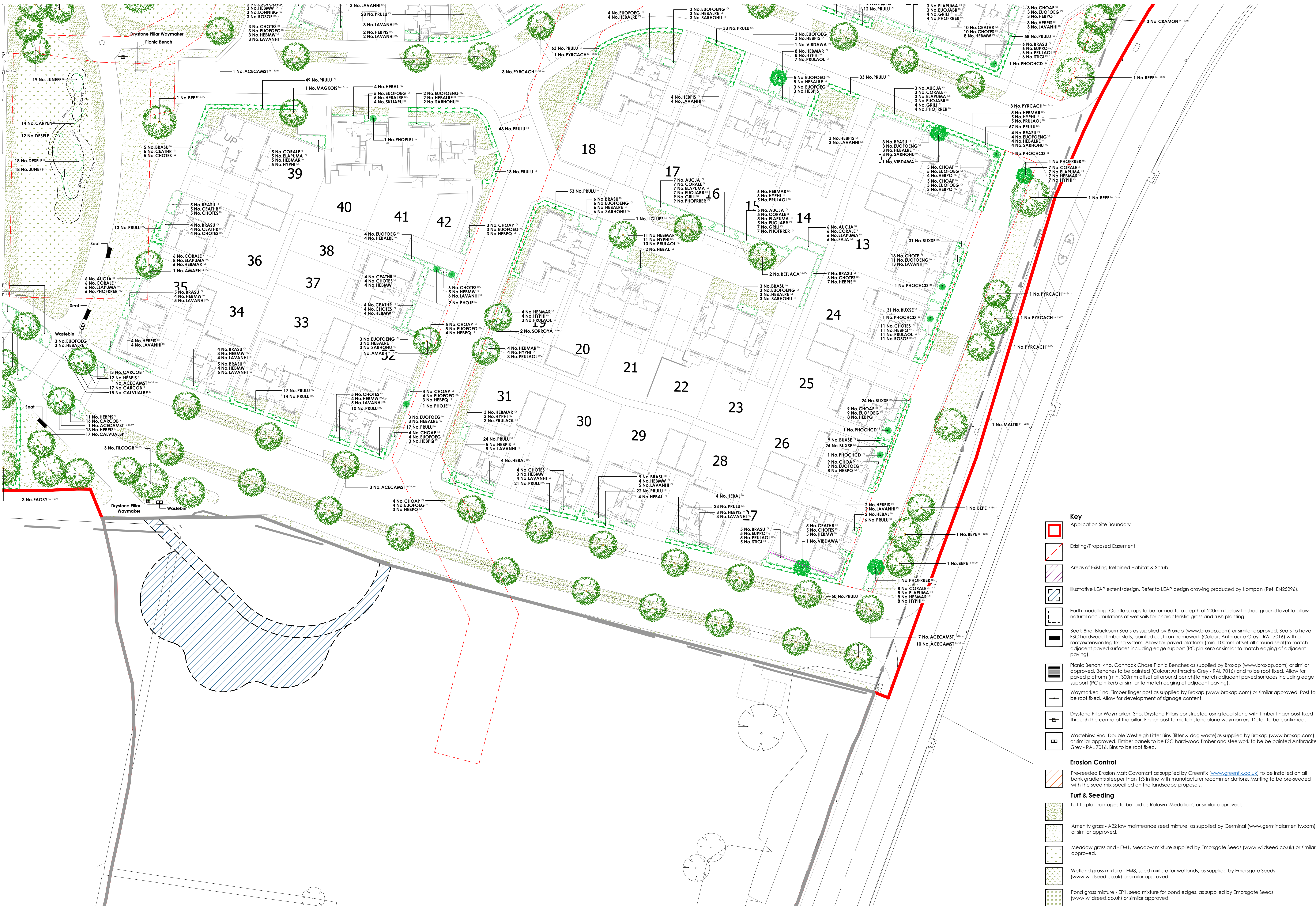




Specification Notes:

All plants shall conform to BS 3934 and be in accordance with the National Plant Specification. Supplying nurseries shall be Registered under the HTA 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 no conflict with highway land and future adaptations.

