

LANDSCAPE SPECIFICATION NOTES

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

Soil depths:

- New shrub beds: minimum 450mm **topsoil** depth after compaction.
- Hedge lines: minimum 450mm **topsoil** depth after compaction.
- Grass areas (seed and turf): minimum 150mm **topsoil** depth after compaction.
- Wildflower seed areas: minimum 75mm **subsoil** 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 mulch 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 x 450mm 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 5 per linear metre. 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. 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 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.

Amenity Grassed Areas (seed)
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 seed - or similar and approved - shall be sown in accordance with good practice. Alternative seed mixes to the above must produce a sward with at least 6 species / m2 and be suitable to maintain this level of species diversity through management by regular mowing.

A - Development Areas: Meadow & Wetland Grassed Areas (seed)
In order to encourage a greater diversity of wild flowers, wild flower seed should be sown into 75mm of cultivated and fine-graded, low-nutrient subsoil 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 EM1 Basic General Purpose Meadow Mixture seed and Emorsgate EM8 Meadow Mixture for Wetlands (or similar & approved), shall be sown in accordance with good practice.

B - River Roch Offset Area: Meadow & Wetland Grassed Areas (seed)
No topsoil stripping or disturbance to occur within this no-construction zone offset. Grassland enhancement will be achieved by cutting and removing arisings to reduce fertility, the removal of 'weeds' such as thistles in one field along with scarification and seeding with a wild flower mix only (further specification to be set out in a BNG Implementation Plan.)

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

Marginal/ aquatics
Keep plants watered and in shade until planted and do not allow to dry out. Planting shall be into the existing subsoil. Remove stones and roots over 5mm in any dimension. Subsoil shall be nutrient poor and not have any fertiliser or herbicide added. Plant marginals/ aquatics at the original soil mark, removing any plant containers from site.

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. Please note, maintenance of the following should be aligned with required Biodiversity Net Gain outcomes for this site.

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

Ornamental shrub 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.

Amenity Grassed Areas (seed) and Bulbs
Mown paths through area of open space should be mown regularly to provide a suitable route through open space. Bulbs should be allowed to die back within long grass areas prior to regular summer mowing.

Meadow & Wetland Grassed Areas (seed)
The timing and frequency of grass cuts for wild flower and wet meadow will be determined by management procedures required to maximise biodiversity net gain units, comprising a rotational annual cut once seed heads have dropped in late September, with two thirds cut between 300mm and a minimum 150mm and the remaining third to be cut to a height of below 70mm.

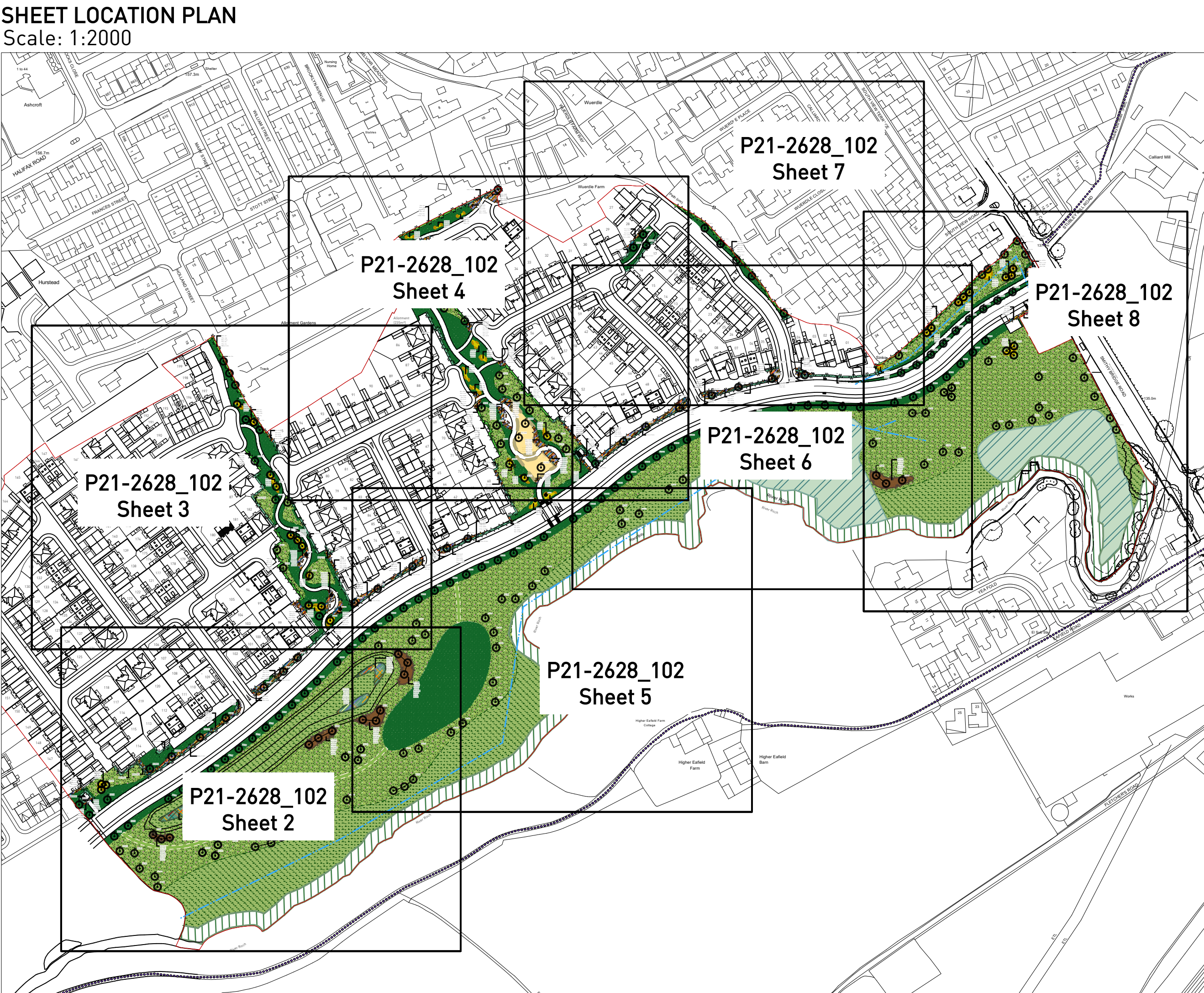
Marginal/aquatics
Remove any rubbish and scum, including weeds and litter, including adjacent to inlets and outlets. Cut down and remove dead flower stems, leaves or diseased plant as and when they are evident. Fallen leaves shall be removed from planting areas.

