

LANDSCAPE SPECIFICATION NOTES

Topsoil

All soil is to be site topsoil, or imported to meet BS topsoil requirements for General Purpose' use.

Topsoil depths:

New shrub beds: minimum 450mm depth after compaction.

Hedge lines: minimum 450mm depth after compaction.

Grass areas (seed and turf): minimum 150mm depth after compaction.

Wildflower seed areas: minimum 75mm depth after compaction.

Trees

Root barriers are to be employed near services. All standard trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved top soil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties.

After planting all trees shall be watered-in and a much layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth. A spiral guard will be fixed to the base of each tree to protect it from rabbit attack and strimmer damage.

Hedgerows (Native & Ornamental)

Hedgerow trenches shall be dug 450mm wide x 450mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. Plants to be planted at densities shown in the plant schedule. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (1m wide). On completion all hedge plants shall be thoroughly watered in. Mixed native Hedgerows on the perimeter of the site are to be protected from rabbit attack using spiral guards, tubes or rabbit proof fencing.

Ornamental shrubs and groundcover areas

Plants to be planted in variety groups with taller species to back of beds. Refer to Example Planting Beds diagrams. All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation. All stock shall comply with the specification provided on the drawing. All plants shall be well firmed in after planting and watered if necessary. After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.

Native shrub buffer mix

Individual pits shall be dug 450mm x 450mm x 300mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All stock shall be planted to the root collar and well firmed in place.

After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over each pit (1m wide). On completion all plants shall be thoroughly watered in. Area to be protected from rabbit damage by rabbit proof fencing or individual spirals/shrub guards as appropriate.

Turf areas (front gardens)

All areas to be turfed shall be top-soiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Rollawn Medallion Turf or similar and approved shall be laid to front garden areas in accordance with good practice. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions.

Amenity grass seed areas

Where existing tree roots are present, shallow cultivation will be carried out to ensure roots are not damaged. If there is an abundance of annual or perennial weeds, the site may be treated with an approved herbicide prior to seeding. All amenity grass seed areas shall be top-soiled to a minimum depth of 150mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction and be broadcast by machine and rolled where possible to give good soil/seed contact. Emorsgate EL1 Flowering Lawn Mixture or similar and approved, shall be sown in accordance with good practice.

Wildflower/Meadow seed areas

Undertake ground preparation as specified for grass seed areas above. Area of existing vegetation in the POS to the west of the site to be managed according to Brooks Ecological's Biodiversity Management Plan, with some grasses to be partially retained. These are to be selected on site by the Ecological Clerk of Works.

All wildflower seed areas shall be top-soiled to a minimum depth of 75mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Emorsgate EMI Basic General Purpose Meadow Mixture or similar and approved, shall be sown in accordance with good practice.

Bulbs in POS

Bulbs are to be broadcast throughout the areas shown and planted where they land for a naturalistic effect.

MAINTENANCE

All planting in public areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification. Planting and lawns in private areas will be maintained by the individual plot holders.

Trees

All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth from a and weed free to a minimum diameter of 1m. At the end of each growing season all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows (Native & Ornamental)

All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All canes and spirals where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the growing season. Mulch shall be regularly topped up to original levels. All hedge lines shall be maintained to 1.6m high. After approximately 5 years stakes and ties are to be removed once trees have established.

Native shrub buffer mix

Native shrub buffer mixes within the development shall be left to grow freely.

Ornamental shrubs and groundcover areas

Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought and receive an annual application of slow release fertiliser. Mulch shall be regularly topped up to original levels.

Turf areas (front gardens)

Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and re-sown / re-turfed as required.

Amenity grass seed areas

Amenity grass seed areas shall be mown no fewer than 16 times throughout the year, to maintain the sward at 15-35mm height. Collect and remove all arisings.

Wildflower/Meadow seed areas

Species rich meadow areas as identified on the plan, shall be mown regularly throughout the first year of establishment to maintain the balance between faster growing grasses and slower developing wild flowers, and to remove competition from the first flush of annual weeds. From the second year of establishment onwards areas should be allowed to grow to full height and be cut once a year at the end of August to a minimum height of 10cm, unless identified as mown edge/mown amenity grass within the plan. All arisings are to be allowed to lay in situ for ten days to allow seeds to be cast within the area prior to removal from site.