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 not until conditions are considered acceptable.

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

All bare root stock that 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 plays: Any planting stock specified in pedestrian visibility plays 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 at 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 1.8m 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.

Native Hedgerows (transplants): All native hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted on a double staggered row at 400mm centres, 300mm apart with no less than 4 per linear metre. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other details in advance of planting and cultivated to a fine tilth. If required suitable soil conditions, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using bio-degradable spiral guards (Rainbow Bio-spiral) secured with a 15mm diameter min. bamboo can inserted inside the guard and up to a third in its length into the ground. Shrubs are to be planted using a Bio-degradable shrub shelter (gt GreenGuard Biodegradable Tree Shelter Guard) and timber stake using natural fibre ties (Hofstad Natural Tree Tie) fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity. Planting beds to site frontages/features areas be mulched with 75mm layer of bark. Guards and shelters to be supplied Green Tech (www.green-tech.co.uk) or similar.

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 tilth incorporating 150mm of topsoil to finished formation level. All areas shall be free of weed growth prior to turfing/seeding.

Key

- Application Site Boundary
- Existing/Proposed Easement
- Areas of Existing Retained Habitat & Scrub.
- Illustrative LEAP extent/design. Refer to LEAP design drawing produced by Kompan (Ref: EN25292).
- Earth modelling: Gentle scraps to be formed to a depth of 200mm below finished ground level to allow natural accumulations of wet soils for characteristic grass and rush planting.
- Seal: 8no. Blackburn Seals as supplied by Broxap (www.broxap.com) or similar approved. Seats to have FSC hardwood timber slats, painted cast iron framework (Colour: Anthracite Grey -RAL 7016) with a roof/extension leg fixing system. Allow for paved platform (min. 100mm offset all around seat) match adjacent paved surfaces including edge support (PC pin kerb or similar to match edging of adjacent paving).
- Picnic Benches: 4no. Connock Chase Picnic Benches as supplied by Broxap (www.broxap.com) or similar approved. Benches to be painted (Colour: Anthracite Grey -RAL 7016) and to be roof fixed. Allow for paved platform (min. 300mm offset all around bench) to match adjacent paved surfaces including edge support (PC pin kerb or similar to match edging of adjacent paving).
- Waymarker: 1no. Timber finger post as supplied by Broxap (www.broxap.com) or similar approved. Post to be roof fixed. Allow for development of signage content.
- Drystone Pillar Waymarker: 3no. Drystone Pillars constructed using local stone with timber finger post fixed through the centre of the pillar. Finger post to match standalone waymarkers. Detail to be confirmed.
- Wastebins: 6no. Double Westleigh Litter Bins (litter & dog waste) as supplied by Broxap (www.broxap.com) or similar approved. Timber panels to be FSC hardwood timber and steelwork to be painted Anthracite Grey -RAL 7016. Bins to be roof fixed.

Erosion Control

Pre-seeded Erosion Mat: Covamat as supplied by Greenfix (www.greenfix.co.uk) to be installed on all bank gradients steeper than 1:3 in line with manufacturer recommendations. Matting to be pre-seeded with the seed mix specified on the landscape proposals.

Turf & Seeding

Turf to plot frontages to be laid as Rollown 'Medallion', or similar approved.

Amenity grass - A22 low maintenance seed mixture, as supplied by Germinal (www.germinalamenity.com) or similar approved.

Meadow grassland - EM1, Meadow mixture supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Wetland grass mixture - EM8, seed mixture for wetlands, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Pond grass mixture - EP1, seed mixture for pond edges, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

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 tilth and be free of weed growth prior to seeding.

Shrub & 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.

Native Shrubs: All shrubs to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other details in advance of planting and cultivated to a fine tilth. If required suitable soil conditions, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using bio-degradable spiral guards (Rainbow Bio-spiral) secured with a 15mm diameter min. bamboo can inserted inside the guard and up to a third in its length into the ground. Shrubs are to be planted using a Bio-degradable shrub shelter (gt GreenGuard Biodegradable Tree Shelter Guard) and timber stake using natural fibre ties (Hofstad Natural Tree Tie) fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity. Planting beds to site frontages/features areas be mulched with 75mm layer of bark. Guards and shelters to be supplied Green Tech (www.green-tech.co.uk) or similar.

