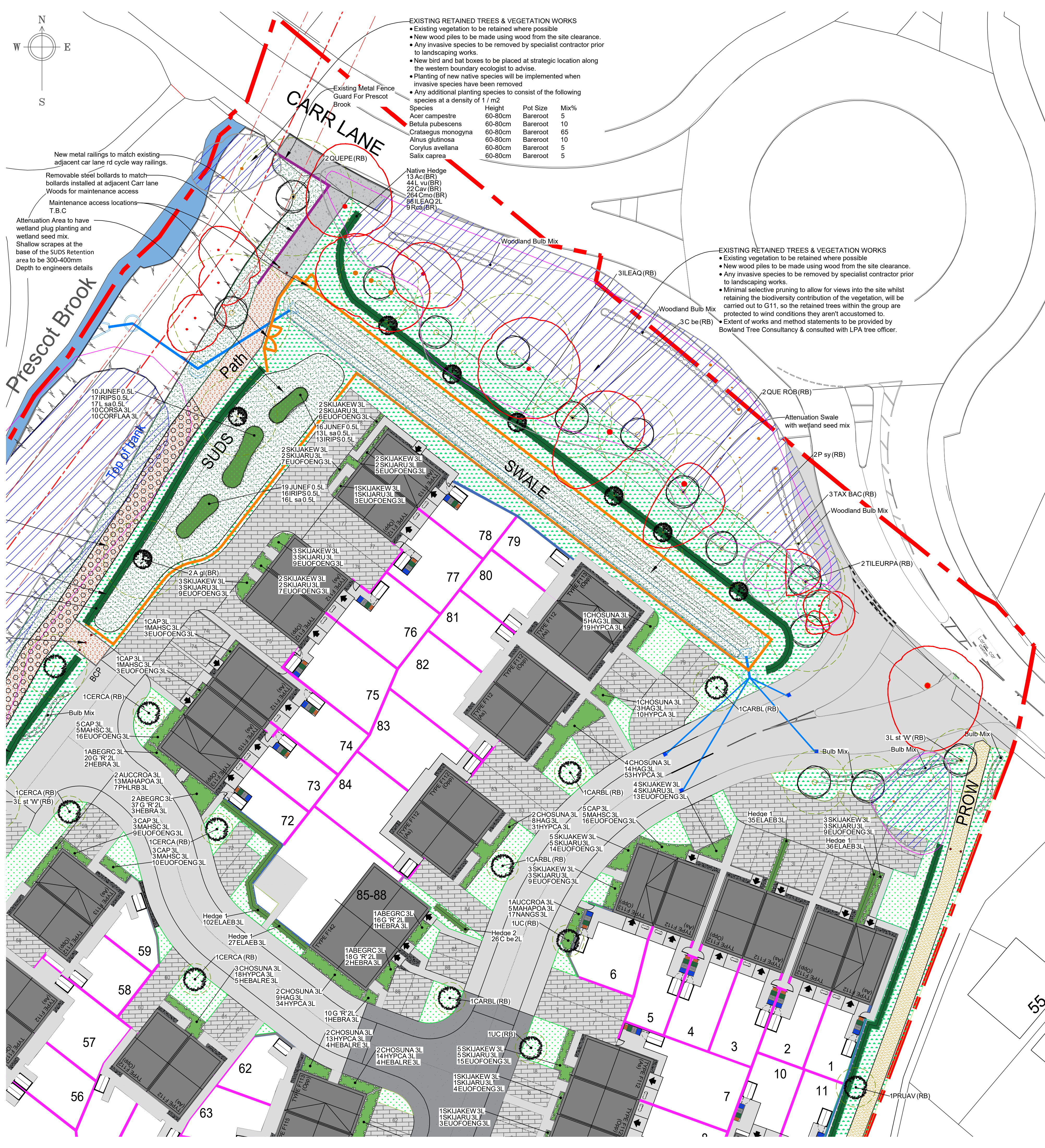




Landscaping Schedule						
Trees						
Number	Abbreviation	Species	Height	Girth	Specification	Pot Size
3	ACECAM	Acer campestre	125-150cm		Feather :2x	(BR)
3	A gl	Alnus glutinosa	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
2	A gl	Alnus glutinosa	200-250cm		Multi-Stemmed :3 Stems :3x	(BR)
3	AMEBA	Amelanchier 'Ballerina'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
3	C be	Carpinus betulus	450-625cm	18-20cm	Clear Stem min. 200 :3x	(RB)
8	CARBL	Carpinus betulus 'Lucas'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
5	CERCA	Cercis canadensis	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
1	F s	Fagus sylvatica	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
3	ILEAQ	Ilex aquifolium	175-200cm		Leader With Laterals	(RB)
4	L st 'W'	Liquidambar styraciflua 'Worplesdon'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
3	L st 'W'	Liquidambar styraciflua 'Worplesdon'	400-450cm	18-20cm	Clear Stem min. 200 :3x	(RB)
7	MALBSP	Malus Baccata 'Street Parade'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
4	MALSY	Malus sylvestris	125-150cm		2x Feathered	(BR)
1	PRUAV	Prunus avium	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
5	QUEPE	Quercus petraea	400-450cm	14-16cm	Clear Stem 175-200 :3x	(RB)
2	QUE ROB	Quercus robur	400-450cm	14-16cm	3x Feathered :7 brks	(RB)
3	SOR AUC	Sorbus aucuparia	150-175cm		Feathered :2x	(BR)
4	TILEURPA	Tilia europaea 'Palidat'	450-625cm	18-20cm	Clear Stem min. 200 :3x	(RB)
6	UC	Ulmus 'Columnella'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
6	ULM NH	Ulmus 'New Horizon'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
Total :76						
Shrubs						
Number	Abbreviation	Species	Density	Height	Specification	Pot Size
21	ABEGRC	Abelia grandiflora 'Compacta'	3/m²	30-40cm		3L
9	AUCCROA	Aucuba japonica 'Crotonifolia'	3/m²	30-40cm		3L
10	BRASU	Brachyglottis 'Sunshine'	3/m²	30-40cm		3L
49	CAP	Choisya 'Aztec Pearl'	3/m²	30-40cm		3L
28	CHOSUNA	Choisya ternata 'Sundance'	3/m²	30-40cm		3L
10	CORSA	Cornus sanguinea	3/m²	30-40cm		3L
10	CORFLAA	Cornus stolonifera 'Flaviramea'	3/m²	40-60cm		3L
7	CORAV	Corylus avellana	Counted	100-125cm	Branched :5 brks	(BR)
367	EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	3/m²	20-30cm		3L
75	HAG	Hebe 'Autumn Glory'	3/m²	30-40cm		3L
81	HEBALRE	Hebe 'Red Edge'	3/m²	20-30cm		3L
193	HEBRA	Hebe rakaisensis	3/m²	20-30cm		3L
302	HYPCA	Hypericum calycinum	3/m²	30-40cm		3L
45	LAVANHI	Lavandula angustifolia 'Hidcote'	4/m²	20-30cm		3L
49	MAHSC	Mahonia 'Soft Caress'	3/m²	20-30cm		3L
54	MAHAPOA	Mahonia aquifolium 'Apollo'	3/m²	30-40cm		3L
17	NANGS	Nandina domestica 'Gulf Stream'	3/m²	20-30cm		3L
25	PHILRB	Phytolita 'Little Red Robin'	3/m²	30-40cm		3L
29	ROSOFMIJ	Rosmarinus officinalis 'Miss Jessopp's Upright'	3/m²	30-40cm		3L
278	SALOFFPU	Salvia officinalis 'Purpurascens'	3/m²	20-30cm		2L
35	SANCH	Santolina chamaecyparissus	3/m²	20-30cm		3L
10	SARHODIPS	Sarcococca hookerana digy. 'Purple Stem'	3/m²	20-30cm		2L
63	SKJIAKEW	Skimmia japonica 'Kew White'	3/m²	30-40cm		3L
120	SKJIARU	Skimmia japonica 'Rubella'	3/m²	30-40cm		3L
Herbaceous						
Number	Abbreviation	Species	Density	Pot Size		
77	ERYBM	Erysimum 'Bowles Mauve'	3/m²	2L		
101	G R'	Geranium Rozanne	4/m²	2L		
Conifers						
Number	Abbreviation	Species	Density	Height	Specification	Pot Size
5	P sy	Pinus sylvestris	Counted	200-250cm	Feathered :4x	(RB)
3	TAX BAC	Taxus baccata	Counted	200-250cm	4x Feathered	(RB)
Marginal / Aquatics						
Number	Abbreviation	Species	Density	Pot Size		
46	IRIPS	Iris pseudacorus	5/m²	0.5L		
45	JUNEF	Juncus effusus	3/m²	0.5L		
46	L sa	Lythrum salicaria	5/m²	0.5L		
Hedge 1						
Number	Abbreviation	Species	Density	Height	Pot Size	
286	ELAEB	Elaeagnus ebbingei	5/m	40-60cm	3L	
Hedge 2						
Number	Abbreviation	Species	Density	Height	Pot Size	
291	C be	Carpinus betulus	5/m	60-80cm	2L	
Hedge 3						
Number	Abbreviation	Species	Density	Height	Pot Size	
202	L v u	Ligustrum vulgare	5/m	60-80cm	3L	
Native Hedge						
Number	Abbreviation	Species	Density	Height	Pot Size	Mix %
108	Ac	Acer campestre	0.4Cr Double Staggered at 0.3m offset	60-80cm	(BR)	3%
180	Cav	Corylus avellana	0.4Cr Double Staggered at 0.3m offset	60-80cm	(BR)	5%
2181	Cmo	Crataegus monogyna	0.4Cr Double Staggered at 0.3m offset	60-80cm	(BR)	60%
727	ILEAQ	Ilex aquifolium	0.4Cr Double Staggered at 0.3m offset	40-60cm	2L	20%
366	L v u	Ligustrum vulgare	0.4Cr Double Staggered at 0.3m offset	60-80cm	(BR)	10%
75	Rca	Rosa canina	0.4Cr Double Staggered at 0.3m offset	60-80cm	(BR)	2%
Bulb Mix						
Number	Abbreviation	Species	Density	Mix %		
502	ANEBM	Anemone blanda 'Mix'	20/m²	30%		
581	CROCM	Crocus (Mixed Species)	20/m²	35%		
581	NARPS	Narcissus pseudonarcissus	20/m²	35%		
Woodland Bulb Mix						
Number	Abbreviation	Species	Density	Mix %		
279	G n	Galanthus nivalis	20/m²	30%		
279	H n-s	Hyacinthoides non-scripta	20/m²	30%		
371	NARTT	Narcissus 'Tete a Tete'	20/m²	40%		