Notes

Bare root plants specified for planting during planting season only. Containerised and rootballed stock to be employed when necessary as advised by supplier; No cultivation should be undertaken in wet/waterlogged conditions; Imported topsoil to accord with BS3882; Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance; All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE); All plant material to conform with BS3936 and BS4428; Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.

Notes

Landscape contractors to confirm potential build programme with house builder when pricing soft landscape works to allow for and accommodate potential out of season planting and phased release of plots for implementation. Allowances to potentially include for supply of containerised stock, additional attendance in relation to phasing and additional watering.

In September following implementation plants to be checked for successful establishment and any losses replaced in the following planting season. Planting proposals to be checked and confirmed by project engineer for construction against ground conditions/soil types and foundation design.

TREES FOR FRONT GARDENS			
ID	Qty	Species	Size (girth and height)
Bu.J	30	Betula utilis 'Jacquemontii'	10-12cm, 300-350cm ht, min 200cm cs
M.E	14	Malus 'Evereste'	10-12cm, 300-350cm ht, min 200cm cs
Pr.Sp	16	Prunus 'Spire'	10-12cm, 300-350cm ht, min 200cm cs
Pa.A	15	Prunus subhirtella 'Autumnalis Rosea'	10-12cm, 300-350cm ht, min 200cm cs
S.E.P	12	Sorbus 'Eastern Promise'	10-12cm, 300-350cm ht, min 200cm cs

TREES FOR POS			
ID	Qty	Species	Size (girth and height)
A.ca	9	Acer campestre	14-16cm, 425-600cm ht, min 200cm cs
A.c.E	14	Acer campestre 'Elsrijk'	14-16cm, 425-600cm ht, min 200cm cs
Ag	6	Alnus glutinosa	14-16cm, 425-600cm ht, min 200cm cs
Ag (BM)	6	Alnus glutinosa	10-12cm, 2x, 300-350cm ht, min 200cm cs, 4 breaks
B.p	20	Betula pendula	14-16cm, 425-600cm ht, min 200cm cs
B.pu (BM)	8	Betula pubescens	10-12cm, 2x, 300-350cm ht, min 200cm cs, 4 breaks
C.b	8	Carpinus betulus	14-16cm, 425-600cm ht, min 200cm cs
P.t (BM)	8	Populus tremula	10-12cm, 2x, 300-350cm ht, min 200cm cs, 4 breaks
Pa	14	Prunus avium	14-16cm, 425-600cm ht, min 200cm cs
P.pa (BM)	13	Prunus padus	10-12cm, 2x, 300-350cm ht, min 200cm cs, 4 breaks
P.p	11	Prunus padus	14-16cm, 425-600cm ht, min 200cm cs
Q.ro	5	Quercus robur	14-16cm, 425-600cm ht, min 200cm cs
S.ca (BM)	7	Salix caprea	10-12cm, RB, 2x, 300-350cm ht, min 200cm cs, 4 breaks
S.ar	8	Sorbus aria	14-16cm, 425-600cm ht, min 200cm cs
S.a (BM)	6	Sorbus aucuparia	10-12cm, 2x, 300-350cm ht, min 200cm cs, 4 breaks
S.a	10	Sorbus aucuparia	14-16cm, 425-600cm ht, min 200cm cs

NATIVE BUFFER MIX			
To be planted at a spacing of 1 m centres			
ID	Qty	Species	%
C.ave	275	Corylus avellana	14
L.p	275	Lonicera periclymenum	14
M.sy	275	Malus sylvestris	14
P.sp	275	Prunus spinosa	14
R.c	295	Rhamnus catharticus	15
S.ci (BM)	295	Salix cinerea	15
V.op	275	Viburnum opulus	14

NATIVE BUFFER MIX - near railway edge			
To be planted at a spacing of 1 m centres			
ID	Qty	Species	%
C.ave	88	Corylus avellana	16
L.p	88	Lonicera periclymenum	16
M.sy	88	Malus sylvestris	16
P.sp	94	Prunus spinosa	17
R.c	94	Rhamnus catharticus	17
V.op	94	Viburnum opulus	17