Upland Rush & Grass Species: All margins to be planted in accordance with horticultural best practice guidelines. No marginal species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 12-21.

Plant Schedule

Trees	Abbr	Species	Supply	Size	Girth	Number
CORAV		Corylus avellana	M5: RB	175-200cm		6
QUEBO		Quercus robur	Select Standard RB	300-350cm	10-12cm	4
CRAPPS		Crataegus punctulata 'Splendens'	RB	350-425cm	12-14cm	2
APFER		Apple Bramley	HSd: RB MM106	350-425cm	12-14cm	3
CARBET		Carpinus betulus	Extra Heavy Standard RB	425-600cm	14-16cm	6
AMARH		Amelanchier arborea 'Robin Hill'	Extra Heavy Standard RB	425-600cm	14-16cm	7
CRAMON		Crataegus monogyna	Extra Heavy Standard RB	425-600cm	14-16cm	4
CARBET		Carpinus betulus 'Fastigiata'	Extra Heavy Standard RB	425-600cm	14-16cm	2
SORROYA		Sorbus aucuparia 'Cardinal Royal'	Extra Heavy Standard RB	425-600cm	14-16cm	5
LIGUES		Ligustrum lucidum 'Excelsium Superbum'	Extra Heavy Standard RB	425-600cm	14-16cm	13
MALTR		Malus trilobata	Extra Heavy Standard RB	425-600cm	14-16cm	1
ACECAMST		Acer campestre 'Streetwise'	Extra Heavy Standard RB	450-625cm	16-18cm	45
FAGPURA		Fagus sylvatica 'Purpurea'	Extra Heavy Standard RB	450-625cm	16-18cm	1
FAGST		Fagus sylvatica	Extra Heavy Standard RB	450-625cm	16-18cm	9
BEPE		Betula pendula	Extra Heavy Standard RB	450-625cm	16-18cm	9
MAGKOIS		Magnolia kobus 'SIS'	Extra Heavy Standard RB	450-625cm	16-18cm	7
MALSY		Malus sylvestris	Extra Heavy Standard RB	450-625cm	16-18cm	3
PRUAV		Prunus avium	Extra Heavy Standard RB	450-625cm	16-18cm	5
BETJACA		Betula utilis jacquemontii	Extra Heavy Standard RB	450-625cm	16-18cm	6
CARBET		Carpinus betulus	Extra Heavy Standard RB	450-625cm	16-18cm	4
PHYCACH		Pinus caleyana 'Chanticleer'	Extra Heavy Standard RB	450-625cm	16-18cm	12
ALING		Arnus guineensis	Extra Heavy Standard RB	450-625cm	16-18cm	3
TILCOGR		Tilia cordata 'Green Sprite'	Semi-mature RB	550-600cm	20-25cm	5
						Total: 158

Specimen Shrubs

Abbr	Species	Supply	Pol Size	Height	Habit	Density	Number
PHOJE	Phormium 'Jester'	LSL	80-100cm	Tip Cm	14		14
PHOPUL	Phormium 'Phyllis Black'	LSL	80-100cm	Tip Cm	5		5
PHOWAVA	Phormium 'Yellow Wave'	LSL	80-100cm	Tip Cm	8		8
PHOCHCD	Phormium cookii 'Cream Delight'	LSL	80-100cm	Tip Cm	8		8
PHOFREER	Phorlitis 'Foster Red Robin'	LSL	125-150cm	Tip Cm	1		1
VIDAWA	Viburnum bodnantense 'Dawn'	LSL	80-100cm	Bushy	4		4
HAMINDI	Hamelis x intermedia 'Diane'	LSL	125-150cm	Branched	4		4
							Total: 48

