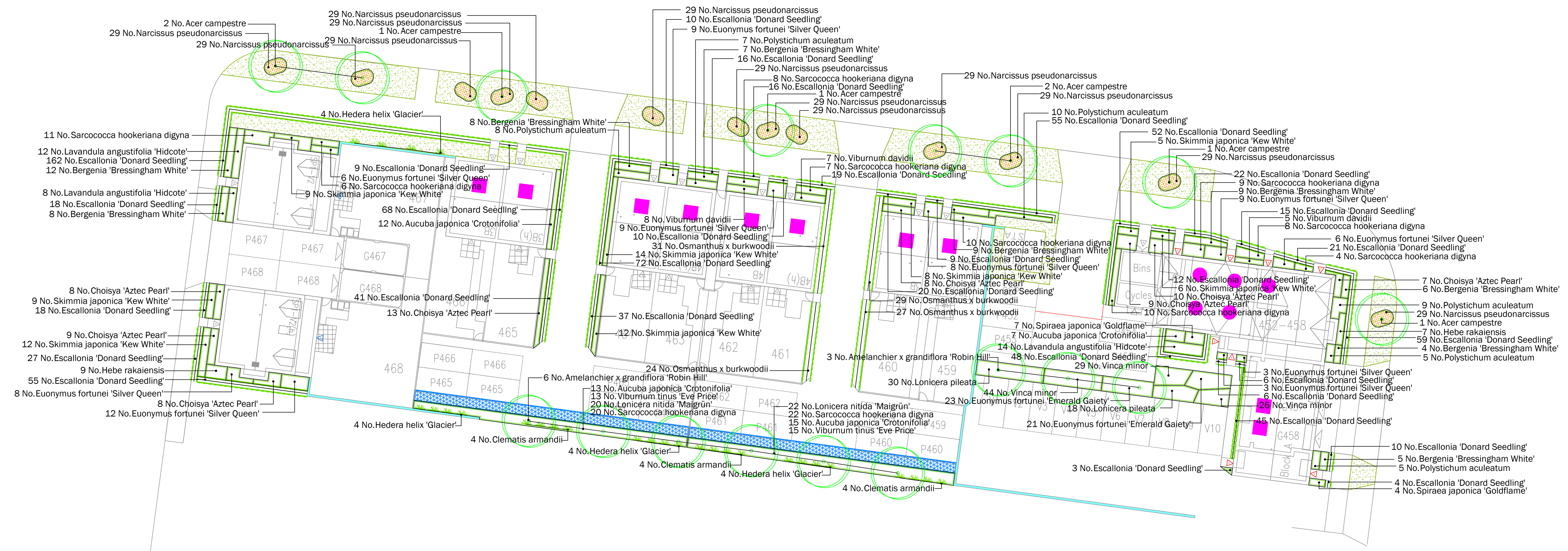


LEGEND	
	Shrub Planting
	Hedging
	Tree Planting
	Climbers
	Grass Mown
	Bulbous Planting
	Retained trees
	Green Tech Arborcraft system (or similar approved)



PLANTING SCHEDULE

Number	Plant Name	Height	Girth	Specification
8 No.	Acer campestre	500-550cm	20-25cm	Semi-Mature: 3x; RB: Clear Stem min. 200cm
9 No.	Amelanchier x grandiflora 'Robin Hill'	min. 450cm	20-25cm	Semi-Mature: C; Clear Stem min. 200cm

Total :17 No.

HEDGING

Number	Plant Name	Height	Container	Specification	Density
962 No.	Escallonia 'Donard Seeding'	40-60cm	10L	Bushy: 5 brks: C	5/m
3 No.	Escallonia 'Donard Seeding'	40-60cm	10L	Bushy: 5 brks: C	5/m ²
111 No.	Osmanthus x burkwoodii	60-80cm	10L	Bushy: 7 brks: C	3/m

Total :1076 No.