NATIVE HEDGEROW MIX				
To be planted at 5 per linear m in a double staggered row				
ID	Qty	Species	Size	%
C.av	51	Corylus avellana	40-60cm, ht 1+0	5
C.mo	645	Cornus monogyna	40-60cm ht, 1+0	65
I.aq	51	Ilex aquifolium	40-60cm ht, 2L pot	5
L.v	98	Ligustrum vulgare (nms)	40-60cm ht, 1+0	10
P.sp	98	Prunus spinosa (nsm)	40-60cm, ht 1+0	10
V.o	51	Viburnum opulus	40-60cm ht, 1+0	5

NATIVE HEDGEROW MIX - near buildings				
To be planted at 5 per linear m in a double staggered row				
ID	Qty	Species	Size	%
C.av	37	Corylus avellana	40-60cm, ht 1+0	15
I.aq	12	Ilex aquifolium	40-60cm ht, 2L pot	5
L.v	37	Ligustrum vulgare (nms)	40-60cm ht, 1+0	15
P.sp	136	Prunus spinosa (nsm)	40-60cm, ht 1+0	55
R.ca	12	Rosa canina	40-60cm, ht 1+0	5
V.o	37	Viburnum opulus	40-60cm ht, 1+0	15

SPECIMEN SHRUBS			
ID	Qty	Species	Size
C.m	12	Cornus mas	25L bushy
M.S	12	Magnolia 'Susan'	35L, branched, 5 breaks
M.j	4	Mahonia japonica	25L bushy, 3 breaks
P.C	10	Phormium 'Cream Delight'	25L Triple crown
V.b.D	7	Viburnum x bodnantense 'Dawn'	25L, branched, 6 breaks

ORNAMENTAL HEDGES				
ID	Qty	Species	Density	Size
C.t	1569	Choisya ternata	4	5L pot, 40-60cm ht
E.A.B	655	Escallonia 'Apple Blossom'	4	5L pot, 40-60cm ht
He.R.E	796	Hebe 'Red Edge'	5	5L pot, 15-20cm
H.Hi	332	Hypericum 'Hidcote'	4	5L pot, 40-60cm ht
L.ov	1096	Ligustrum ovalifolium	4	5L pot, 40-60cm ht
P.I.O.L	724	Prunus laurocerasus 'Otto Luyken'	4	5L pot, 40-60cm ht

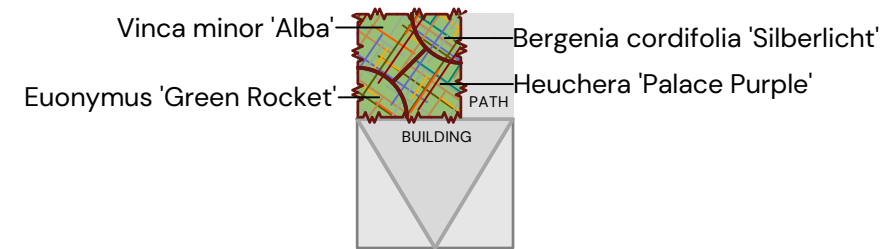
BULBS				
ID	Qty	Species	Density (m2)	Size (bulb grade)
C.bi	1724	Crocus bicolor mix	20	5-6
G.n	1724	Galanthus nivalis	20	5-6
N.p	1724	Narcissus pseudonarcissus	20	7+
T.s	1724	Tulipa sylvestris	20	6+

