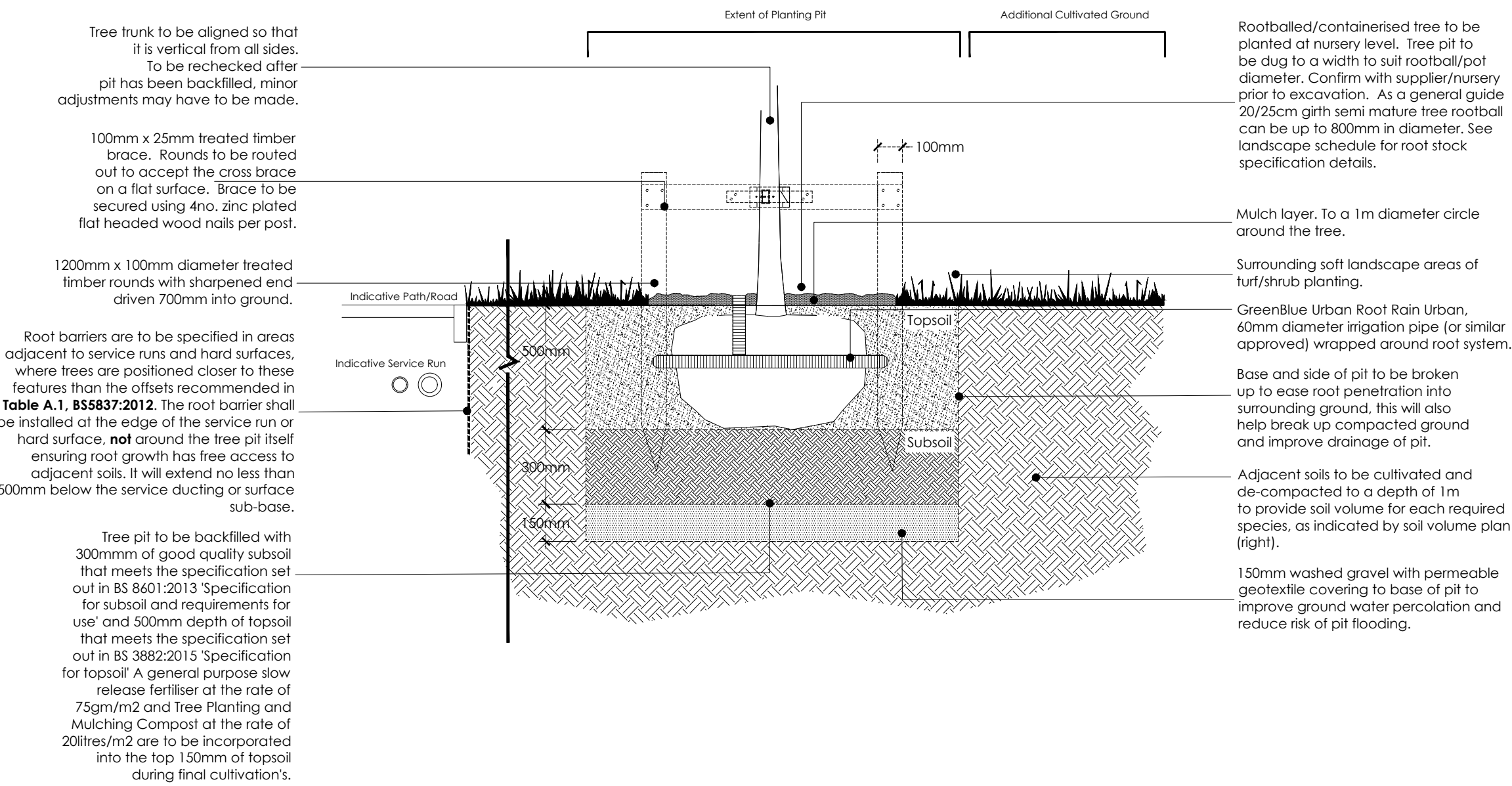
Seed Mix Name	Seed Mix Supplier	Density
EM1 - General Purpose Meadow	Emergence Seeds	4g/m ²

Rev D: 26/09/2023 - Root barriers added as necessary.
Rev C: 01/09/2023 - Easement line added along western boundary.
Rev B: 26/09/2023 - This planting removed to avoid conflict with drainage.
Rev A: 02/09/2023 - Updated to latest planning layout.