Single Species Hedgerows

Abbr	Species	Supply	Pol Size	Height	Habit	Density	Number
ELAEUB	Elaeagnus ebbingei 'Limeglint'	SL	80-100cm	Bushy	0.4Ch	139	
PRULU	Prunus lauraster	SL	80-100cm	Bushy	0.4Ch	171	
ELAEUB	Elaeagnus ebbingei 'Limeglint'	SL	80-100cm	Bushy	0.4Ch	152	
ELAEUB	Elaeagnus ebbingei 'Limeglint'	SL	80-100cm	Bushy	0.4Ch	301	
PRULU	Prunus lauraster	SL	80-100cm	Bushy	0.4Ch	1167	
							Total: 2330

Native Mix Species Hedgerow

Abbr	Species	Supply	Height	Density	Mix %	Number
CORAV	Corylus avellana	T1+1: 3 Breaks	60-80cm	0.4Ch Double Staggered at 0.4m offset	15%	258
CRAMON	Crataegus monogyna	T1+1: 3 Breaks	60-80cm	0.4Ch Double Staggered at 0.4m offset	40%	686
LEAQ	Ilex aquifolium	T1+1: 3 Breaks	60-80cm	0.4Ch Double Staggered at 0.4m offset	10%	173
PRISP	Prunus spinosa	T1+1: 3 Breaks	60-80cm	0.4Ch Double Staggered at 0.4m offset	15%	258
ROSCA	Rosa canina	T1+1: 3 Breaks	60-80cm	0.4Ch Double Staggered at 0.4m offset	10%	173
VIBOP	Viburnum opulus	T1+1: 3 Breaks	60-80cm	0.4Ch Double Staggered at 0.4m offset	10%	173
						Total: 1721

Shrubs

Abbr	Species	Supply	Pol Size	Height	Habit	Density	Number
CALVIALBP	Calluna vulgaris 'Alba Plena'	SL	30-40cm	Bushy	0.6Ch	65	
CORALE	Cornus alba 'Elegantissima'	SL	60-80cm	Branched	0.7Ch	105	
EUPRO	Euphorbia roboreae	SL	30-40cm	Bushy	0.7Ch	14	
HEBPS	Hebe pinnatifida 'Sutherland'	SL	30-40cm	Bushy	0.7Ch	77	
AUCJA	Aucuba japonica	SL	60-80cm	Bushy	0.7Ch	30	
AUCJACR	Aucuba japonica 'Crotolaria'	SL	60-80cm	Bushy	0.7Ch	6	
AUCJACR	Aucuba japonica 'Crotolaria'	SL	60-80cm	Bushy	0.7Ch	7	
BRASU	Brachyglottis 'Sunshine'	SL	40-60cm	Bushy	0.7Ch	210	
BUXSE	Buxus sempervirens	SL	30-40cm	Bushy	0.7Ch	13	
CEATHR	Caeanthus thyrsiflorus repens	SL	40-60cm	Bushy	0.7Ch	116	
CHOPAP	Choiysia Ascle 'Pearl'	SL	40-60cm	Bushy	0.7Ch	107	
CHOTE	Choiysia temata	SL	40-60cm	Bushy	0.7Ch	68	
CHOIES	Choiysia temata 'Sundance'	SL	40-60cm	Bushy	0.7Ch	204	
ELAPUMA	Elaeagnus pungens 'Maculata'	SL	80-100cm	Bushy	0.7Ch	127	
EUOCHENG	Eucymnus fortunei 'Emerald V Gold'	SL	30-40cm	Bushy	0.7Ch	195	
EUOCHENG	Eucymnus fortunei 'Emerald Goldie'	SL	30-40cm	Bushy	0.7Ch	287	
EUOJABR	Eucymnus japonicus 'Bravo'	SL	60-80cm	Bushy	0.7Ch	18	
EUJAJ	Eucymnus japonicus 'Bravo'	SL	60-80cm	Bushy	0.7Ch	14	
GRUL	Griselinia littoralis	SL	80-100cm	Bushy	0.7Ch	24	
HEBMAR	Hebe 'Marjorie'	SL	40-60cm	Bushy	0.7Ch	178	
HEBMW	Hebe 'Mrs Winder'	SL	40-60cm	Bushy	0.7Ch	164	
HEBPQ	Hebe 'Purple Queen'	SL	40-60cm	Bushy	0.7Ch	138	
HEBAL	Hebe abicicans	SL	30-40cm	Bushy	0.7Ch	32	
HEBALRE	Hebe abicicans 'Red Edge'	SL	30-40cm	Bushy	0.7Ch	220	
HEBPS	Hebe pinnatifida 'Sutherland'	SL	30-40cm	Bushy	0.7Ch	188	
HYPH	Hypericum 'Heslop'	SL	40-60cm	Bushy	0.7Ch	123	
LAVANH	Lavandula angustifolia 'Hidcole'	SL	30-40cm	Bushy	0.7Ch	231	
LAVANH	Lavandula angustifolia 'Munstead'	SL	30-40cm	Bushy	0.7Ch	21	
LOHNBG	Loniceria nitida 'Bagginsens Gold'	SL	40-60cm	Bushy	0.7Ch	33	
PHOFREER	Phorlitis 'Foster Red Robin'	SL	80-100cm	Bushy	0.7Ch	30	
PRULAU	Prunus lauraster 'Otha Lyken'	SL	60-80cm	Bushy	0.7Ch	173	
ROSCOF	Rosmarinus officinalis	SL	40-60cm	Bushy	0.7Ch	40	
SARRO	Sarcococco hookeriana	SL	30-40cm	Bushy	0.7Ch	33	
SARHIOH	Sarcococco humilis	SL	30-40cm	Bushy	0.7Ch	92	
SKIJARU	Skimmia japonica 'Rubella'	SL	40-60cm	Bushy	0.7Ch	20	
STIGI	Stipa gigantea	SL	Full Pot	0.7Ch	17		Total: 3416