KEY Hard Landscaping

Cycle Pathway entrance 3m wide with removable metal bollards for maintenance access. Finish T.B.C with local transport policy

PROW Pathway 2m wide for pedestrian access with removable metal bollards for maintenance access. Finish self binding gravel with timber edging or similar approved

Cycle Pathway 3m wide for pedestrian & cycle access, with removable metal bollards for maintenance access. Finish self binding gravel with timber edging or similar approved

KEY Soft Landscaping

Application Boundary

Existing Trees & Vegetation Retained

Existing Trees & Vegetation to be removed in accordance with arboriculture report

16-20cm Girth Tree Species. Dashed Line Indicative 50 Year Potential Canopy Size

14-16cm & 16-18cm Girth. Street Trees & POS Species

Multi-stem Tree Species

Feathered Tree Species Within Native Hedgerow

Mixed Species Native Hedgerow

Ornamental Species Hedgerow

Native Mixed Species To Improve & Repair Existing Vegetation (For Species & Planting Specification See Location Notes)

Species Rich Lawn Seed & Bulb Planting. Germinant Amenity WFG20 Eco Species Rich Lawn

John Chambers Grass Seed: Heritage Wetland Area 80% Grass Seed Wildflower Mix

Planting beds Shrub & Herbaceous

SUDS Native Wetland Planting Beds

Suds Swale Area John Chambers Grass Seed: Heritage Wetland Area 80% Grass Seed Wildflower Mix

Cultivated Turf to Fronts and Rear Gardens

Locally sourced gravel finish over geotextile membrane 75mm depth

KEY Boundary Finishes

1.8m High Brick Wall With Piers

1.8m High Close Boarded Fence

1.2m High Timber Post & 3no. Rail Fencing

2.1m High Acoustic Fence

1.2m High Metal Rail Fence To Match Existing Cycleway Fencing along Carr Lane

Acoustic Fencing to Engineers Recommendations



NOTE: FOR PLANTING SPECIFICATION & GENERAL ARRANGEMENT SEE 1234 EML XX XX DR D L 05 & 06

Rev	Comments	Date
B	Pathway finishes and widths added	19.06.24
A	Changed to comments received	13.06.24

East Midlands Landscaping Limited

Landscape Design, Management & Consultancy

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Title: Landscaping Plan - Sheet 1 of 5

Client: United Living

Project: Carr Lane, Prescott

Project	Org	Vol	Level	File Type	Form	Role	Sheet
1234	EML	XX	XX	DR	D	L	01

Status: Planning

Drawn: JG

EML JOB NO: 1234

Date: 28.05.2024

Revision: B

Scale: 1:250 @ A1



Landscaping Schedule						
Trees						
Number	Abbreviation	Species	Height	Girth	Specification	Pot Size
3	ACECAM	Acer campestre	125-150cm		Feather :2x	(BR)
3	A gl	Alnus glutinosa	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
2	A gl	Alnus glutinosa	200-250cm		Multi-Stemmed :3 Stems :3x	(BR)
3	AMEBA	Amelanchier 'Ballerina'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
3	C be	Carpinus betulus	450-625cm	18-20cm	Clear Stem min. 200 :3x	(RB)
8	CARBL	Carpinus betulus 'Lucas'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
5	CERCA	Cercis canadensis	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
1	F s	Fagus sylvatica	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
3	ILEAQ	Ilex aquifolium	175-200cm		Leader With Laterals	(RB)
4	L st 'W	Liquidambar styraciflua 'Worpleston'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
3	L st 'W	Liquidambar styraciflua 'Worpleston'	400-450cm	18-20cm	Clear Stem min. 200 :3x	(RB)
7	MALBSP	Malus Baccata 'Street Parade'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
4	MALSY	Malus sylvestris	125-150cm		2x Feathered	(BR)
1	PRUAV	Prunus avium	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
5	QUEPE	Quercus petraea	400-450cm	14-16cm	Clear Stem 175-200 :3x	(RB)
2	QUE ROB	Quercus robur	400-450cm	14-16cm	3x Feathered :7 brks	(RB)
3	SOR AUC	Sorbus aucuparia	150-175cm		Feathered :2x	(BR)
4	TILEURPA	Tilia europaea 'Palidia'	450-625cm	18-20cm	Clear Stem min. 200 :3x	(RB)
6	ULC	Ulmus 'Columella'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
6	ULM NH	Ulmus 'New Horizon'	400-450cm	16-18cm	Clear Stem min. 200 :3x	(RB)
Total :76						
Shrubs						
Number	Abbreviation	Species	Density	Height	Specification	Pot Size
21	ABEGRC	Abelia grandiflora 'Compacta'	3/m²	30-40cm		3L
9	AUCCROA	Aucuba japonica 'Crotonifolia'	3/m²	30-40cm		3L
10	BRASU	Brachyglottis 'Sunshine'	3/m²	30-40cm		3L
49	CAP	Choisya 'Aztec Pearl'	3/m²	30-40cm		3L
28	CHOSUNA	Choisya ternata 'Sundance'	3/m²	30-40cm		3L
10	CORSA	Cornus sanguinea	3/m²	40-60cm		3L
10	CORFLAA	Cornus stolonifera 'Flaviramea'	3/m²	40-60cm		3L
7	CORAV	Corylus avellana	Counted	100-125cm	Branched :5 brks	(BR)
367	EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	3/m²	20-30cm		3L
75	HAG	Hebe 'Autumn Glory'	3/m²	30-40cm		3L
81	HEBALRE	Hebe 'Red Edge'	3/m²	20-30cm		3L
193	HEBRA	Hebe rakaisis	3/m²	20-30cm		3L
302	HYPCA	Hypericum calycinum	3/m²	30-40cm		3L
45	LAVANH1	Lavandula angustifolia 'Hidcote'	4/m²	30-40cm		3L
49	MAHSC	Mahonia 'Soft Caress'	3/m²	20-30cm		3L
54	MAHAPOA	Mahonia aquifolium 'Apollo'	3/m²	30-40cm		3L
17	NANGS	Nandina domestica 'Gulf Stream'	3/m²	20-30cm		3L
25	PHLBR	Photinia 'Little Red Robin'	3/m²	30-40cm		3L
39	ROSOFMUJ	Rosmarinus officinalis 'Miss Jessopp's Upright'	3/m²	30-40cm		3L
278	SALOFFPU	Salvia officinalis 'Purpurascens'	3/m²	20-30cm		2L
35	SANCH	Santolina chamaecyparissus	3/m²	20-30cm		3L
10	SARHODIPS	Sarcococca hookerana digy. 'Purple Stem'	3/m²	20-30cm		2L
63	SKJIAKEW	Skimmia japonica 'Kew White'	3/m²	30-40cm		3L
120	SKJURU	Skimmia japonica 'Rubella'	3/m²	30-40cm		3L
Herbaceous						
Number	Abbreviation	Species	Density	Pot Size		
77	ERYBM	Erysimum 'Bowles Mauve'	3/m²	2L		
101	G R'	Geranium Rozanne	4/m²	2L		
Conifers						
Number	Abbreviation	Species	Density	Height	Specification	Pot Size
5	P sy	Pinus sylvestris	Counted	200-250cm	Feathered :4x	(RB)
3	TAX BAC	Taxus baccata	Counted	200-250cm	4x Feathered	(RB)
Marginal / Aquatics						
Number	Abbreviation	Species	Density	Pot Size		
46	IRIPS	Iris pseudacorus	5/m²	0.5L		
45	JUNEF	Juncus effusus	3/m²	0.5L		
46	L sa	Lythrum salicaria	5/m²	0.5L		
Hedge 1						
Number	Abbreviation	Species	Density	Height	Pot Size	
286	ELAEB	Elaeagnus ebbingei	5/m	40-60cm	3L	
Hedge 2						
Number	Abbreviation	Species	Density	Height	Pot Size	
291	C be	Carpinus betulus	5/m	60-80cm	2L	
Hedge 3						
Number	Abbreviation	Species	Density	Height	Pot Size	
202	L vu	Ligustrum vulgare	5/m	60-80cm	3L	
Native Hedge						
Number	Abbreviation	Species	Density	Height	Pot Size	Mix %
108	Ac	Acer campestre	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	3%
180	Cav	Corylus avellana	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	5%
2181	Cmo	Crataegus monogyna	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	60%
727	ILEAQ	Ilex aquifolium	0.4Ctr Double Staggered at 0.3m offset	40-60cm	2L	20%
366	L vu	Ligustrum vulgare	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	10%
75	Rca	Rosa canina	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	2%
Bulb Mix						
Number	Abbreviation	Species	Density	Mix %		
502	ANEBM	Anemone blanda 'Mix'	20/m²	30%		
581	CROCM	Crocus (Mixed Species)	20/m²	35%		
581	NARPS	Narcissus pseudonarcissus	20/m²	35%		
Woodland Bulb Mix						
Number	Abbreviation	Species	Density	Mix %		
279	G n	Galanthus nivalis	20/m²	30%		
279	H n-s	Hyacinthoides non-scripta	20/m²	30%		
371	NARTT	Narcissus 'Tete a Tete'	20/m²	40%		

KEY Hard Landscaping

KEY Soft Landscaping

KEY Boundary Finishes

NOTE: FOR PLANTING SPECIFICATION & GENERAL ARRANGEMENT SEE 1234 EML XX XX DR D L 05 & 06

Rev	Comments	Date
B	Pathway finishes and widths added	19.06.24
A	Changed to comments received	13.06.24

Landscaping Design, Management & Consultancy

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Title: Landscaping Plan - Sheet 3 of 5