SHRUBS				
ID	Qty	Species	Density	Size
A.j.Ro	204	Aucuba japonica 'Rozannie'	4	3L pot, 60-80cm
B.c.S	980	Bergenia cordifolia 'Silberlicht'	8	3L cover pot
C.tr	131	Ceanothus thyrsiflorus repens	4	7.5L pot, 40-60cm
C.a.E	249	Cornus alba 'Elegantissima'	4	60-80cm ht, 5L, Branched, 4 breaks
C.a.I	115	Cornus alba 'Ivory Halo'	5	3L pot, 60-80cm
C.s.F	276	Cornus sericea 'Flaviramea'	5	5L pot, 60-80cm
C.L	382	Crococsmia 'Lucifer'	6	3L cover pot
E.F.E	278	Euonymus fortunei 'Emerald Gaiety'	4	5L pot, 30-40 cm
E.G.R	742	Euonymus 'Green Rocket'	6	3L pot, 30-40 cm
F.g.E.B	432	Festuca glauca 'Elijah Blue'	5	3L cover pot
G.J.B	296	Geranium 'Johnsons Blue'	6	3L cover pot
H.p.S	296	Hebe pinguifolia 'Sutherlandii'	6	5L pot, 20-30cm
H.P.Q	432	Hebe 'Purple Queen'	5	3L cover pot
H.R.E	543	Hebe 'Red Edge'	5	5L pot
H.P.P	449	Heuchera 'Palace Purple'	6	3L cover pot
H.P.F	623	Heuchera 'Peach Flambe'	6	3L cover pot
H.a.A	73	Hydrangea arborescens 'Annabelle'	4	3L cover pot
L.a.H	755	Lavandula angustifolia 'Hidcote'	5	5L pot, 15-20cm
L.n.M.G	837	Lonicera nitida 'May Green'	5	3L cover pot 30-40 cm
M.m.C	138	Mahonia x media 'Charity'	3	80-100cm ht, 25L, Bushy, 3 breaks
P.B.B	171	Phormium 'Bronze Baby'	4	3L pot min. 7 leaves
P.F.A	296	Potentilla fruticosa 'Abbotswood'	6	3L pot, 20-30cm
R.K	171	Rosa 'Kent'	4	5L pot
R.r.A	249	Rosa rugosa 'Alba'	4	3L, 40-60cm, branched, 3 breaks
R.I.G	74	Rudbeckia fulgida 'Goldsturm'	5	3L full pot
S.J.R	73	Skimmia japonica 'Rubella'	4	5L min pot, 40-60cm
S.t	285	Stipa tenuissima	4	10L pot
V.b	341	Verbena bonariensis	5	3L pot
V.t.E.P	138	Viburnum tinus 'Eve Price'	3	3L pot, 40-60cm
V.m.A	449	Vinca minor 'Alba'	6	3L cover pot

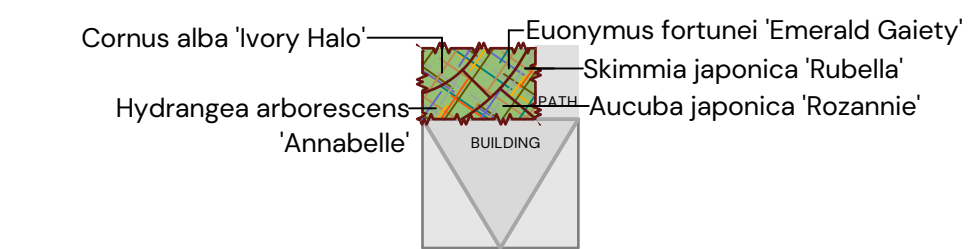
WOODLAND FIELD LAYER PLUGS			
To be micro-sited by the Ecological Clerk of Works			
ID	Qty	Species	Size (bulb grade)
C.p	53	Caltha palustris	50cc, min, plug, british-native origin
C.s	53	Carex sylvatica	50cc, min, plug, british-native origin
P.v	53	Primula vulgaris	50cc, min, plug, british-native origin
S.h	53	Stellaria holostea	50cc, min, plug, british-native origin

REEDBED			
To be micro-sited by the Ecological Clerk of Works. Exact quantity to be determined based on availability of rhizomes from nearby sites.			
ID	Qty	Species	Size (bulb grade)
Ph.a	401	Phragmites australis	50cc, min, plug, british-native origin

