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Planting Plan Key:

- Site Boundary
- Existing trees and vegetation to be retained and protected during the works.
- Existing trees to be removed.
- Proposed ornamental planting on 450mm depth of topsoil with 75mm bark mulch.
- Proposed native tree planting, tree pit and double staking as detailed in the specification.
- Proposed ornamental tree planting, tree pit and double staking as detailed in the specification.
- Proposed single species formal hedge planted in a single row at 0.33 centres (3 no. plants per linear metre). Container transplants.
- Front gardens to be turfed with Lindum LT7 Festival Landscape Turf (or similar approved) on 200mm topsoil.
- Public open space to be sown with Geminal Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m2 on 200mm topsoil.
- Wildflower seeding, WF19 Pollinators Paradise, to the public open space to be sown at 2g/m2 planted into 200mm of a mix of topsoil and subsoil (50:50).

0 1 2 4 6 8 10 12 14 16

SCALE 1:200

N

C	Minor Amendments	MLS 19/06/24
B	Minor Amendments	CN 22/11/23
A	Minor Amendments	CN 07/09/23
REV	DESCRIPTION	BY DATE

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CLIENT: Ecodestone Homes
PROJECT: Langley Lane, Birch
DRAWING TITLE: Planting Plan (Sheet 1 of 2)
SCALE: 1:200 @ A0 DRAWING No: REV: C
DRAWN BY: AC CHD BY: CN DATE: 23/08/2023 P.1885.23.01

LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 Trees in relation to design, demolition & construction - Recommendations- Section 9 (Appendix C).

- Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:
- The destruction of a plant the breaking of branches or roots
 - The debarking of trunks or limbs
 - The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
 - The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil: Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil): Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity. Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high. The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area. Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e. During or shortly after heavy precipitation When soil is in a waterlogged condition When the ground is frozen or covered by snow When there are pools of water on the grounds surface. Topsoil shall be laid to the following minimum depths:

- 200mm below new grass areas
- 300mm to rear gardens
- 450mm beneath new shrub areas
- For wildflower areas a mixture of topsoil and selected subsoil (about 50:50) for a depth of about 150 mm. Selected subsoil alone can be used but if the structure is poor and the fertility very low there will be a very slow establishment of wildflowers and frequently domination by plants such as clovers which do not depend on nitrogen in the soil for their growth.

Finished levels, after settlement, shall be as follows:

- 25mm above adjacent paving from new grassed areas and non-mulched shrub beds
- 75mm below adjacent paving and grass for mulched planting beds.
- 150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 8545:2014 'Trees: from nursery to independence in the landscape
- BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)
- BS 3936: Part 4 1994 Nursery stock (Specification for forest trees)
- BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)
- BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)
- BS 4428: 1989 Recommendations for general landscaping operations.
- BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)
- The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock: Plant stock to be supplied in accordance with the size and description specified ion the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, Form of Trees.

Plant Handling: All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "Plant Handling" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 Transplanting Root-Balled Trees.

Tree Planting: Trees to be pit planted following supplier recommendations. Minimum pit size: Selected standard tree 750 x 750 x 700, and Heavy standard tree 1000 x 1000 x 1000mm. Pits to be prepared to base and sides of pit to be further scarified. Trees to be double staked using two stakes (75mm dia.), driven into ground 400mm below bottom of pit. Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with 250-550mm (dependant on depth of pit due to size of tree) of a mix of subsoil with a 70 to 80% mix of sharp sand. Irrigation pipe to put around bottom of rootball with 25mm of pipe sticking out from the bark mulch level. Backfill remaining area of pit with 450mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre of the tree to assist drainage and settlement. Tree pits in grass to contain a 600mm diameter circle of medium grade bark mulch to a settled depth of 75mm. Water each tree sufficiently in same day of planting, amount of water dependant on size and soil conditions. All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking: Double stake all trees with two stakes, a crossbar, a spacer and webbing. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately 600mm above ground level, taking care not to damage the bark. Ties: Webbing with a spacer. Tying: secure tree firmly to crossbar with spacer and webbing.