Client: United Living

Project: Carr Lane, Prescott

Project	Org	Vol	Level	File Type	Form	Role	Sheet
1234	EML	XX	XX	DR	D	L	03

Status: Planning Date: 28.05.2024

Drawn: JG Revision: B

EML JOB NO: 1234 Scale: 1:250 @ A1



Landscaping Schedule						
Number	Abbreviation	Species	Height	Girth	Specification	Pot Size
3	ACECAM	Acer campestre	125-150cm		Feather .2x	(BR)
3	A.g	Alnus glutinosa	400-450cm	16-18cm	Clear Stem min. 200 .3x	(RB)
2	A.g	Alnus glutinosa	200-250cm		Multi-Stemmed 3 Stems .3x	(BR)
3	AMEBA	Amelanchier 'Ballerina'	400-450cm	16-18cm	Clear Stem min. 200 .3x	(RB)
3	C be	Carpinus betulus	450-625cm	18-20cm	Clear Stem min. 200 .3x	(RB)
8	CARBL	Carpinus betulus 'Lucas'	400-450cm	16-18cm	Clear Stem min. 200 .3x	(RB)
5	CERCA	Cercis canadensis	400-450cm	16-18cm	Clear Stem min. 200 .3x	(RB)
1	F s	Fagus sylvatica	400-450cm	16-18cm	Clear Stem min. 200 .3x	(RB)
2	LEAQ	Ilex aquifolium	175-200cm		Leader With Laterals	(RB)
4	L st 'W'	Liquidambar styraciflua 'Worplesdon'	400-450cm	16-18cm	Clear Stem min. 200 .3x	(RB)
3	L st 'W'	Liquidambar styraciflua 'Worplesdon'	400-450cm	18-20cm	Clear Stem min. 200 .3x	(RB)
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3	QUE ROB	Quercus robur	400-450cm	14-16cm	3x Feathered .7 brks	(RB)
3	SOR AUC	Sorbus aucuparia	150-175cm		Feathered .2x	(BR)
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Total :76						

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Number	Abbreviation	Species	Density	Height	Specification	Pot Size
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Hedge 1					
Number	Abbreviation	Species	Density	Height	Pot Size
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Number	Abbreviation	Species	Density	Height	Pot Size
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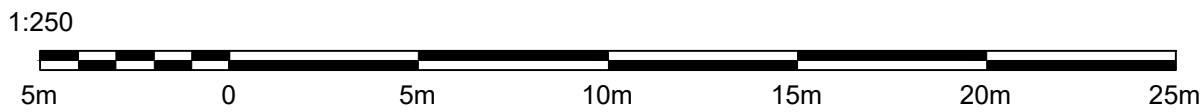
Hedge 3					
Number	Abbreviation	Species	Density	Height	Pot Size
202	L vu	Ligustrum vulgare	5/m	60-80cm	3L

Native Hedge						
Number	Abbreviation	Species	Density	Height	Pot Size	Mix %
108	Ac	Acer campestre	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	3%
180	Cav	Corylus avellana	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	5%
2181	Cmo	Crataegus monogyna	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	60%
727	ILEAQ	Ilex aquifolium	0.4Ctr Double Staggered at 0.3m offset	40-60cm	2L	20%
366	L vu	Ligustrum vulgare	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	10%
75	Rca	Rosa canina	0.4Ctr Double Staggered at 0.3m offset	60-80cm	(BR)	2%

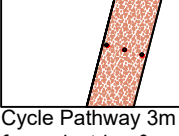
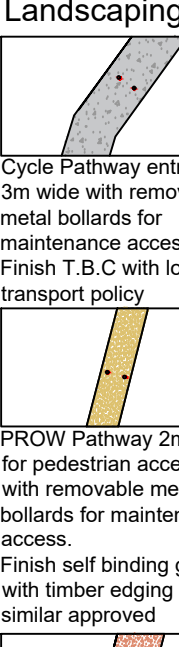
Bulb Mix			
Number	Abbreviation	Species	Density/Mix %
502	ANEBM	Anemone blanda 'Mix'	20/m² 30%
581	CROCM	Crocus (Mixed Species)	20/m² 35%
581	NARPS	Narcissus pseudonarcissus	20/m² 35%

Woodland Bulb Mix			
Number	Abbreviation	Species	Density/Mix %
279	G n	Galanthus nivalis	20/m² 30%
279	H n-s	Hyacinthoides non-scripta	20/m² 30%
371	NARTT	Narcissus 'Tete a Tete'	20/m² 40%

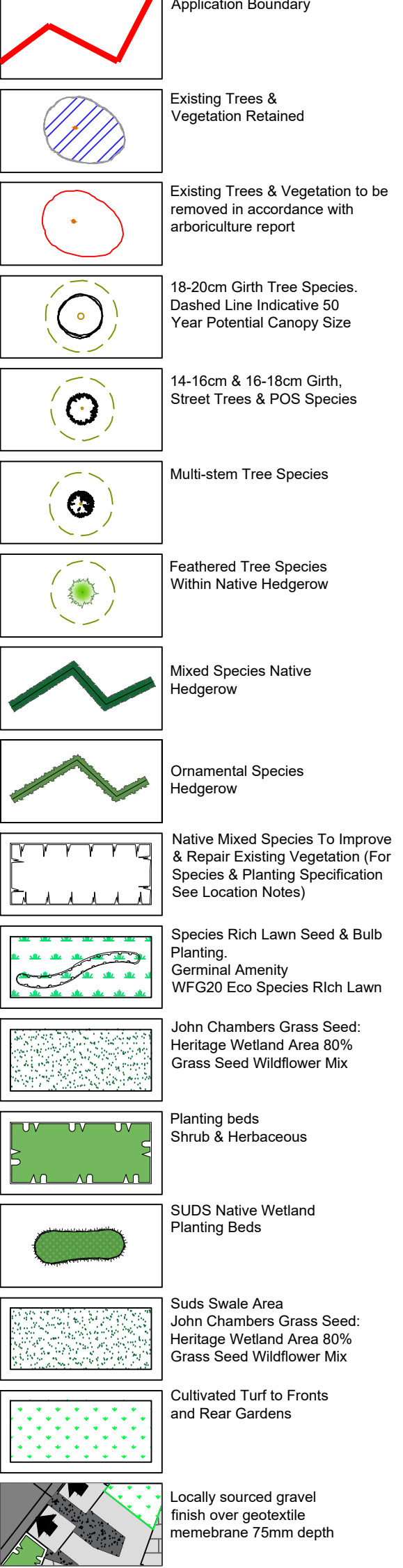
LOCATION PLAN NTS



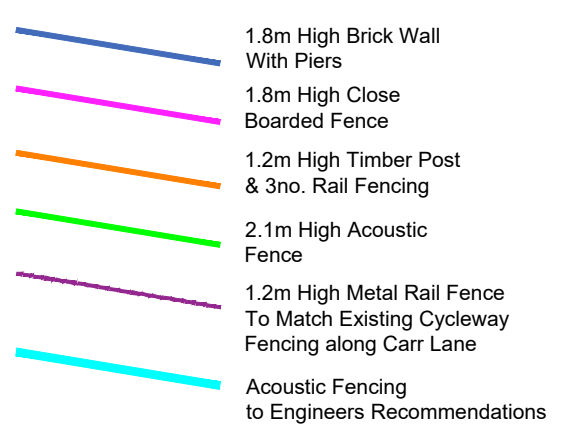
KEY Hard Landscaping



KEY Soft Landscaping



KEY Boundary Finishes



NOTE: FOR PLANTING SPECIFICATION & GENERAL ARRANGEMENT SEE 1234 EML XX XX DR D L 05 & 06

Rev	Comments	Date
B	Pathway finishes and widths added	19.06.24
A	Changed to comments received	13.06.24



Landscape Design, Management & Consultancy

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Title: Landscaping Plan - Sheet 4 of 5

Client: United Living

Project: Carr Lane, Prescott

Project	Org	Vol	Level	File Type	Form	Role	Sheet
1234	EML	XX	XX	DR	D	L	04

Status:	Planning	Date:	28.05.2024
Drawn:	JG	Revision:	B
EML JOB NO:	1234	Scale:	1:250 @ A1

- i. General Landscaping
- j. Existing levels shall be preserved around retained trees and vegetation.
- k. Existing trees and vegetation shall be protected in accordance with BS5837: 2012 during all construction operations
- ii. All landscape works shall be undertaken by competent persons, with appropriate training and equipment
- iii. All arisings shall be removed from site at Contractor's expense unless otherwise noted

2. **Services**
The Contractor must ascertain the exact location of underground services before commencing work.

GROUND PREPARATION

3. **Formation Level**
The site shall be brought to formation level using a suitable fine-graded material where possible to avoid large voids but retain free drainage, and de-compacted to a depth of at least 300mm.