Grasses

Abbr	Species	Pol Size	Density	Number
CARCDB	Carex canemans 'Bronze'	SL	0.6Ch	101
				Total: 101

Native Shrub Mix

Abbr	Species	Supply	Height	Mix	Density	Area	Number
CORAL	Cornus alba	1+1: 3 Bks	60-80cm	5%	1Ch	88.43m²	100
CORSA	Cornus sanguinea	1+1: 3 Bks	60-80cm	5%	1Ch	88.43m²	100
CORAV	Corylus avellana	1+1: 3 Bks	60-80cm	30%	1Ch	530.51m²	539
EUOEPS	Eucymnus europaeus	1+1: 3 Bks	60-80cm	15%	1Ch	265.26m²	274
LIGVU	Ligustrum vulgare	1+1: 3 Bks	60-80cm	15%	1Ch	265.26m²	274
ROSCA	Rosa canina	1+1: 3 Bks	60-80cm	15%	1Ch	265.26m²	274
VIBOP	Viburnum opulus	1+1: 3 Bks	60-80cm	15%	1Ch	265.26m²	274
							Total: 1768.41m²
							Total: 1835

Upland Rush & Grass Species

Abbr	Species	Supply	Pol Size	Density	Number
CARPEN	Carex pendula	Bushy	1L	3/m²	99
DESLE	Deschampsia flexuosa	Bushy	1L	3/m²	99
JUNEFF	Juncus effusus	Bushy	1L	3/m²	99
					Total: 187

Swale Planting

Abbr	Species	Supply	Density	Number
PHAD	Phragmites australis	100cc Plug	10/m²	857
				Total: 857

Revised:
Rev A: 10/11/2022
Rev B: 12/01/2023
Rev C: 08/04/2023
Rev D: 09/10/2023
Rev E: 20/10/2023
Rev F: 20/10/2024
Rev G: 20/10/2024

Landscaping amended to include
PCC & Steel recommended to include
Landscaping
Revised in response to planning
comment
Revised in response to planning
comment
Revised in response to planning
comment
Revised in response to planning
comment

Project:
Hollin Bank, Littleborough

Client:
Vistry Partnerships (Yorkshire)

Scale:
1:250 @ A0

Date:
23/08/2020

Drawn:
AF

Checked:
DC

Reviewed:
NL

Approved:
GL1835 05F

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