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 BS:3936 and BS:4428;
- 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.

Note:
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 seasons. Planting proposals to be checked and confirmed by project engineer for construction against ground conditions/soil types and foundation design.



PLANT SCHEDULE FOR PUBLIC OPEN SPACE TREES FOR POS			
ID	Qty	Species	Size (girth and height)
Ac.c	11	Acer campestre	14-16cm, 400-450cm ht, B, 3x, extra heavy standard, min 200cm cs, 5 breaks
A.g	24	Alnus glutinosa	14-16cm, 400-450cm ht, B, 3x, large feathered, 7 breaks
B.p	22	Betula pendula	14-16cm, 400-450cm ht, RB, 3x, large feathered, 7 breaks
C.b	15	Carpinus betulus	14-16cm, 400-450cm ht, RB, 3x, large feathered, 7 breaks
C.av	41	Corylus avellana	Multi-stem, 300-350cm ht, multi-stem, bushy, 5 stems minimum
F.s	23	Fagus sylvatica	14-16cm, 400-450cm ht, RB, 3x, large feathered, 7 breaks
Ma.s	97	Malus sylvestris	14-16cm, 400-450cm ht, B, 3x, extra heavy standard, 175-200cm cs, 5 breaks
P.Ra	3	Pinus radiata	300-350cm ht, RB, 5x, leader with laterals, feathered to base
P.a	26	Prunus avium	14-16cm, 400-450cm ht, B, 3x, extra heavy standard, 175-200cm cs, 5 breaks
Q.ro	36	Quercus robur	14-16cm, 400-450cm ht, RB, 3x, large feathered, 7 breaks
S.ar	10	Sorbus aria	14-16cm, 400-450cm ht, B, 3x, extra heavy standard, cs min 175-200cm cs, 5 breaks
S.a	30	Sorbus aucuparia	14-16cm, 400-450cm ht, B, 3x, extra heavy standard, cs min 175-200cm cs, 5 breaks

NATIVE BUFFER MIX (to be planted at 1.5m centres)				
ID	Qty	Species	%	Size
Co.sa	97	Cornus sanguinea	30	60-80cm ht, B, 1+1, transplant, seed-raised, branched, 3 breaks
C.ave	49	Corylus avellana	15	60-80cm ht, 1+2, B, 3brks, branched
H.he	17	Hedera helix	5	40-60cm ht, 1L, several shoots, 3 breaks
I.aqu.	32	Ilex aquifolium	10	60-80cm ht, 3L, leader with laterals
L.p	17	Lonicera periclymenum	5	60-80cm ht, 2L, caned, several shoots, 2 breaks
P.sp	49	Prunus spinosa	15	60-80cm ht, B, 1+1, 2 brks, branched
S.ni	32	Sambucus nigra	10	60-80cm ht, B, 1+1, transplant, branched, 3 breakks
V.op	32	Viburnum opulus	10	60-80cm ht, B, 1+2, 3 brks, branched