4. Subsoil
- Where there is insufficient depth excavate and dispose of material, loosen the formation and make up with additional subsoil or second quality topsoil. Grade to smooth flowing contours to achieve specified finished levels of topsoil.
- Where subsoil is required to be imported to site, the soil should be installed to the following depths:
- Shrub & Hedgerow Planting Beds: 300mm min depth
Lawned Areas: 300mm min depth
- Imported subsoil/second quality topsoil shall be supplied in accordance with BS 8601: 2013. It shall be free of pests, diseases, visible roots of aggressive weeds, sticks, straw, turf and significant quantities of foreign material such as building materials, vegetation, lumps of clay, and the like. Do not use any materials contaminated with rubbish or other materials that are:
- corrosive, explosive, or flammable
 - hazardous to human or animal life
 - detrimental to healthy plant growth
- Prior to the placement of topsoil, and when ground conditions are reasonably dry, the subsoil shall be thoroughly loosened to full depth. Remove any stones larger than 75mm and other items including bricks, kerbs, lumps of concrete, plaster, timber, plastic, glass, metal and any other building debris brought to the surface.
5. Topsoil
- Where there is insufficient depth topsoil shall be imported in accordance with BS 3882: 2015 as follows:
- For tree pits, shrubs, hedgerows and amenity grass: multi-purpose for general landscaping operations
 - For woodland meadows: low-fertility topsoil to reduce risk of competition from weeds
- Imported topsoil shall be spread in layers not exceeding 150mm to achieve the depths as specified below. Finished levels shall be smooth flowing, free of minor hollows and high spots and mainly neatly with paving, kerbs, edgings, manhole covers and existing levels.
- Soil handling operations shall be carried out when the soil is reasonably dry and non-plastic (friable) in consistency (at least 5% below the Lower Plastic Limit). Topsoil shall not be unnecessarily compacted by trampling or trafficking of site machinery. Topsoil handling shall be stopped during and after heavy rainfall, and not continued until the soil is again non-plastic in consistency.
- Any areas of topsoil that are contaminated with subsoil shall be replaced. Any rubbish, bricks, concrete, tarmac and other deleterious material shall be removed. Topsoiled areas shall be in an un-compacted and uncontaminated state prior to final cultivation.
- Soil Depths & Clearances
6. Provide a minimum depth of subsoil and topsoil as follows:
- Amenity Grass: 100mm topsoil over 100mm cultivated subsoil with clearance to 450mm below ground level
 - Woodland Meadow: 50mm low-fertility topsoil over 100mm cultivated subsoil with clearance to 450mm below ground level
 - Ornamental Shrubs: 400mm topsoil over 100mm cultivated subsoil with clearance to 600mm below ground level
 - Native Shrubs & Hedgerows: 300mm topsoil over 100mm cultivated subsoil with clearance to 600mm below ground level
 - Tree pits: see specific requirements below, with clearance to 1000mm below ground level
7. Root-dipped in mycorrhizal inoculant such as Alginate, or similar approved, applied in accordance with the manufacturer's instructions.
8. Where instant hedgerows are specified: a planting trench shall be excavated to a minimum depth of 450mm. Where necessary, the depth shall be increased to accommodate the depth of the trench and to obtain the correct planting level. The overall width of the trench shall be 100mm wider than the root system (50mm from root system edge to sides of trench). As above, first and second quality material excavated from trench shall be packed around the roots.
9. All planting shall be watered thoroughly immediately after planting and a layer of organic mulch spread along the base of hedges to an even depth of 75mm. Mulch shall comprise of composted wood chips or bark, free of pests, disease, fungus, and weeds.
10. Native & Ornamental Shrubs, Ornamental Hedges in Cultivated Beds
- Areas for planting shall be cultivated to a minimum depth of 300mm taking care to protect roots of existing trees retained.
- Bare-root transplants and container grown plants at the sizes stated in the plant schedule shall be pit-landed into cultivated beds in accordance with the planting arrangement and at the density/spacing stated in the plant schedule. For native shrub pots; species shall be randomly mixed for a naturalistic effect, planted in small groups of 3-15no of any one species at 1m staggered centres.
- For ornamental hedges; species shall be planted in a single row 30-45cm apart.
- For native hedges; species shall be planted at a double staggered row 30cm apart (see setting out drawing). At each planting position sufficient soil shall be excavated from the bed to allow 75mm clearance between either the rootball, or the root ends when fully spread, and the sides and bottom of the planting hole. Each plant shall be set in the centre of the hole, ensuring its best side is facing the correct direction. The rootball excavated from the pit shall be packed around the roots. The plants shall be gently shaken to allow fine soil to surround the roots. As soil is returned it shall be lightly consolidated and firmly heeled against the root collar.
- All bare root stock shall be root dipped in mycorrhizal inoculant such as Alginate, or similar approved, applied in accordance with the manufacturer's recommendations.
- All planting areas shall receive a 75mm deep 8-55mm organic bark mulch layer to prevent weed growth and retain soil moisture. Mulch shall comprise composted wood chips or bark, free of pests, disease, fungus, and weeds prior to application clear all grass and weed growth and water soil thoroughly.
11. Compost & Ameliorants - All Planting Areas
- A peat-free compost (e.g. PAS100: 2011/Landscaping Institute/WRAP grade 10mm screened) green compost shall be applied to a minimum depth of 50mm and worked into the soil. For native shrubs compost shall be mixed into the planting pit only. Following this a suitable slow-release fertiliser shall be applied and spread at 50g/m² to all planted areas.
12. Plant Protection - Native Shrubs & Hedges
- All transplants and shrubs shall be fitted with a standard tube guard such as Tubex Shrubshelter, 60cm high, Ø 130-160mm. All Holly shrubs shall be fitted with a wider diameter tube guard such as Tubex Shrubshelter Plus, 60cm high, Ø 200mm. All guards shall be fixed to firmly anchored softwood stake using at least two cable ties. Stakes shall be positioned on the windward side of the plant. Colour: Green
13. Grassed Areas

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| <p>7. New Tree Planting Adjacent Services & Structures</p> <ul style="list-style-type: none"> All trees and shrubs, whether existing, felled, or proposed, on or adjacent to the site shall be taken into consideration by the applicant's structural engineer when calculating foundation types and depths. No tree shall be planted within 6m of centreline of an adoptable sewer unless appropriate protection is provided (subject to water authority approval) All trees planted within 3m of a building or heavily loaded structure shall have their roots deflected away by means of a high density deep application root barrier to avoid direct damage from future tree growth. All trees within 2m of a masonry boundary wall, or within 3m of any hard paved surface or underground service, shall have their roots deflected away by the installation of a tree paved barrier system to avoid direct damage from future tree growth. <p>8. Root Barrier System</p> <ul style="list-style-type: none"> For protection of building foundations: ReRoot 2000 high density deep application root barrier as supplied by GreenBlueUrban Ltd., or similar For protection of pavements only (surround applications): Root Director perforated root protection system as supplied by GreenBlueUrban Ltd., or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer) For protection of pavements & underground services/utilities (linear applications): ReRoot ribbed root barrier as supplied by GreenBlueUrban Ltd., or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer) but not less than installation shall be in full accordance with manufacturer's instructions. <p>The Landscape Contractor shall be responsible for acquiring 'As-Built' drain and service maps before commencing work on site.</p> | <p>Areas to be trenched and seeded shall be cultivated to a depth of 100mm taking care to protect roots of existing trees retained. All weeds, debris, and stones over 25mm in diameter shall be removed off site and the surface raked to smooth flowing contours with a fine tilth.</p> <p>Turf: Incorporate Gromwore Fertiliser, or equivalent, in accordance with manufacturer's instructions, to be worked into top 50mm of soil. After laying, dress turf with finely sifted topsoil/sand and brush well in to completely fill all joints, and trim around each newly planted tree to provide a clear radius of 500mm.</p> <p>Thoroughly water the turf immediately after laying. Turf shall be laid on soil that is moist but not frozen or waterlogged. No turf shall be laid during periods of drought or onto soil that is excessively dry, or during heavy rainfall.</p> <p>Seeding: Seeding shall be carried out during appropriate seasons and when soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and confined spaces where it is impracticable to use machinery. Seed shall be sown in accordance with BS 4228:1989 'Code of practice for general landscape operations' on prepared, levelled soil at the manufacturer's recommended rate. Sow in autumn or spring during calm weather and when the ground is frost bound or waterlogged.</p> <p>LANDSCAPE MAINTENANCE</p> <p>All new planting and hard landscape areas shall be maintained throughout the year as follows:</p> <p>Hard Landscape Areas</p> <ul style="list-style-type: none"> Sweep up leaf fall under trees and windblown in formal and hard landscape areas Remove all landscape areas to remove dust and debris Native Mixed Hedgers & Scrub Weed Control - All planting beds shall be kept weed free using a combination of hand weeding, herbicide |
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CULTIVATION & PLANTING

9. General Planting Notes
- All plants supplied shall comply with the National Plant Specification. Supplying nurseries shall be registered under the Horticultural Trade Association (HTA) Nursery Certification Scheme. Nurseries shall be first class examples of their species or variety, free from pests and diseases, with good fibrous root systems and materially undamaged. Native species shall be British provenance, where available, and certified to conform origin.
- All planting operations shall be in general compliance with BS 4226: 'Code of Practice for general landscape operations'.
- All soft landscape works including preparatory operations shall be carried out when all building works are complete and before the end of the first planting season. Only carry out planting while soil and weather conditions are suitable, do not plant when the ground is frost bound, covered by snow, excessively wet or waterlogged, or in or on exposed soils.
- Bare-root and rootballed deciduous trees and shrubs: from late October to late March. All bare root stock, where used, shall be root dipped in mycorrhizal inoculant such as Algimure or similar, applied in accordance with the manufacturer's recommendations
- Container grown plants: at any time of year if ground and weather conditions are favourable. Ensure that adequate watering is provided
- All landscape work shall adopt good horticultural practices. Compost, mulch and soil conditioners shall be pest-free. The use of pesticides (herbicides, insecticides, fungicides, soil pellets etc) shall be discouraged. Any pesticide used shall be non-residual, i.e. glyphosate.
10. Plant Handling & Establishment
- All work shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE. The Contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.
- Firing - Any plants which have been subject to frost heave or wind rock shall be straightened to an upright position and the ground re-firmed
- Pruning - Where required, plants shall be pruned to ensure an appropriate habit and form is maintained and to encourage healthy growth; remove any dead, broken, or damaged branches by pruning back to healthy wood
- Native Mixed Hedgerows - Once established, trim hedgerows on a two-year rotation so that no more than one half of the hedge is cut in any one year to ensure there are always flowers and pollinators in spring and berries for birds in winter. Trimming shall be carried out during the dormant season, i.e. from November to February, and generally extends from March to September inclusive. Where possible, cutting shall be delayed until January/February as hedgerow berries provide an important food source for birds in autumn/winter
- Stakes, shelters and ties (where fitted) shall be checked and adjusted to allow for the growth of each plant, and replaced as necessary
- Weeding - All weeds must be removed by hand
- Apply an annual application of slow-release fertiliser to planting beds during March/April in accordance with manufacturer's instructions
- Stakes, shelters and ties (where fitted) shall be removed 5 years after planting or when no longer required
- Native & Ornamental Shrubs & Hedges
- Weed Control - All planting beds shall be kept weed free using a combination of hand weeding, herbicide treatment, cultivation and mulching. Top up mulch twice annually in spring and autumn to maintain original specified depth
- Firing & Pruning - Firm and prune all newly planted shrubs and hedges in accordance with good horticultural practice to encourage healthy, bushy growth and to establish dense cover as rapidly as possible. Any damaged shoots or branches shall be pruned back to healthy wood
- Trim back growth overhanging adjacent footpaths and parking areas
- Hornbeam Hedges - Trim twice a year to maintain a more managed appearance: once at the end of June, and again in January or February before the birds form the buds but not to disturb nesting birds
- Apply an annual application of slow-release fertiliser to planting beds during March/April in accordance