NOTES

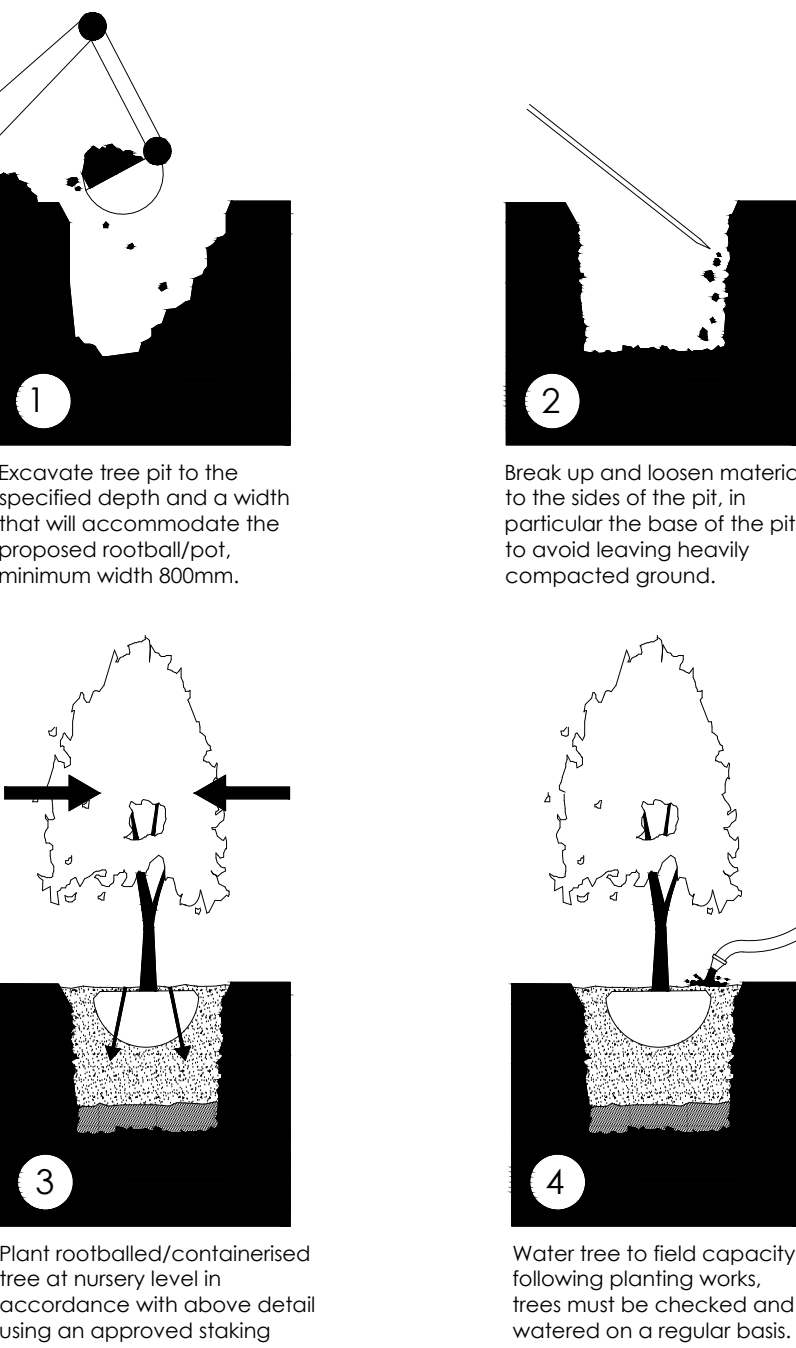
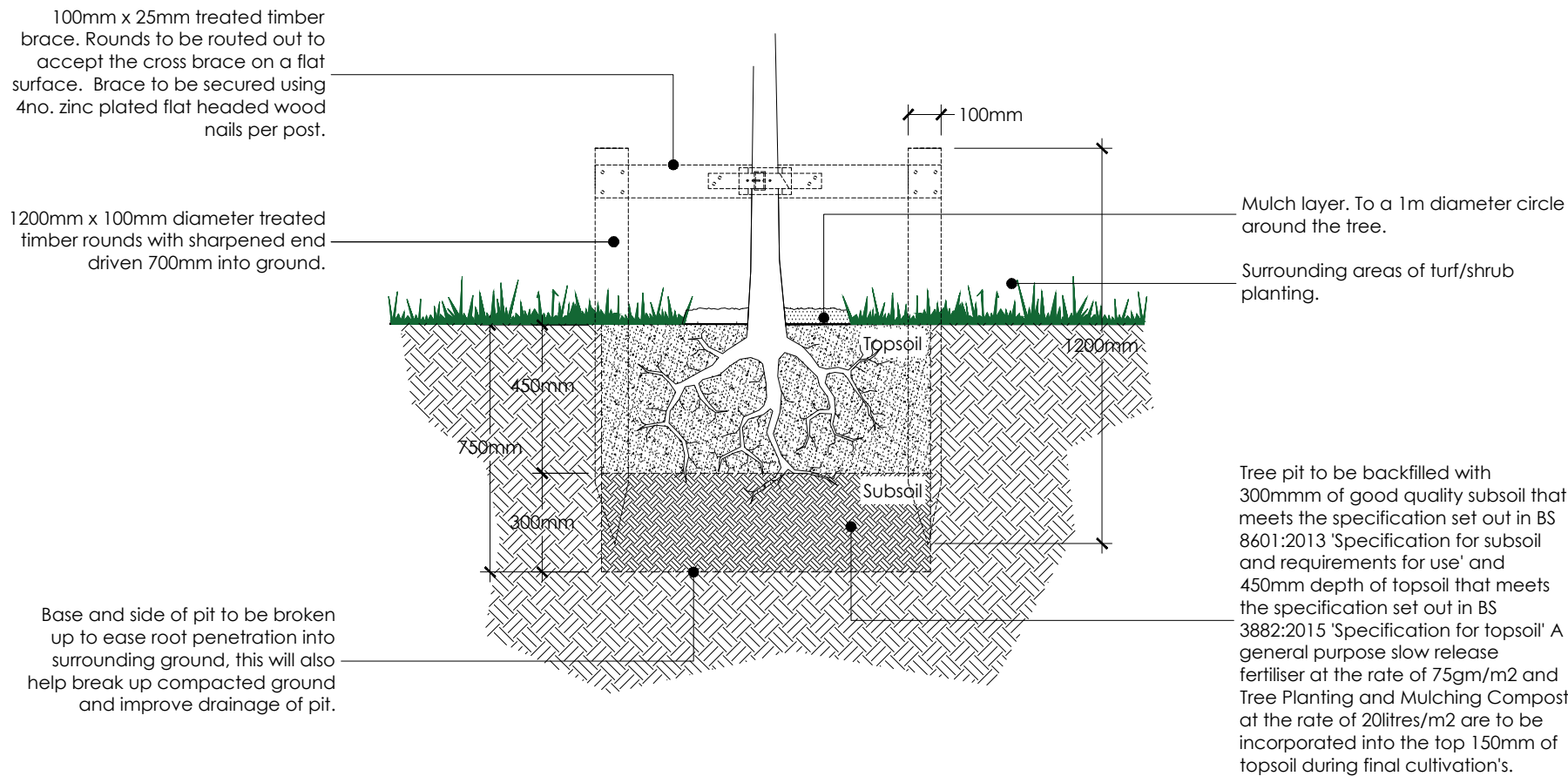
- The Landscape Contractor is responsible for identifying all services below ground prior to the excavation of any tree pit. If plans are not available then detection equipment must be used, if there is a conflict between the pit position and services the Site Manager must be informed.
- All risings from tree pit excavation must be removed either to an area identified by the Site Manager or to an approved tip off site.
- If services run close to the tree pit (within 3m) then a suitable root barrier must be installed to the side of the pit. The barrier must fit to both the width and depth of the pit, a sample or details of the proposed barrier must be submitted for approval.
- Above ground staking system must be approved if planting semi mature or extra heavy tree stock. Only to be used for trees in less prominent locations following review with client.
- Prior to installation the rootball anchoring system/staking details must be submitted for approval.
- All tree pits must be backfilled with topsoil in accordance with BS 3882: 2015 'Specification for topsoil' and BS 8601:2013 'Specification for subsoil and requirements for use'. If soil has not been supplied by site then approved soil must be imported to site, all certificates must be handed to the Site Manager on delivery.
- All works must be completed in accordance with the detail.
- An aftercare programme must be agreed with the region to ensure that the tree is monitored and watered on a regular basis.
- Until technical approval has been granted from the relevant Authority, it should be understood that all drawings issued are preliminary and NOT for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk.

A. Tree pit detail within soft landscape areas (semi mature and extra heavy standard trees)



C. Tree pit detail within soft landscape areas (with root barriers)

B. Tree pit detail within soft landscape areas (heavy and select standard trees)



north



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