SHRUBS

Number	Plant Name	Height	Container	Specification	Density
19 No.	Aucuba japonica 'Crotonifolia'	40-60cm	10L	Bushy: 3 brks: C	3/m ²
28 No.	Aucuba japonica 'Crotonifolia'	40-60cm	5L	Bushy: 3 brks: C	2/m ²
72 No.	Choisya 'Aztec Pearl'	30-40cm	10L	Bushy: 6 brks: C	3/m ²
44 No.	Euonymus fortunei 'Emerald Gaiety'	30-40cm	10L	Bushy: 11 brks: C	3/m ²
73 No.	Euonymus fortunei 'Silver Queen'	20-30cm	10L	Bushy: 7 brks: C	3/m ²
16 No.	Hebe rakaiensis		10L	Bushy: 9 brks: C	3/m ²
34 No.	Lavandula angustifolia 'Hidcote'	20-30cm	10L	Bushy: 7 brks: C	3/m ²
42 No.	Lonicera nitida 'Maigrün'		7.5L	Bushy: 9 brks: C	3/m ²
48 No.	Lonicera pileata		10L	Bushy: 10 brks: C	3/m ²
73 No.	Sarcococca hookeriana digna	30-40cm	10L	Bushy: 8 brks: C	3/m ²
42 No.	Sarcococca hookeriana digna	30-40cm	5L	Bushy: 6 brks: C	3/m ²
75 No.	Skimmia japonica 'Kew White'	30-40cm	10L	Bushy: 4 brks: C	3/m ²
11 No.	Spiraea japonica 'Goldflame'	30-40cm	10L	Bushy: 7 brks: C	3/m ²
20 No.	Viburnum davidii	30-40cm	10L	Bushy: 4 brks: C	3/m ²
28 No.	Viburnum tinus 'Eve Price'	30-40cm	5L	Bushy: 5 brks: C	2/m ²
99 No.	Vinca minor		5-7.5L	Several Shoots: 5 brks: C	5/m ²

Total :724 No.

HERBACEOUS

Number	Plant Name	Container	Specification	Density
68 No.	Bergenia 'Bressingham White'	5L	Full Pot: C	3/m ²

Total :68 No.

CLIMBERS

Number	Plant Name	Height	Container	Specification	Density
12 No.	Clematis armandii	150-200cm	15L	Caned: Several Shoots: 3 brks: C	Counted
16 No.	Hedera helix 'Glacier'	150cm	25L	Trellis: Several Shoots: 7 brks: C	Counted

Total :28 No.

BULBS

Number	Plant Name	Specification	Density
377 No.	Narcissus pseudonarcissus	Grade 5/6	10/m ²

Total :377 No.

LANDSCAPE SPECIFICATION

SITE PREPARATION
Topsoil
 Existing topsoil shall be stripped before building works begin. Imported topsoil shall be to BS3882: 2007 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

Excavation
 Excavation shall NOT be undertaken within the root protection area of any existing trees or shrubs to be retained. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits:
 1000 x 1000 x 800mm deep unless otherwise shown
 Shrub and hedge pit / trench: 450mm deep
 Grass areas: 300mm deep
 Wildflower grassland areas: Excavate to finished levels

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

Backfilling with Subsoil
 Where excavated areas are lower than the required depths, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth.

Backfilling with Topsoil
 Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Meicourt Topgro' compost at a rate of 20 litres/m³. An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits. Grass areas (excluding wildflower grassland areas) shall be backfilled with topsoil in layers of 150mm depth.

Cultivation
 Prior to cultivation if planting / seeding areas are weed infested, weed growth to be trimmed, the arisings removed and re-growth treated with an approved herbicide ie Glyphosate. Treatment to be undertaken in the growing season preceding planting, at a minimum 4 weeks prior to works to allow for repeat treatment if necessary.
 Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Outlets to the following depths and tith, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

Planting areas: 300mm deep cultivation to medium tith
Grass seeding areas: 150mm deep cultivation to fine tith raked to a smooth evenly firmed bed
Turf areas: 150mm deep cultivation to medium tith raked to a smooth evenly firmed bed
Wildflower grassland areas: 150mm deep cultivation to medium tith raked to a smooth evenly firmed bed

Wildflower grassland areas: Where un-excavated areas are to be seeded with wildflower grassland mix the topsoil shall be cultivated to turn the soil over to a depth of 300mm to bring subsoil to the surface. Elsewhere, excavated areas to be seeded with wildflower grassland mix to be backfilled to finished levels with subsoil (as above).