NATIVE HEDGEROW MIX (to be planted at 5/lin m in a double-staggered row)				
ID	Qty	Species	Size (girth and height)	%
A.c	248	Acer campestre	40-60cm ht, B, ht 1+0	10
C.mo	1486	Crataegus monogyna	40-60cm ht, B, ht 1+0	60
I.aq	125	Ilex aquifolium	40-60cm ht, 2L pot, leader with laterals	5
P.sp	372	Prunus spinosa	40-60cm ht, B, 1+0, leader	15
R.c	125	Rosa canina	40-60cm ht, 2L, branched, 3 breaks	5
V.o.	125	Viburnum opulus	40-60cm ht, B, 1+1, transplant, seed-raised, branched, 2 breaks	5

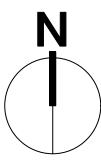
ORNAMENTAL HEDGES (to be planted at 5/lin m in a double-staggered row)			
ID	Qty	Species	Size
P.I.O.L	3758	Prunus laurocerasus 'Otto Luyken'	40-60cm ht, 5L-7.5L pot, bushy, 5 breaks

SPECIMEN SHRUBS			
ID	Qty	Species	Size
P.C	2	Phormium 'Cream Delight'	10-12L Triple crown
P.t.P	5	Phormium tenax 'Purpureum'	10L pot, 80-100cm

SHRUBS				
ID	Qty	Species	Density (/m2)	Size
A.j.R	485	Aucuba japonica 'Rozannie'	4	3L, 30-40cm, bushy, 3 breaks
B.m	108	Briza media	7	3L pot
C.t.r	615	Ceanothus thyrsiflorus repens	4	7.5L pot, 40-60cm, bushy, 5 breaks
C.t.S	193	Choisya ternata 'Sundance'	4	5L pot, 40-60cm, bushy, 5 breaks
C.s.F	130	Cornus sericea 'Flaviramea'	4	3L pot, 60-80cm, branched, 4 breaks
E.G.R	130	Euonymus 'Green Rocket'	4	3L pot, 30-40 cm, 7 breaks, bushy
E.f.E	485	Euonymus fortunei 'Emerald Gaiety'	4	5L, 30-40 cm D, 25-30 cm ht, bushy, 9 breaks
H.P.Q	160	Hebe 'Purple Queen'	5	3L cover pot, 30-40cm, bushy, 5 breaks
H.R.E	485	Hebe 'Red Edge'	4	5L pot, 30-40cm D, bushy, 7 breaks
H.p.S	156	Hebe pinguifolia 'Sutherlandii'	5	5L pot, 20-30cm
H.P.F	97	Heuchera 'Peach Flambé'	6	3L full pot
L.a.H	193	Lavandula angustifolia 'Hidcote'	4	5L pot, 20-30cm, bushy, 7 breaks
L.i.V	64	Lavandula x intermedia 'Vera'	4	7.5L, 30-40cm ht, Bushy, 9 breaks
L.n.M.G	485	Lonicera nitida 'May Green'	4	3L, 30-40 cm D, bushy, 6 breaks
P.te	321	Pachysandra terminalis	4	3L cover pot, several shoots

MARGINAL				
ID	Qty	Species	Density (/m2)	Size
B.um	195	Butomus umbellatus	4	0.5L full pot
C.pa	98	Caltha palustris	4	0.5L full pot
I.ps	195	Iris pseudacorus	4	0.5L full pot
L.sa	98	Lythrum salicaria	4	0.5L full pot
M.aq	49	Mentha aquatica	4	0.5L full pot
My.sc	49	Myosotis scorpioides	4	0.5L full pot
R.fl	98	Ranunculus flammula	4	0.5L full pot
T.la	195	Typha latifolia	4	0.5L full pot

BULBS				
ID	Qty	Species	Density (/m2)	Size (bulb grade)
C.bi	1876	Crocus bicolour mix	20	5-6
G.n	1876	Galanthus nivalis	20	5-6
N.p	1876	Narcissus pseudonarcissus	20	7+
T.s	1876	Tulipa sylvestris	20	6+



C	22/02/2024	VR	Update in line with new layout
B	30/01/2023	VR	Update in line with new layout
A	20/09/2023	KG	Update due to new layout
Rev	Date	By	Note