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| 11. | <p>Cultivation</p> <p>Areas for seeding and planting shall be treated with a non-residual translocated herbicide to clear existing weeds and other herbaceous vegetation and thoroughly cultivated by hand or suitable machinery to the depths specified below. Hand cultivation shall be carried out to achieve the required finish in areas where machine cultivation is not possible (i.e. adjacent to kerbs, manholes and footpath junctions, around retained trees etc). Surplus plant matter, rubbish and surface stones with a dimension greater than 50mm shall be collected and removed from the site.</p> | <p>with manufacturer's instructions</p> <ul style="list-style-type: none"> • Monitor health and control pests and diseases • Watering – water as required to ensure establishment and survival (see below) <p>Specimen Trees</p> <p>Individual trees planted as specimens shall be inspected annually during the growing season and maintained as follows:</p> <ul style="list-style-type: none"> • Firm and straighten to an upright position as required • Maintain irrigation systems/pipes in good working order. Irrigation pipes shall be checked and repaired as necessary • All tree stems and ties are to be checked and adjusted if too loose, too tight, or if chaffing is occurring. Any broken |
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2. **Planting Specimen Trees in Open Ground**
 - Tree planting shall be carried out in accordance with BS 8545: 2014 'Trees: from nursery to independence in the landscape - Recommendations'. All specified materials shall be installed in accordance with the manufacturer's recommendations and/or instructions.
 - The landscape contractor shall ensure that the natural root flare of the tree is clearly visible at the finished surface soil level to prevent premature tree death. To ensure the correct planting level is achieved, the contractor shall take care to remove:
 - Soil placed above the natural root flare during nursery packaging and production
 - Adventitious roots above the root flare
 - Wire encircling the main stem
 - Wire cage and burlap where possible. Otherwise, peel back and remove once the tree is in the planting pit
 - Trees shall be planted into prepared pits - refer to table for dimensions.
 3. **Based on BS 4428: 1989 and nursery suppliers stated rootball dimensions.**
 - The landscape contractor shall ensure that the minimum rootball dimensions can vary naturally between species, tree stock, suppliers, and season. In the event that the rootball exceeds the stated dimensions, the landscape contractor shall excavate the hole (in open ground) to the advice given in BS 8545: 2014 with the exception of tree pit diameter, which shall be varied to achieve a minimum radius of 150mm greater than the rootball. The tree pit depth shall generally be no greater than the existing rootball or container depth. Where necessary tree pit depth shall be increased from the stated dimensions to accommodate the depth of the rootball and obtain the correct planting level.
 - Care shall be taken to prevent smearing of tree pit sides, fork thoroughly to aid root penetration and drainage. Bore up base of pit to a depth of 150mm to assist drainage, air movement, and root penetration, and leave the surface exposed to prevent compaction.
 - Tree pits shall be backfilled with 'as dug' material (where suitable for tree growth) to replicate a natural soil profile comprising no more than 300-400mm depth of topsoil over a free-draining, sandy subsoil. All deleterious material shall be removed (weeds, broken brick and large stones etc.) Where 'as dug' material is not suitable for tree growth, imported topsoil to BS 3804: 2015 (multiple purposes for general use), and 8601: 2015 (topsoil) and BS 8601:2013, shall be used. During backfilling, the tree shall be gently shaken at regular intervals to settle the soil closely around the roots. The backfill shall be firmed in layers not exceeding 150mm to obtain the correct planting level.
 - Unless otherwise specified, all trees shall be supported with double stakes driven vertically at least 300mm into the bottom of the tree pit before planting, close to the tree position on the windward side. The tree shall be firmed firmly but not rigidly to stake with Toms rubber tree ties. The above ground height of the stake should be a minimum of three times the stem height. All stakes shall be 60mm diameter softwood, peeled chestnut, larch or oak, free from projections and large or edge knots, with a pointed lower end. All stakes shall be 60mm diameter softwood, peeled chestnut, larch or oak, free from projections and large or edge knots, with a pointed lower end.
 - A perforated flexible plastic irrigation pipe, 60mm diameter, with a fixed grid link inlet to prevent debris and root ingress, shall be installed around the rootball during planting, e.g. Green Grid Urban RootRoll Urban RRRUB1A, or similar. The pipe shall be installed at a depth of approximately 150mm below the ground surface and be of a sufficient length to coil completely around the rootball. Ensure the inlet is slightly above finished mulch surface. The flexible mulch shall be topped with organic matter spread evenly to a depth of 75mm after settlement within a 1m diameter circle around each tree. Mulch shall comprise composted wood chips or bark, free of pests, disease, fungus, and weeds. Prior to application clear all grass and weed growth and water soil thoroughly.
 - Trees shall be planted into prepared pits - refer to tree pit details A-D (based on: BS 4428: 1989 and nursery suppliers stated rootball dimensions.)
 4. **Formative pruning to include:** removal of epicormic shoots, deadwood, competing secondary leader shoots, and closely spaced, duplicated branches with potentially weak or light forks. All tree works to be carried out in accordance with BS 3998:2010.
 - Apply an annual application of slow release fertiliser during March and April at a rate of 50g per tree
 - Watering - Water as required to ensure establishment and survival (see below)
 - Watering During the first two years after planting a monitored watering regime shall be implemented, commencing from the end of March/early April to the end of October - depending on weather conditions. Apply water when there has been no appreciable rain for 7 days or when there has been drying winds and very high temperatures.
 5. **Replacement of Failed or Defective Plants**
 - Following the initial 12 months defect period any trees or plants which within a period of 5 years from the completion of the development are missing, found dead, or are seriously damaged or diseased shall be replaced in the next planting season.
 6. **GRASSLAND ESTABLISHMENT & MANAGEMENT**
 - Refer to Landscape Management Plan RT-461-001 P1.
 - Establishment (first year after sowing/turning):
 - Areas which fail to germinate or establish shall be re-surfaced or re-seeded as required
 - Amenity Grass - All amenity areas shall receive 2 establishment cuts; first cut carried out once initial growth reaches 50mm, with grass cut to a finished height not exceeding 30mm. Second cut shall be carried out when the grass once again reaches 50mm. Thereafter cut to a height of 20-30mm to the end of the growing season (October) to maintain a neat tidy appearance. Remove all airings. Reform edges as required
 - Flowering Lawns & Verges: Mow regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 30-40mm and remove cuttings if dense
 - Meadow Grass to Cultivate: Mow regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 40-60mm and remove cuttings if dense
 - Newly Seeded Areas to Ecology Buffer: Mow regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 40-60mm and remove cuttings if dense
 - All areas - Tree pit dig out, pull or spot treat any residual perennial weeds once established:
 - Amenity Grass - cut to a height of 20-30mm throughout the growing season (March to October inclusive) to maintain a neat tidy appearance. Remove all airings. Reform edges as required
 - Flowering Lawns - mow regularly as amenity grass but not too short (30-40mm). To permit flowering, cutting shall be relaxed from late June. Cut again when the sward gets wet/ after (after 4-8 weeks). Heavy quantities of cuttings to be removed
 - Meadow Grass to Cultivate - shall be managed for floristic diversity, cut annually after flowering of desirable species in July or August to a height of c. 50mm. Cuttings shall be left to dry and shed seed over 1-7 days before removal from site. Mow the re-growth through to late autumn/winter to a height of c. 50mm, and again in spring if needed. Fence mowing at the end of March to allow the sward to recover and give the species the opportunity to flower
 - Ecology Buffer - Control scrub and bramble by cutting every 2-3 years between October and February on a rotational basis so that no more than half the area is cut in any one year leaving parts as an undisturbed refuge
 - All areas - Continue to dig out, pull or spot treat any residual perennial weeds

13. **Native & Instant Hedger in Cultivated Trenches**
Before planting a 1m wide strip along the length to be planted shall be cleared of weeds by the application of a non-selective herbicide. Thicker vegetation shall be physically cleared taking care not to disturb adjacent plants/vegetation to be retained. A planting trench shall be cultivated along the cleared strip to a depth of 300mm, overall width 150mm wider than root system (75mm minimum from root system edge to sides of trench). Hand cultivations shall be carried out to achieve the required finish in areas where machine cultivation is not possible (i.e. adjacent to paths, manholes and footpaths) and in areas where the ground is very hard.
Surplus plant matter, rubbish and surface stones with a dimension greater than 50mm shall be collected and removed from the site.
- Bare-root hedging transplants and container grown shrubs at the sizes stated in the plant schedule shall be pit-planted into the cultivated trench, in two rows (0-4m apart) with plants positioned 45cm apart along each row in a staggered pattern to the opposite side of the trench. For the opposite side, the plants shall be planted for natural effect, and planted in groups of 3-7 plants of any one species. All bare-root stock shall be root-dipped in mycorrhizal inoculant such as *Alginate*, or similar approved, applied in accordance with the manufacturer's instructions.
 - Where instant hedger is specified, a planting trench shall be excavated to a minimum depth of 450mm. Where necessary, the depth shall be increased to accommodate the depth of the trough and to obtain the correct planting level. The overall width of the trench shall be 100mm wider than the root system (50mm from root system edge to sides of trench). As above, finely broken backfill material excavated from trench shall be packed around the roots. All planting shall be covered immediately with a 100mm layer of organic mulch spread along the base of hedges to an even depth of 75mm. Mulch shall comprise of composted wood chips or bark, free of pests, disease, fungus, and weeds.
14. **Native & Ornamental Shrubs, Ornamental Hedges in Cultivated Beds**
Areas for planting shall be cultivated to a minimum depth of 300mm taking care to protect roots of existing trees retained.
- Bare-root transplants and container grown plants at the sizes stated in the plant schedule shall be pit-planted into cultivated beds in accordance with the planting arrangement and at the density/spacing stated in the plant schedule. For native shrub plants, species shall be randomly mixed for a naturalistic effect, planted in small groups of 3-15no of any one species at 1m staggered centres.
 - For ornamental hedges, one species shall be planted in a single row 30-45cm apart.
 - For native hedger, species shall be planted in a double row 30-45cm apart (see setting out drawing).
- At each planting position sufficient soil shall be excavated from the bed to allow 75mm clearance between either the rootball, or the root ends when fully spread, and the sides and bottom of the planting hole. Each plant shall be set in the centre of the pit, showing its best side to the front. Finely broken back-fill material excavated from the pit shall be packed around the roots. The planting shall be covered immediately with a 100mm layer of mulch around the roots. As soil is returned it shall be lightly consolidated and firmly heeled around the root collar.
- All bare root stock shall be root dipped in mycorrhizal inoculant such as *Alginate*, or similar approved, applied in accordance with the manufacturer's recommendations.
- All planting areas shall receive a 75mm deep 6-35mm organic bark mulch layer to prevent weed growth and retain soil moisture. Mulch shall comprise of composted wood chips or bark, free of pests, disease, fungus, and weeds prior to application clear all grass and weed growth and water soil thoroughly.