PLANTING

Plant Stock and Timing
 Plant material and operations shall conform to BS5854: 2014, BS 3936 Nursery Stock (Parts 1.10), BS 4428: 1989, BS 4043: 1989 and BS 5837: 2012. The planting season shall be from the 1st October to the 31st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

Planting
 All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.
 All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum 50mm backfill beyond the root ball extent. Plants to be firmed, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting and Support
 Trees shall be planted as per specified detail.
 All trees to be firmed in after planting. All trees shall have irrigation / aeration system units fitted to fully surround the root ball.

Hedge Planting
 Hedges shall be planted in a double staggered row as per detail. Dead, damaged or stragly branches shall be removed after planting. All transplants in hedge and native mixes shall be fitted with individual protection ie shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters / spiral guards shall be black or green, adequately supported and installed to allow for expansion.

Bulb Planting
 Bulbs shall be planted according to species and good horticultural practice. Swathes of bulbs shall be randomly planted avoiding straight lines and / or formal layout unless otherwise specified.

Mulching
 Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Grass Areas
 Turf shall accord with BS 3969: 1998, it shall be good quality meadow / cultivated, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertiliser shall be applied to manufacturer's recommendations and turf shall be laid in accordance with BS 4428: 1989.

Turf shall be laid with broken joints well-butted up, working from timber planks to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Grass Seeding
 Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the period March to May or September to October, during periods of moist, warm weather conditions without significant wind. Pre-seeding fertiliser shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 35g/m² or as specified, in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Wildflower Grassland Seeding
 Areas of wildflower grassland shall be seeded with a wildflower grassland mix suitable for the soil type as specified, during the period March to May or September to October, during periods of suitable warm and moist weather conditions. Seed shall be sown on prepared ground (as detailed above), at a rate of 5g/m² or as specified. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy wildflower grass sward.

AFTERCARE PERIOD
Regular Visits
 During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