Mulch: All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Tree locations in grass should have a 600mm diameter circle of medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental Shrubs, Herbaceous and Grasses: To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Backfill each plant with a 3:1 mix of an approved topsoil with compost. Middle/ centre area of plant beds to be 50mm above previous ground level creating a slightly domed shape to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm. Firm backfill by treading, ensuring the ground is not overly compacted and that each plant is positioned upright.

New formal hedges Consistent in species, cultivar and clone to ensure a uniform hedge. To be planted in a previous prepared planting bed 0.6 metre wide. Plant stock to be planted centrally in a single row at 330mm spacings (3 per linear metre). Trench backfilled with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being along the hedge line/ centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Prune back to a height of 1 metres.

Mycorrhizae: For specimen trees as root ball stock, ornamental shrubs in containers, and holly in containers for native hedgerow mix - Apply MycoForce Endo & Ecto Mycorrhizal Transplanter as per manufacturers specification before backfilling. Apply 1gm of Transplanter per litre of rootball. Either, dust the powder lightly over the root ball, mix MycoForce Transplanter with water and drench the root ball, or place Mycorrhizal Transplanter in the bottom of the planting pit or mix with the backfill that will come into contact with the feeder roots.

For bare root whips for native hedgerow mix and native scrub mix planting - Apply MycoForce Endo Ecto Mycorrhizal Whip Dip as per manufacturers specification. Apply as a root dip just before planting. 100g is sufficient to make Dip for 220 whips. Add 100 grammes of Whip Dip and 1-2 hydro gel sachet to 3-6 litres of water while stirring (the actual hydro gel and water requirement will depend upon water hardness and plant root mass.) Dip the bare roots of the whips into the paste just before planting (if dipped offsite, cover the roots in plastic during transport).

Products to be supplied by Green-tech or similar approved.

Turfed Areas: To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum LT7 Festival Landscap Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear. Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens: Subsoil to be prepared to a depth of 300mm as per ground preparation and soil specification. Topsoil to be supplied as per ground preparation and soil specification to a depth of 300mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding: Public open spaces shall be Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October. Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, 'Topsoil'. Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

Wildflower Seeding: Germinal WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken between March and October. The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 10 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm. Germinal WF19 Pollinators Paradise, or similar approved. Sowing to be taken between March and October. The topsoil mixed with subsoil (50:50) shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 2 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

- Regular visits: Monthly maintenance visits to include the following operations:
- Hand weed planting beds
 - Remove litter
 - Sweep mulch spillage
 - Re-firming plant stock to ensure the new planting is all planting to upright positions.
 - Adjust stakes and ties as necessary
 - Prune plant stock as required to encourage good form
 - Check all plant stock and report signs of pests, disease, death and damage

Mulch: Top up mulch levels (using matching material) surrounding trees and within beds to 75mm at the end of the maintenance period.

Watering: Plant stock to receive the following quantities of water: Trees: Regularly water each tree per month dependant on size, soil conditions and weather conditions between April and September. Shrubs and transplants: 5 litres/plant on three occasions throughout growing season. Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance: Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Wildflower Maintenance: WFG20 Eco Species Rich Lawn Maintenance First Cut: Mid September - 1st October. Cutting height approximately 70mm. Thereafter: shall be cut 1 time a year mid-August to early October to maintain a sward of approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up.

Germinal WF19 Pollinators Paradise Maintenance First Cut: Mid September - 1st October. Cutting height approximately 70mm. Thereafter: shall be cut 1 time a year from early September to maintain a sward of approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up.

New Tree/Shrub Planting: Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. Replace dead / dying stock in winter.

Plant replacements: All dead, dying and vandalised plant stock shall be replaced, at the end of each growing season during the maintenance period.

Fertilising: Apply Pro Flora Tablets to all plants, as per manufacturers specification. Apply once during years 2 and 4 after planting.