15. **Compost & Ameliorants - All Planting Areas**
A pre-plant compost (e.g. PAS100: 2011/Landscape Institute/WRAP grade 1 (10mm screened) green compost) shall be applied to a minimum depth of 50mm and worked into the soil. For native shrubs compost shall be mixed into the planting pit only. Following this a suitable slow-release fertiliser shall be applied and spread at 50g/m² to all planted areas.
16. **Plant Protection - Native Shrubs & Hedges**
All transplants and shrubs shall be fitted with a standard tube guard such as Tubex Shrubshelter, 60cm high, Ø 130-160mm. All Holly shrubs shall be fitted with a wider diameter tube guard such as Tubex Shrubshelter Plus, 60cm high, Ø 200mm. All guards shall be fixed to firmly to anchored softwood stakes using at least two cable ties. Stakes shall be positioned on the windward side of the plant. Colour: Green
17. **Grassed Areas**
Areas to be topped and seeded shall be cultivated to a depth of 100mm taking care to protect roots of existing trees. All weeds, debris, and stones over 25mm in diameter shall be removed off site and the surface raked to smooth flowing contours with a fine tith.
Topsoil/Inoculate Growing Media/Fertiliser, or equivalent, in accordance with manufacturer's instructions, to be worked into top 50mm of soil. After laying, dress turf with finely sifted topsoil/sand and brush well in to completely fill all joints, and trim around each newly planted tree to provide a clear radius of 500mm.
Thoroughly water the newly laid area, after laying, to ensure the surface is moist but not frozen or waterlogged. No turf shall be laid during periods of drought or onto soil that is excessively dry, or during heavy rainfall.
18. **Seeding:** Seeding shall be carried out during appropriate seasons and when soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impracticable to use machinery. Seed shall be sown in accordance with BS 4428:1989 guide. Sowing in general landscape operations shall be prepared, levelled soil to the manufacturer's recommended rate. Practice in autumn or spring during calm weather and not when the ground is frost bound or waterlogged.

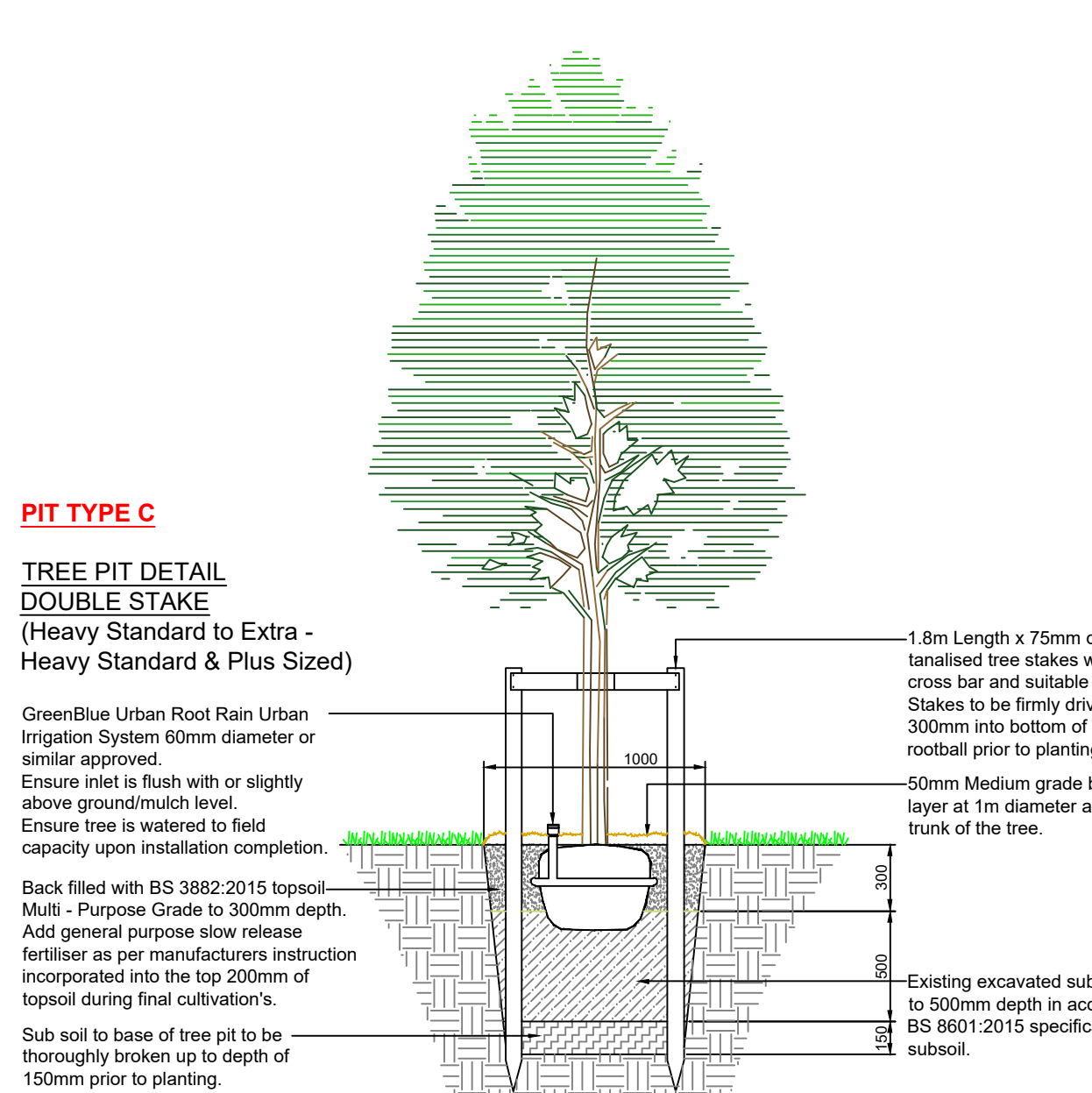
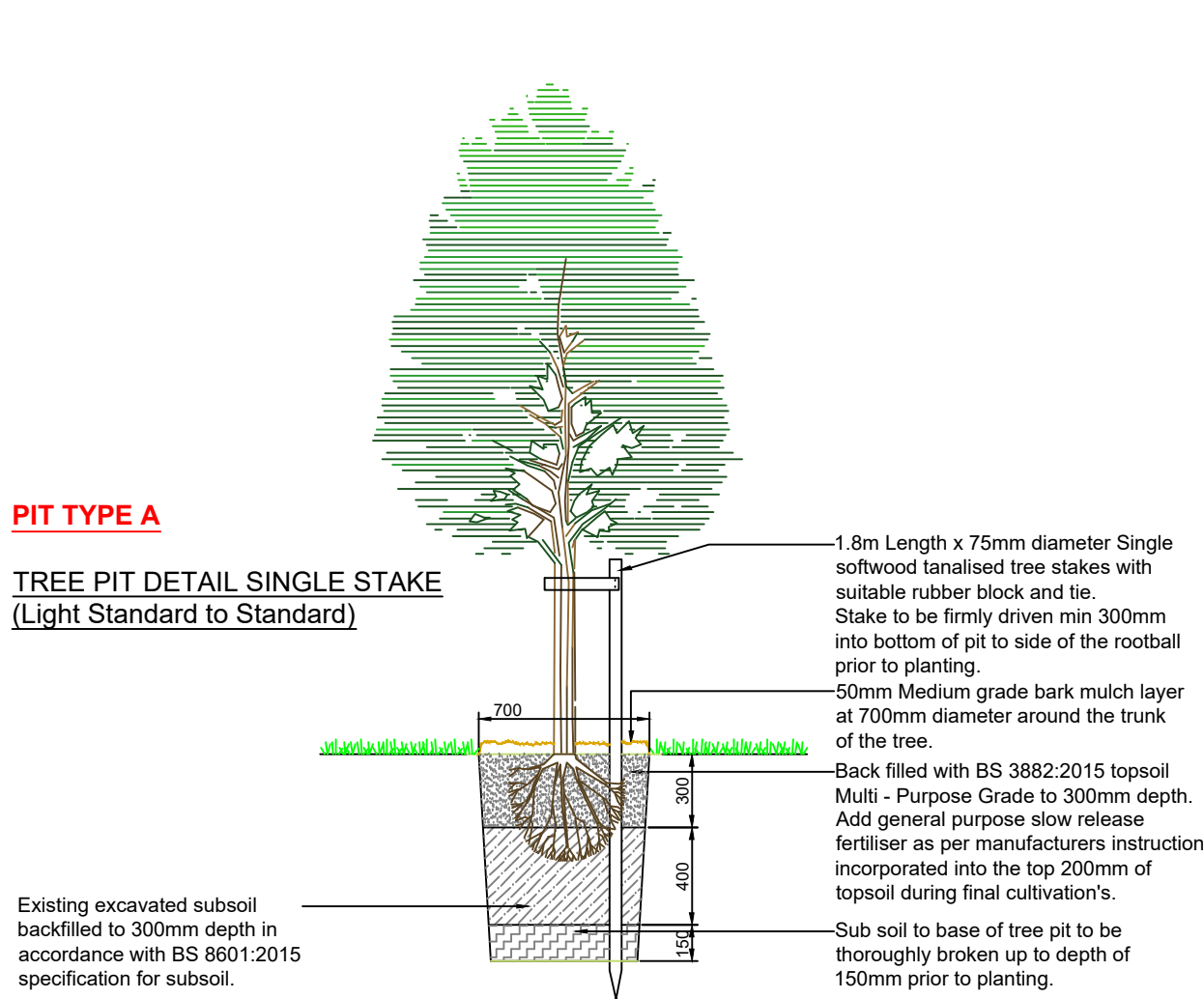
LANDSCAPE MAINTENANCE