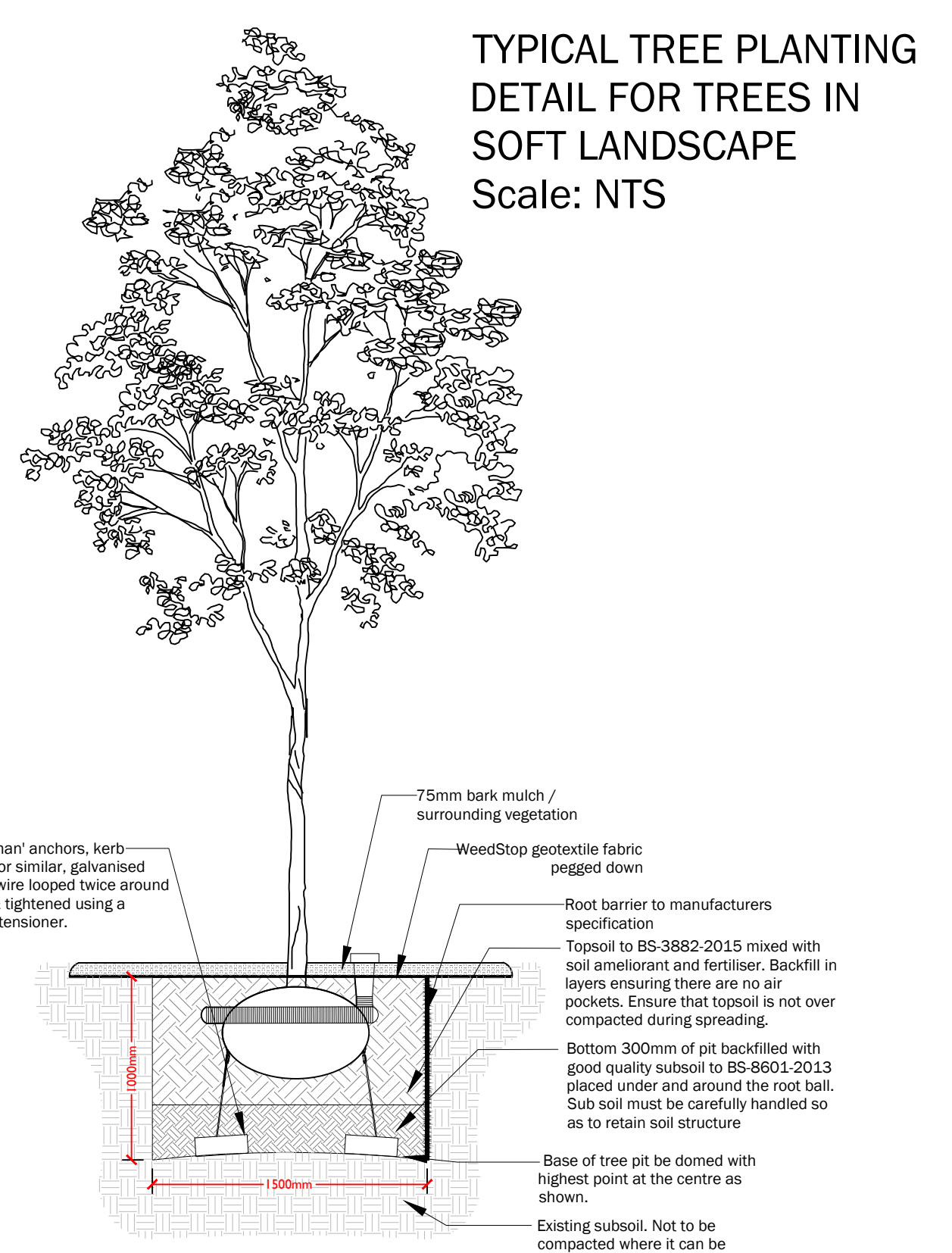
Watering
 All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting
 During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

