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Landscape Layout Key:

- Site Boundary
- Residential Developable Area
- Existing trees and vegetation to be retained and protected during the works.
- Existing trees and vegetation to be removed.
- Proposed native shrubs and ornamental shrub planting (roughly 50:50 in equal parts) on 400mm depth of topsoil with 75mm bark mulch.
- Proposed native tree planting, tree pit and stake.
- Proposed ornamental tree planting, tree pit and stake.
- Proposed mixed native hedgerow planted in a double staggered row at 0.33m centres and 0.3 offset. Bare root transplants, each with a 60cm high Tubex shrub shelter, two cable ties and a timber stake.
- 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 on 150mm topsoil.
- Public open space to be sown with Germinal Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m2 on 150mm topsoil.
- Native scrub planting to be planted as 60-80cm whip planting at 1m centres, for additional wildlife habitat.
- Native species peatland planting including species such as heather, cotton grass, sphagnum, and junos.
- Wetland Wildflower seeding, P2 Water Margin Wildflower Seed Mix by Hurrells Specialist Seeds, to the pond perimeter to be sown at 2g/m2.
- Wildflower seeding, WF19 Pollinators Paradise, to the public open space to be sown at 2g/m2.
- Marginal wetland planting, planted in semi-submerged pots in shallow water. Planting depth between 50-120mm of water above crown.
- Native woodland mix planted at 4m centres, with additional understorey scrub planting also at 4m centres, to be planted as 60-80cm whips.

Paving Key:

- Main roads, private drives, and public footpaths including raised/feature junctions and rampal transition strips to be tarmac.
- Hoggin paths with timber edging

Boundary key:

- 1.8m timber close boarded fence to side and rear

Other key:

- Proposed raised landform to be made using 'pseudo peat'
- Wooden seating, railway themed to look like made of railway sleepers.
- Proposed Pond.

0 1 2 4 6 8 10 12 14 16 18

SCALE BAR 1:250

N

I	Hedgerows added	CN	15/12/23
H	Trees added	CN	11/12/23
G	Updated to latest planning layout	CN	04/12/23
F	Minor amendments	CN	20/10/23
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B	Amendments based on revised site layouts	CN	13/04/23
A	Revisions based on amended planning layout	GJH	07/03/23
REV	DESCRIPTION	BY	DATE

Ascerta

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CLIENT: Keillem Homes

PROJECT: Castleton Sidings, Rochdale

DRAWING TITLE: Landscape Layout (Sheet 1 of 6)

SCALE: 1:250 @ A0 DRAWING No: REV

DRAWN BY: AC CHKD BY: CN DATE: 20/12/2022 P.1733.22.03 I

Planting understorey scrub within existing area of vegetation that will have railway lines removed and contains mainly young and scattered self seeded trees in grass.



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CLIENT: Kellen Homes

PROJECT: Castleton Sidings, Rochdale

DRAWING TITLE: Landscape Layout (Sheet 2 of 6)

SCALE: 1:250 @ A0 DRAWING NO: REV

DRAWN BY: AC CHECKED BY: CN DATE: 20/12/2022 P.1733.22.03 I



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CLIENT: Kellen Homes
PROJECT: Castleton Sidings, Rochdale
DRAWING TITLE: Landscape Layout (Sheet 3 of 6)
SCALE: 1:250 @ A0
DRAWN BY: AC
CHECKED BY: CN
DATE: 20/12/2022
DRAWING NO: P.1733.22.03
REV: I



existing trees
hedging lost.

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CLIENT: Kellen Homes
PROJECT: Castleton Sidings, Rochdale
DRAWING TITLE: Landscape Layout (Sheet 4 of 6)
SCALE: 1:250 @ A0
DRAWN BY: AC
CHECKED BY: CN
DATE: 20/12/2022
DRAWING NO: P.1733.22.03
REV: I



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Proposed Pond.

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CLIENT:

Kellen Homes

PROJECT:

Castleton Sidings, Rochdale

DRAWING TITLE:

Landscape Layout (Sheet 5 of 6)

SCALE:

1:250 @ A0

DRAWING NO:

REV:

DRAWN BY:

AC

CHKD BY:

CN

DATE:

20/12/2022

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LANDSCAPE SOFTWARES SPECIFICATION

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil shall meet the following specification:
Texture 5-50% clay
PH 6-7.5
Stones <20%
To be free from toxic substances, weed seeds, plastic, metals etc.

Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Tree pits to be constructed as described in section 'Plant and Planting Specification'.

Subsoil to be spread by hand or using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

Topsoil:
Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 Specification for Topsoil. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps shall be graded to shed water and avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.

Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.

Topsoil shall be laid to the following minimum depths:

- 150mm below new grass areas
- 400mm beneath new shrub areas.

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 1984 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 on 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.

Shrub Planting:

All bare root stock shall be planted between November and April. If planting is to be carried out at any other time of the year, containerised stock shall be used. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out.

Plant stock shall be watered in same day with 5 to 10 litres per plant (dependant on stock size and soil conditions).

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. Firm backfill by treading, ensuring the ground is not overly compacted and that the 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. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems.

Prune back to a height of 1 metre.

New Mixed Native Hedgerows - Double staggered:

Bare root stock (container stock for Common Holly) shall be planted between November and March. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species. To be planted in a previously prepared planting trench 300mm deep and up

to 1metre wide. Backfill trench 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 at the 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.

Plant stock to be planted in a double row in the centre of the plant bed, 330mm between plants and 300mm between rows (6 no. plants per linear metre). Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

Prune back to a height of 2 metres.

Heavy Standard Tree Planting:

Pits to be prepared to 1000x1000x1000mm. 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 600mm (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 400mm 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 same day of planting with adequate amount of water per tree (water amount dependant on tree 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.

Extra Heavy Standard Tree Planting:

Pits to be prepared to 1200x1200x1000mm. Base and sides 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 800mm (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 400mm 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.

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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.

Grass Seeding:

Seed mix 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.

Hurrells Specialist Seeds P2 Water Margin Wildflower Seed Mix, or similar approved within the proposed pond. Sowing to be taken between March and September.

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Turfed areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be Lindum Festival 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.

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