- All new planting and hard landscape areas shall be maintained throughout the year as follows:
 - Hard Landscape Areas
 - Sweep all leaf fall under trees and windblown in formal and hard landscape areas
 - Sweep all hard landscape areas to remove dust and debris
 - Native Mixed Hedgerows & Scrub
 - Weed Control - All planting beds shall be kept weed free using a combination of hand weeding, herbicide treatment, cultivation and mulching. Top up much twice annually in spring and autumn to maintain original specified depth
 - Firming - Any plants which have been subject to frost heave or wind rock shall be straightened to an upright position and the ground re-firmed
 - Pruning - Where required pruning shall be pruned to ensure an appropriate habit and form is maintained and to encourage healthy growth; remove any dead, broken, or damaged branches by pruning back to healthy wood
 - Native Mixed Hedgerows - Once established, trim hedges on a two-year rotation so that no more than one half of the hedge is cut in any one year to ensure there are always flowers and pollinators in spring and berries for birds in winter. Trimming shall be carried out during the dormant season but outside the bird nesting season which generally extends from the end of September to the end of March. Where possible, cutting shall be delayed until January/February as hedgerow berries provide an important food source for birds in autumn/winter
 - Stakes, shelters and ties (where fitted) shall be checked and adjusted to allow for the growth of each plant, and replaced where missing or damaged. Vegetation within shelters shall be pulled by hand
 - Apply an annual application of slow-release fertiliser to planting beds during March/April in accordance with manufacturer's instructions
 - Stakes, shelters and ties (where fitted) shall be removed 5 years after planting or when no longer required
 - Native & Ornamental Shrubs & Hedges
 - Weed Control - All planting beds shall be kept weed free using a combination of hand weeding, herbicide treatment, cultivation and mulching. Top up much twice annually in spring and autumn to maintain original specified depth
 - Firm & Pruning - Firm and prune all new planted shrubs & hedges in accordance with good horticultural practice to promote healthy, bushy growth and to ensure individual plants establish dense cover as rapidly as possible. Any damaged shoots or branches shall be pruned back to healthy wood
 - Trim back growth overhanging adjacent footpaths and parking areas
 - Hornbeam hedges - Trim twice a year to maintain a more managed appearance; once at the end of June, and again in January or February before the buds form taking care not to disturb nesting birds
 - Apply an annual application of slow-release fertiliser to planting beds during March/April in accordance with manufacturer's instructions
 - Monitor health and control pests and diseases
 - Watering - water as required to ensure establishment and survival (see below)
 - Specimen Trees
 - Individual trees planted as specimens shall be inspected annually during the growing season and maintained as follows:
 - Firm and straighten to an upright position as required
 - Irrigation system - Check and maintain working order. Irrigation pipes shall be checked and repaired as necessary
 - All tree stakes and ties are to be checked and adjusted if too loose, too tight, or if chaffing is occurring. Any broken stakes are to be replaced
 - Formative pruning to include: removal of epicormic shoots, deadwood, competing secondary leader shoots, and closely spaced, duplicated branches with potentially weak or tight forks. All tree works to be carried out in accordance with BS 3998:2010
 - Apply an annual application of slow release fertiliser during March and April at a rate of 50g per tree
 - Watering - Water as required to ensure establishment and survival (see below)

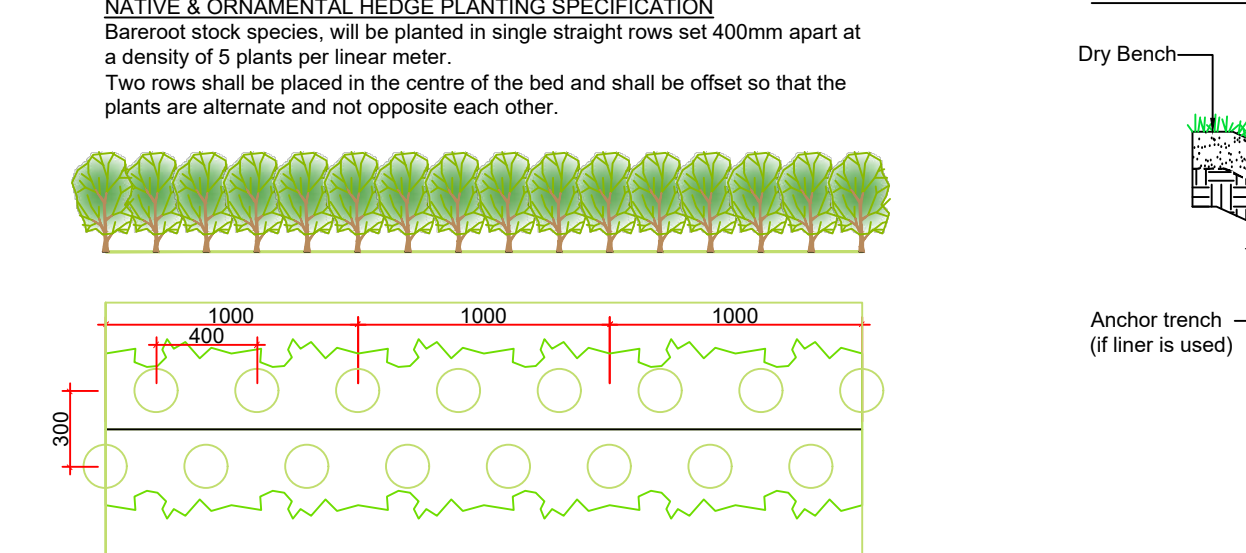
- During the first two years after planting a monitored watering regime shall be implemented, commencing from the end of March/early April to the end of October - depending on weather conditions. Apply water when there has been no appreciable rain for 7 days or when there has been drying winds or very high temperatures.
- Replacement of Failed or Defective Plants**
- Following the initial 12 months defect period any trees or plants which within a period of 5 years from the completion of the development are missing, found dead, or are seriously damaged or diseased shall be replaced in the next planting season.

GRASSLAND ESTABLISHMENT & MANAGEMENT

- Refer to Landscape Management Plan TR-461-1001 P.1.
- Establishment (first year after flowering/burning):
 - Areas which fail to germinate or establish shall be re-surfaced or re-seeded as required
 - Amenity Grasses - all amenity areas shall receive 2 establishment cuts; first cut carried out once height of initial growth reaches 50mm, with grass cut to a finished height not exceeding 30mm. Second cut shall be carried out when the grass is 100mm high. Treatments should be carried out throughout the growing season (October to March) to maintain a neat appearance. Remove all arisings. Reform edges as required
 - Flowering Lawns & Verges - Mow regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 30-40mm and remove cuttings if dense
 - Meadow Grass to Culvert - Mow regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 40-60mm and remove cuttings if dense
- Newly Seeded Areas to Ecology Buffer - Mow regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 40-60mm and remove cuttings if dense
- All areas - Carefully dig out, pull or spot treat any residual perennial weeds once established:
 - Amenity Grasses - cut to a height of 20-30mm throughout the growing season (March to October) initially to maintain a neat tidy appearance. Remove arisings. Reform edges as required
 - Flowering Lawns - mow regularly as amenity grass but not too short (30-40mm). To permit flowering, mowing shall be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be removed
 - Meadow Grass to Culvert - shall be managed for floristic diversity; cut annually after flowering of desirable species in July or August to a height of c. 50mm. Cuttings shall be left to dry and shed seed for 1-7 days before removal from site to allow seed to grow through the cuttings. Cuttings should be removed in autumn and again in spring if needed. Cease mowing at the end of March to allow sown species the opportunity to flower
 - Ecology Buffer - Control scrub and bramble by cutting every 2-3 years between October and February on a rotational basis to more closely resemble a natural woodland area in any other parts of the site which are not an undisturbed reserve
- All areas - Continue to dig out, pull or spot treat any residual perennial weeds