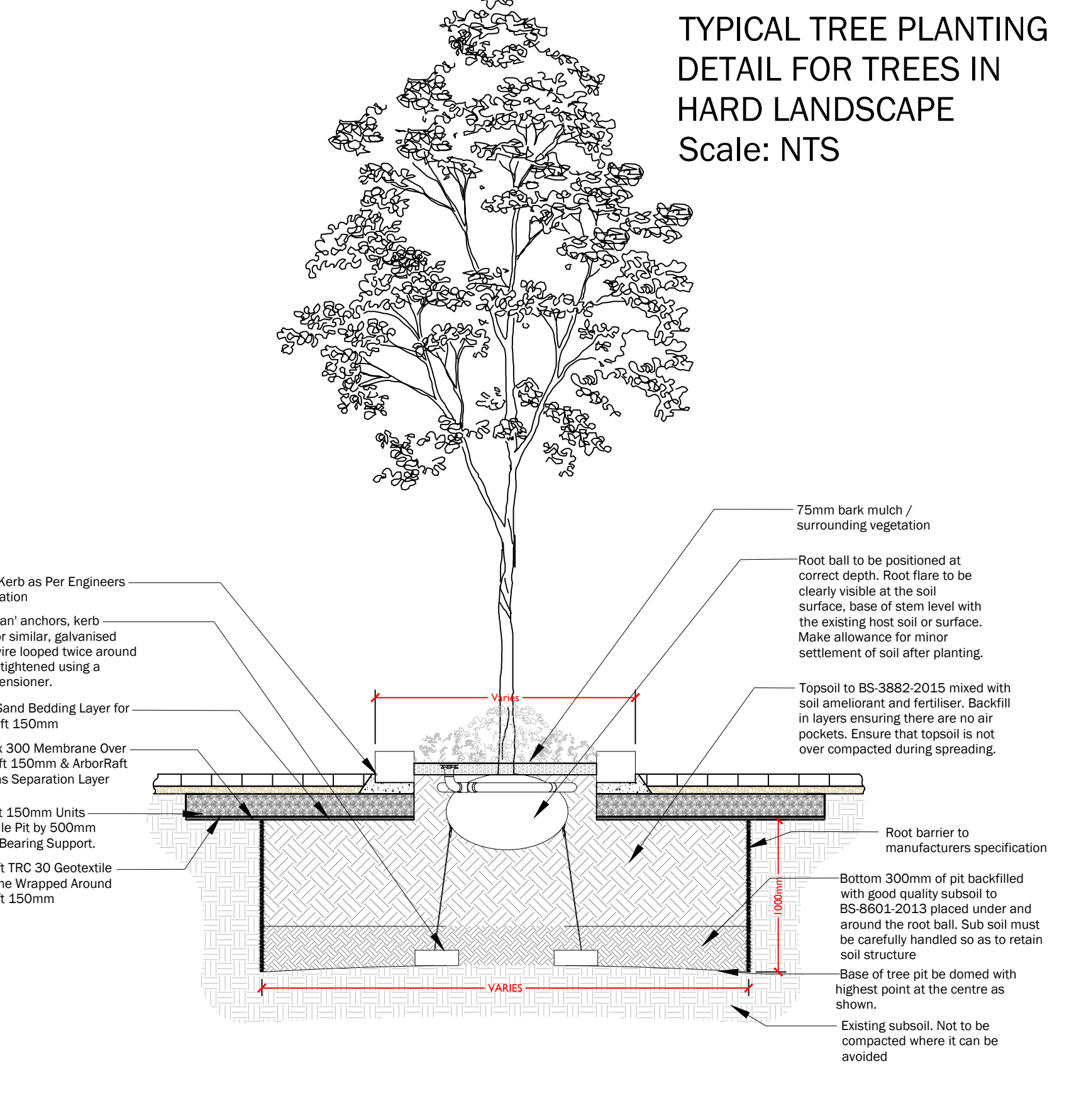
Grass Cutting
 During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm or less. Any bare patches are to be resown. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

Wildflower Grassland Cutting
 During the first growing season cut wildflower grassland every 2 months to a height of 50mm and in subsequent growing seasons cut to 50mm height during late March and late August / early September or as specified. All arisings shall be collected and removed from the site to avoid smothering the sward and to reduce nutrient levels. Spot treat perennial weeds with Glyphosate at the manufacturer's recommended dose rate / or hans pul.

TYPICAL TREE PLANTING DETAIL FOR TREES IN SOFT LANDSCAPE
 Scale: NTS



TYPICAL TREE PLANTING DETAIL FOR TREES IN HARD LANDSCAPE
 Scale: NTS



GENERAL NOTES

This drawing is to be used for planting information only, and is subject to alteration through changes to the site layout or until approved by the area designer.

Any species substitution by the contractor must be verified with the Landscape Architect through the Job Architect.

This layout must be checked in accordance with NHBC Standards 2013 (Chapter 4.2 - Building Near Trees & Chapter 9.2 Drives, Paths and Landscaping) by the Regional Engineer prior to implementation.

Excavations: Contractors must ensure that they have full information relating to service and drainage positions before undertaking any excavations.

Root barriers to be used in association with tree planting adjacent to kerbs / services / footpaths etc. (GreenBlue Urban ReRoot products or similar application in accordance with manufacturer's instructions).

Climbers to be secured to suitable supports following good horticultural practice.

Rev	Date	Description
A	17.03.22	Layout revisions
B	17.06.01	Species amendments/details added
C	17.07.26	Amended to revised base
D	17.07.26	Layout / Planting revisions
E	17.09.07	Tree to Plot 466-468 boundary removed

Detailed Planting Proposals	
Parcel	5C
Project	Director Living
Date	10/11/2022
Scale	1:200 @ A2
Drawing No	2619 5C 01
Rev	