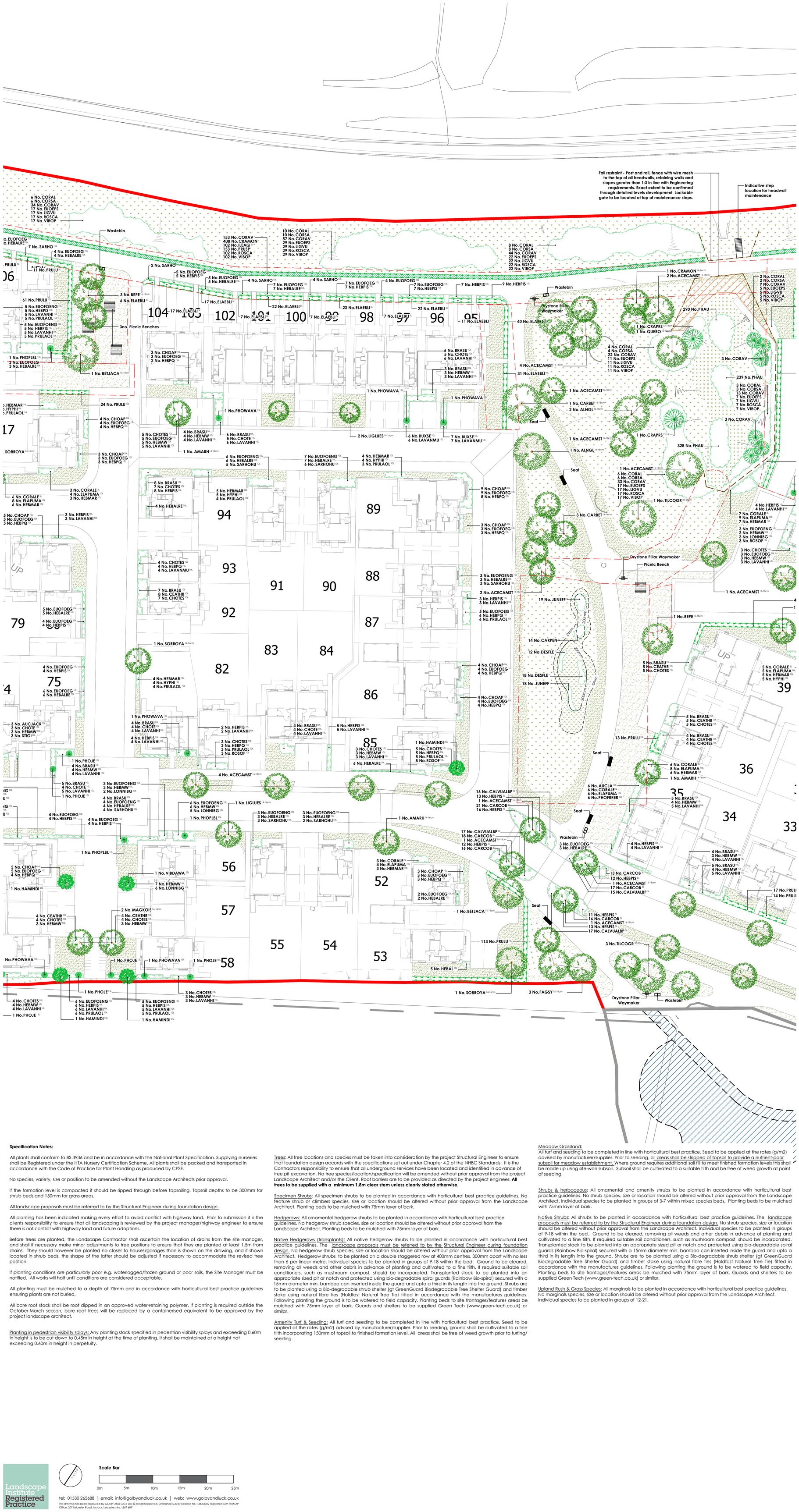


Key

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: EN25296).

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.

Seat: 8no. Blackburn Seats 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 root/extension leg fixing system. Allow for paved platform (min. 100mm offset all around seat)to match adjacent paved surfaces including edge support (PC pin kerb or similar to match edging of adjacent paving).