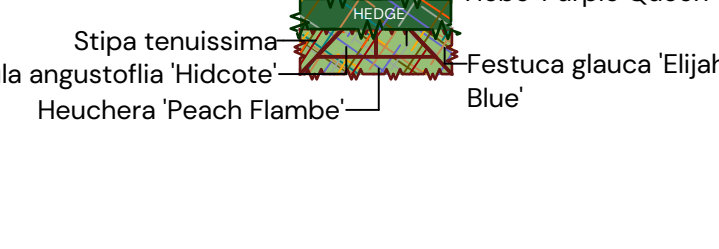
MIX A - shade small - EXAMPLE



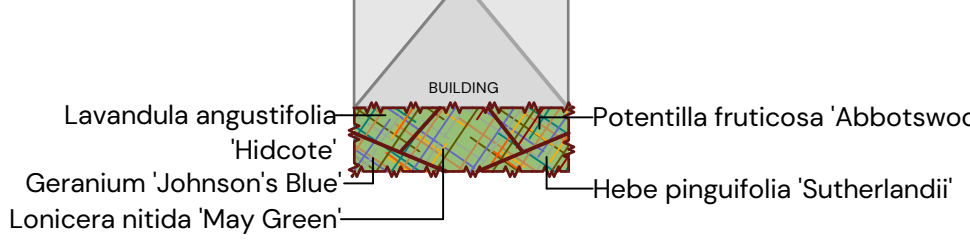
MIX B - shade medium 1 - EXAMPLE



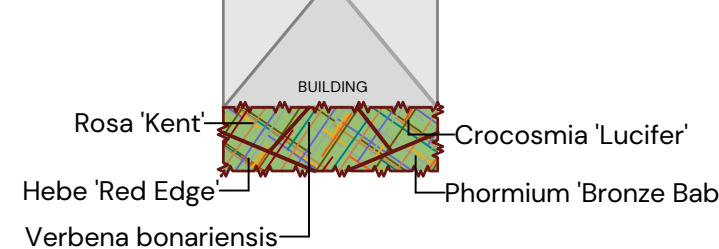
MIX C - sunny small - EXAMPLE



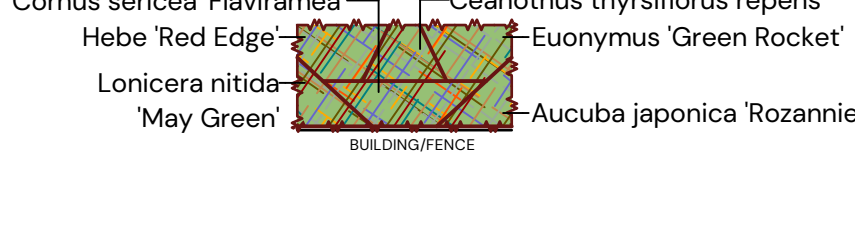
MIX D - sunny medium - EXAMPLE



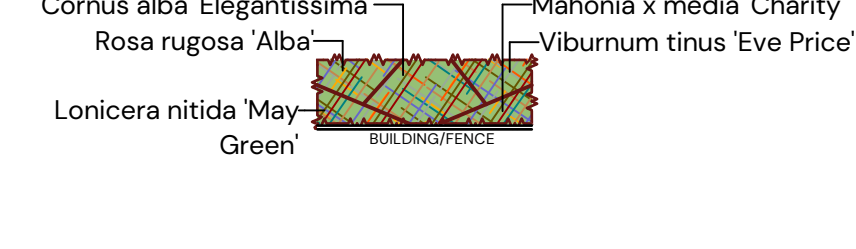
MIX E - sunny medium 1 - EXAMPLE



MIX F - Fence mix medium - EXAMPLE



MIX G - Fence edge mix - EXAMPLE



SHEET LOCATION PLAN

KEY

EXISTING



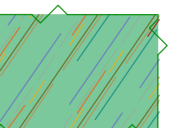
Existing trees/vegetation



Tree root protection zone (Refer to AWA Arboricultural Report)



Tree to be removed or cut back (Refer to AWA Arboricultural Report)



Disused canal area to be retained as a reed bed. Refer to the Biodiversity Management Plan by Brooks Ecological for further details.

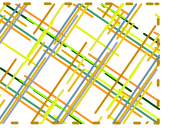
PROPOSED



Trees



Specimen shrubs



Bulb areas



Woodland field layer of plug plants, to be positioned on site by ecologist



Amenity grass - EL1 Flowering lawn mixture by Emorsgate or similar approved



Wildflower meadow - EM2 - General purpose meadow mixture by Emorsgate or similar approved



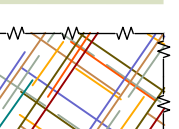
Wetland meadow grass - EM8 - Meadow mixture for wetlands by Emorsgate or similar approved



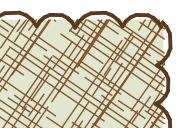
Mown path through meadow grass



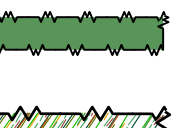
Front gardens: Medallion turf by Rollawn or similar approved



Rear gardens: Grass seed



Shrubs



Native shrub buffer mix with occasional trees