Application rate as follows: Application rate for trees - Transplant - 30-120cm Tree Height - 2 per plant - 30g - Selected Standard - 300-360cm Tree Height - 7 per plant - 105g - Heavy Standard - 360-425cm Tree Height - 8 per plant - 120g

Application rate for shrubs - 10-20 height - 1 per plant - 15g - 20-40 height - 2 per plant - 30g - 40-60 height - 3 per plant - 45g - 60-80 height - 4 per plant - 60g - 80-100 height - 5 per plant - 75g - 100+ height - 5 per plant - 75g

Fertilising products to be supplied by Green-tech or similar approved.

Planting Schedule

Trees							
Number of Plants	Abbreviation	Species	Specification	Height	Girth	Density	
2 -	BET PEN	Betula pendula	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counted	
2 -	BET PUB	Betula pubescens	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counted	
6 -	BET JAC	Betula utilis jacquemontii	Selected Standard: 5 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counted	
2 -	CAR BET	Carpinus betulus	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counted	
7 -	CRA SCA	Crataegus laevigata 'Paul's Scarlet'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counted	
3 -	PRU AVI	Prunus avium	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counted	
5 -	PYR CHA	Pyrus calleryana 'Chanticleer'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counted	
1 -	QUE ROB	Quercus robur	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counted	
6 -	SOR ROY	Sorbus aucuparia 'Cardinal Royal'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counted	
Total :33 -							

Shrubs							
Number of Plants	Abbreviation	Species	Specification	Height	Pot Size	Density	Area
36 -	BER NAN	Berberis thunbergii 'Atropurpurea Nana'	Branched: 4 brks: C	20-25cm	3L	4/m²	8.2752m²
13 -	BUD KNI	Buddleja davidii 'Black Knight'	Branched: 4 brks: C	40-60cm	3L	2/m²	6.176m²
34 -	CHO SUN	Choysya ternata 'Sundance'	Bushy: 4 brks: C	30-40cm	3L	3/m²	10.5618m²
6 -	COR PUR	Corylus maxima 'Purpurea'	Branched: 2 brks: C	40-60cm	3L	2/m²	2.8935m²
14 -	COT PUR	Cotinus coggygia 'Royal Purple'	Branched: 3 brks: C	30-40cm	3L	3/m²	4.4071m²
29 -	ELA EBB	Elaeagnus x ebbingei	Branched: 3 brks: C	30-40cm	3L	3/m²	9.2197m²
14 -	ESC SPI	Escallonia rubra 'Crimson Spire'	Bushy: 4 brks: C	40-60cm	3L	3/m²	4.4071m²
98 -	EUO QUE	Euonymus fortunei 'Silver Queen'	Bushy: 5 brks: C	20-30cm	3L	4/m²	22.6794m²
31 -	FOR LYN	Forsythia x intermedia 'Lynwood'	Branched: 4 brks: C	40-60cm	3L	3/m²	9.7282m²
7388 -	GRI LIT	Griselinia littoralis	Bushy: 3 brks: C	40-60cm	3L	2/m²	3693.4051m²
22 -	HEB ORM	Hebe 'Great Orme'	Bushy: 3 brks: C	30-40cm	3L	3/m²	8.7473m²
34 -	HEB GEM	Hebe 'White Gem'	Bushy: 5 brks: C	30-40cm	3L	3/m²	10.4127m²
39 -	HYV CAL	Hypericum calycinum	Bushy: 6 brks: C	20-30cm	2L	4/m²	8.6834m²
37 -	LAV HID	Lavandula angustifolia 'Hidcote'	Bushy: 5 brks: C	20-30cm	3L	3/m²	11.2543m²
4 -	LAVST	Lavandula stoechas	Bushy: 5 brks: C		3L	3/m²	1.0832m²
71 -	LON PIL	Lonicera pileata	Bushy: 6 brks: C		3L	3/m²	21.8218m²
19 -	Olea E MAC	Olearia macrodonta	Bushy: 4 brks: C	40-60cm	3L	2/m²	9.2114m²
39 -	PER SPI	Perovskia 'Blue Spire'	Bushy: 3 brks: C	30-40cm	3L	3/m²	12.1878m²
69 -	PHO ROB	Photinia x fraseri 'Red Robin'	Branched: 6 brks: C	30-40cm	3L	3/m²	21.8367m²
44 -	POT TAN	Potentilla fruticosa 'Tangerine'	Bushy: 4 brks: C		3L	3/m²	13.8256m²
34 -	PRU LUS	Prunus lusitanica	Bushy: 4 brks: C	30-40cm	3L	2/m²	15.2934m²
5 -	SAR CON	Sarcococca confusa	Bushy: 6 brks: C	20-30cm	3L	3/m²	1.4674m²
6 -	SKJAV	Skimmia japonica 'Veitchii'	Bushy: 3 brks: C	30-40cm	3L	4/m²	1.4732m²
63 -	SPI PRI	Spirea japonica 'Little Princess'	Bushy: 5 brks: C	20-30cm	2L	4/m²	15.3346m²
Total :8149 -							Total :3922.3859m²