Picnic Bench: 4no. Cannock 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 root 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 root 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 be painted Anthracite Grey - RAL 7016. Bins to be root fixed.

Erosion Control

Pre-seeded Erosion Mat: Covamatt 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 Rolawn 'Medallion', or similar approved.

Amenity grass - A22 low mainteance 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.

Plant Schedule

Trees

Abbr	Species	Supply	Size	Girth	Number
CORAV	Corylus avellana	MS: RB	175-200cm		6
QUERO	Quercus robur	Select Standard :RB	300-350cm	10-12cm	4
CRAPRS	Crataegus prunifolia 'Splendens'	HStd: RB	350-425cm	12-14cm	2
APPBR	Apple 'Bramley'	HStd: 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
CARBETF	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
LIGLUES	Ligustrum lucidum 'Excelsum Superbum'	Extra Heavy Standard :RB	425-600cm	14-16cm	13
MALTRI	Malus trilobata	Extra Heavy Standard :RB	425-600cm	14-16cm	1
ACECAMST	Acer campestre 'Streetwise'	Extra Heavy Standard :RB	425-600cm	16-18cm	45
FAGPURA	Fagus sylvatica 'Purpurea'	Extra Heavy Standard :RB	450-625cm	16-18cm	1
FAGSY	Fagus sylvatica	Extra Heavy Standard :RB	450-625cm	16-18cm	5
BEPE	Betula pendula	Extra Heavy Standard :RB	450-625cm	16-18cm	9
MAGKOIS	Magnolia Kobus "ISIS"	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
PYRCACH	Pyrus calleryana 'Chanticleer'	Extra Heavy Standard :RB	450-625cm	16-18cm	12
ALNGL	Alnus glutinosa	Extra Heavy Standard :RB	450-625cm	16-18cm	3
TILCOGR	Tilia cordata 'Green Spire'	Semi-mature :RB	550-600cm	20-25cm	5
					Total :158

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
PHOJE	Phormium 'Jester'	15L	80-100cm	Trp Crn	14
PHOPLBL	Phormium 'Platt's Black'	15L	80-100cm	Trp Crn	5
PHOWAVA	Phormium 'Yellow Wave'	15L	80-100cm	Trp Crn	8
PHOCHCD	Phormium cook. hookeri 'Cream Delight'	15L	80-100cm	Trp Crn	8
PHOFRRER	Photinia fraseri 'Red Robin'	18L	125-150cm	Bushy	3
VIBDAWA	Viburnum bodnantense 'Dawn'	25L	80-100cm	Bushy	4
HAMINDI	Hamamelis x intermedia 'Diane'	25L	125-150cm	Branched	6
					Total :48

Single Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
ELAEBLI	Elaeagnus ebbingei 'Limelight'	5L	80-100cm	Bushy	0.4Ctr	139
PRULU	Prunus lusitanica	5L	80-100cm	Bushy	0.4Ctr	171
BUXSE	Buxus sempervirens	10L	30-40cm	Bushy	0.4Ctr	152
ELAEBLI	Elaeagnus ebbingei 'Limelight'	10L	80-100cm	Bushy	0.4Ctr	301
PRULU	Prunus lusitanica	10L	80-100cm	Bushy	0.4Ctr	1567
						Total :2330

Native Mix Species Hedgerow

Abbr	Species	Supply	Height	Density	Mix %	Number
CORAV	Corylus avellana	T 1+1: 3 Breaks	60-80cm	0.4Ctr Double Staggered at 0.4m offset	15%	258
CRAMON	Crataegus monogyna	T 1+1: 3 Breaks	60-80cm	0.4Ctr Double Staggered at 0.4m offset	40%	686
ILEAQ	Ilex aquifolium	2L: 3 Breaks	40-60cm	0.4Ctr Double Staggered at 0.4m offset	10%	173
PRUSP	Prunus spinosa	T 1+1: 3 Breaks	60-80cm	0.4Ctr Double Staggered at 0.4m offset	15%	258
ROSCA	Rosa canina	T1+1: 3 Breaks	60-80cm	0.4Ctr Double Staggered at 0.4m offset	10%	173
VIBOP	Viburnum opulus	T1+1: 3 Breaks	60-80cm	0.4Ctr Double Staggered at 0.4m offset	10%	173
						Total :1721

Shrubs

Abbr	Species	Pot Size	Height	Habit	Density	Number
CALVUALBP	Calluna vulgaris 'Alba Plena'	3L	30-40cm	Bushy	0.6Ctr	65
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.7Ctr	105
EUPRO	Euphorbia robbiae	5L		Full Pot	0.7Ctr	14
HEBPIS	Hebe pinguifolia 'Sutherlandii'	5L	30-40cm	Bushy	0.7Ctr	77
AUCJA	Aucuba japonica	10L	60-80cm	Bushy	0.7Ctr	30
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	60-80cm	Bushy	0.7Ctr	6
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	40-60cm	Bushy	0.7Ctr	7
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ctr	210
BUXSE	Buxus sempervirens	10L	30-40cm	Bushy	0.7Ctr	13
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ctr	116
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	107
CHOTE	Choisya ternata	10L	40-60cm	Bushy	0.7Ctr	68
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	206
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.7Ctr	127
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Ctr	195
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7Ctr	287
EUOJABR	Euonymus japonicus 'Bravo'	10L	60-80cm	Bushy	0.7Ctr	18
FAJA	Fatsia japonica	10L	60-80cm	Bushy	0.7Ctr	6
GRILI	Griselinia littoralis	10L	80-100cm	Bushy	0.7Ctr	24
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Ctr	178
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ctr	164
HEBPQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ctr	138
HEBAL	Hebe albicans	10L	30-40cm	Bushy	0.7Ctr	32
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Ctr	220
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	188
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	123
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Ctr	231
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ctr	21
LONNIBG	Lonicera nitida 'Baggesen's Gold'	10L	40-60cm	Bushy	0.7Ctr	35
PHOFRRER	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.7Ctr	30
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	173
ROSOF	Rosmarinus officinalis	10L	30-40cm	Bushy	0.7Ctr	40
SARHO	Sarcococca hookerana	10L	30-40cm	Bushy	0.7Ctr	33
SARHOHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ctr	92
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ctr	20
STIGI	Stipa gigantea	10L		Full Pot	0.7Ctr	17
						Total :3416

Grasses

Abbr	Species	Pot Size	Density	Number
CARCOB	Carex comans 'Bronze'	3L	0.6Ctr	101
				Total :101

Native Shrub Mix

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

Upland Rush & Grass Species

Abbr	Species	Supply	Pot Size	Density	Number
CARPEN	Carex pendula	Bushy	1L	3/m²	39
DESFLE	Deschampsia flexuosa	Bushy	1L	3/m²	49
JUNEFF	Juncus effusus	Bushy	1L	3/m²	99
					Total :187

Swale Planting

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

Specification Notes:

All plants shall conform to BS 3936 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 not conflict with highway land and future adoptions.

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 halt 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 shall 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 splays: Any planting stock specified in pedestrian visibility splays 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 pit 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 climbers 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 6 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 debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditioners, 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 upto 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 (Holdfast 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.

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 at point of seeding.

Shrubs & 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 debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditioners, 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 upto 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 (Holdfast 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 marginals to be planted in accordance with horticultural best practice guidelines. No marginals species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 12-21.

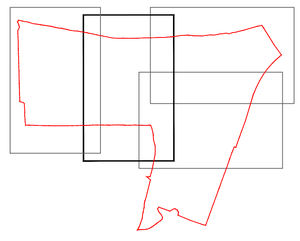
Landscape Institute Registered Practice

Scale Bar

0m 5m 10m 15m 20m 25m

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Location Plan

Revisions:

Rev A.	13/02/2023	POS & Plots amended to include swale design
Rev B.	09/06/2023	Landscape Revised to latest layout
Rev C.	09/10/2023	Revised in response to planning comments
Rev D.	29/10/2024	Updated to latest planning layout
Rev E.	12/12/2024	Updated to latest easement extents

Project
Hollin Bank, Littleborough

Drawing title
Soft Landscape Proposals
(Sheet 2 of 4)

Client
Vistry Partnerships (Yorkshire)

Scale
1:250 @ A0

Drawn AF Checked DC

Date
23/08/2020

Number/Figure
GL1835 03E

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