Herbaceous							
Number of Plants	Abbreviation	Species	Specification	Pot Size	Density	Area	
6 -	ACH FAN	Achillea 'Fanal'	Full pot: C	3L	4/m²	1.2725m²	
6 -	CRO LUC	Crocusmia 'Lucifer'	Full pot: C	3L	4/m²	1.2939m²	
6 -	CROSP	Crococsmia 'Spitfire'	Full pot: C	3L	4/m²	1.1464m²	
5 -	ECH BLU	Echinops ritro 'Veitch's Blue'	Full pot: C	3L	3/m²	1.4726m²	
5 -	RUD GOL	Rudbeckia fulgida sullivantii 'Goldsturm'	Full pot: C	3L	4/m²	1.2296m²	
Total :27 -							Total :6.415m²

Formal Hedge							
Number	Abbreviation	Species	Specification	Height	Pot Size	Density	Length
507 -	PRU LUY	Prunus laurocerasus 'Otto Luyken'	Bushy: 3 brks: C	40-50cm	2L	3/m	167.7633m
Total :507 -							Total :167.7633m

Grasses							
Number	Abbreviation	Species	Specification	Density	Area		
6 -	CAR DAN	Carex morrowii 'Ice Dance'	Full pot: C	5/m²	1.0333m²		
10 -	LIRMU	Liriope muscari	Full pot: C	5/m²	1.9434m²		
Total :16 -							Total :2.9767m²

Native Hedgerow Mix							
Number	Abbreviation	Species	Specification	Height	Pot Size	Density	Percentage Contribution
111 -	COR AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	60-80cm	0.33Ctr	Double Staggered at 0.3m offset	15%
295 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	60-80cm	0.33Ctr	Double Staggered at 0.3m offset	40%
111 -	ILE AQU	Ilex aquifolium	Leader with Lateral: C	40-60cm	3L	0.33Ctr Double Staggered at 0.3m offset	15%
148 -	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	60-80cm	0.33Ctr	Double Staggered at 0.3m offset	20%
38 -	ROS ARV	Rosa arvensis	1+1: Transplant - seed raised: Branched: 2 brks: B	60-80cm	0.33Ctr	Double Staggered at 0.3m offset	5%
38 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	60-80cm	0.33Ctr	Double Staggered at 0.3m offset	5%
Total :741 -							Total :121.2769m

DO NOT SCALE

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CLIENT: Ecodestone Homes
PROJECT: Langley Lane, Birch
DRAWING TITLE: Planting Plan (Sheet 2 of 2)
SCALE: NTS @ A0
DRAWN BY: AC
CHKD BY: CN
DATE: 23/08/2023
DRAWING NO: P.1885.23.01
REV: C