TYPICAL SECTION
T.R.C. BEAM

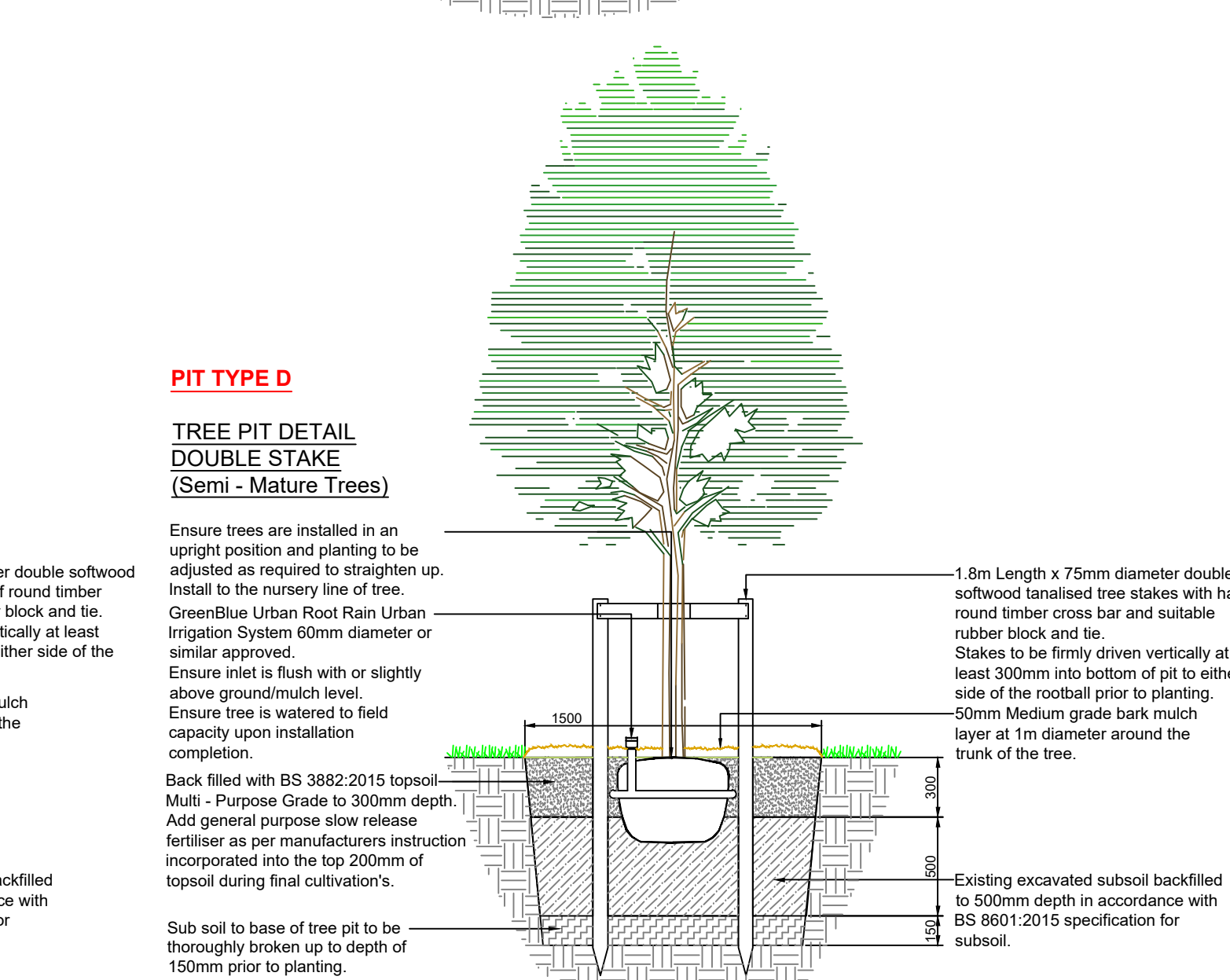
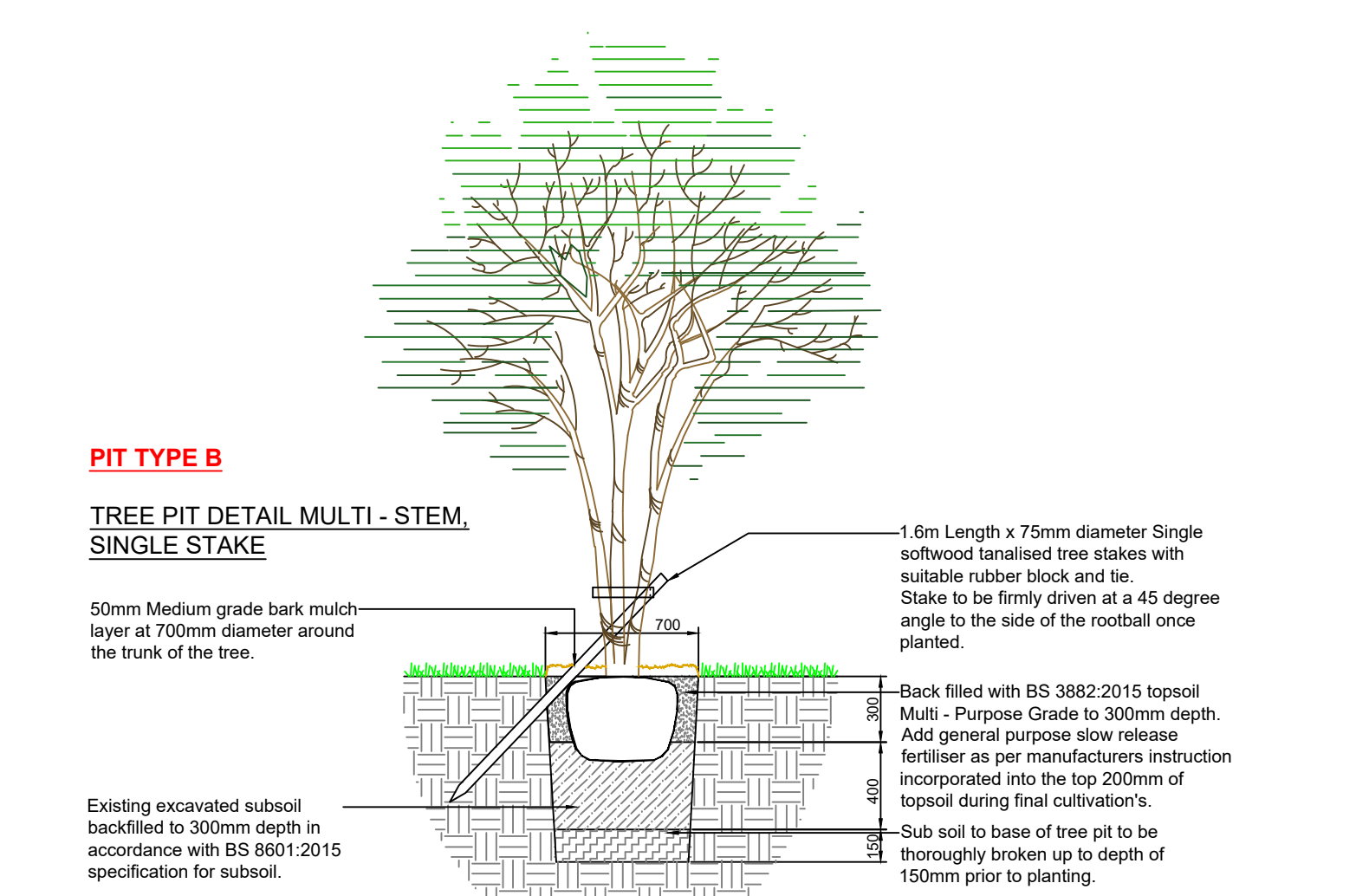
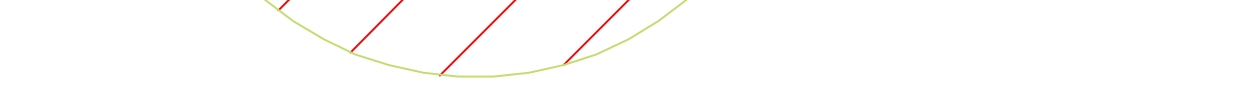


NHBC CHAPTER 4.2 - BUILDING NEAR TREES SPECIFICATION

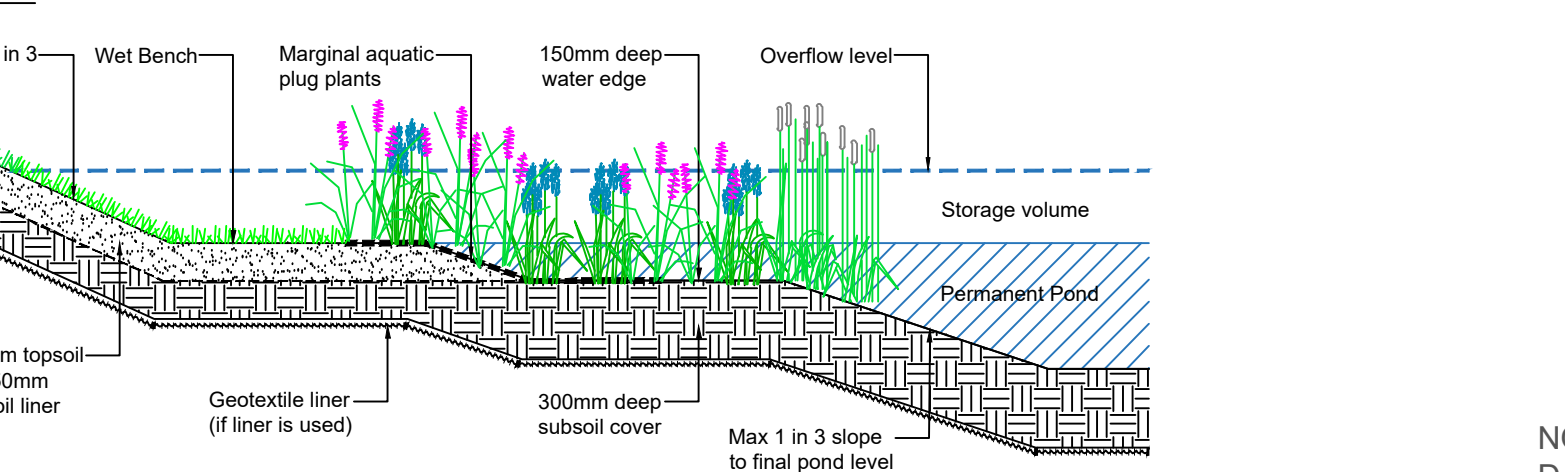
Building near trees and the effects of trees on shrinkable soils:
When trees are being proposed within a landscaping scheme the guidance within NHBC Chapter 4.2 regarding root systems and their zone of influence upon building foundations. The tree species

Information may be obtained from suitable alternative authoritative sources for trees not listed in this chapter.

-
- A diagram showing a tree with a brown trunk and green foliage. The tree is centered within a large circle. The circle is divided into several sectors by red diagonal lines. The area within the circle is labeled "ZONE OF ROOTING INFLUENCE". The area outside the circle is labeled "PROPOSED TREE". The circle is also labeled "NHBC" on both the left and right sides.



ROUGH POND EMBANKMENT



NOTE: READ IN CONJUNCTION WITH THE FOLLOWING
DARWINGS; 1234 EML XX XX DR D L 01-04

Rev	Comments	Date



Landscape Design, Management & Consultancy

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Title: Landscaping Specification
 Sheet 5

Client: United Living

Project: Carr Lane, Prescott

Project	Org	Vol	Level	File Type	Form	Role	Sheet
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1234	EML	XX	XX	DR	D	L	05
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Status: Planning Date: 28.05.24

Drawn: JIG Revision:

EML JOB NO: 1234 Scale; NTS @ A1



KEY Hard Landscaping

Cycle Pathway entrance 3m wide with removable metal bollards for maintenance access. Finish T.B.C with local transport policy

PROW Pathway 2m wide for pedestrian access with removable metal bollards for maintenance access. Finish self binding gravel with timber edging or similar approved

Cycle Pathway 3m wide for pedestrian & cycle access. with removable metal bollards for maintenance access. Finish self binding gravel with timber edging or similar approved.

KEY Soft Landscaping

Application Boundary

Existing Trees & Vegetation Retained

Existing Trees & Vegetation to be removed in accordance with arboriculture report

18-20cm Girth Tree Species. Dashed Line Indicative 50 Year Potential Canopy Size

14-16cm & 16-18cm Girth, Street Trees & POS Species

Multi-stem Tree Species

Feathered Tree Species Within Native Hedgerow

Mixed Species Native Hedgerow

Ornamental Species Hedgerow

Native Mixed Species To Improve & Repair Existing Vegetation (For Species & Planting Specification See Location Notes)

Species Rich Lawn Seed & Bulb Planting. Germinal Amenity WFG20 Eco Species Rich Lawn

John Chambers Grass Seed: Heritage Wetland Area 80% Grass Seed Wildflower Mix

Planting beds Shrub & Herbaceous

SUDS Native Wetland Planting Beds

Suds Swale Area John Chambers Grass Seed: Heritage Wetland Area 80% Grass Seed Wildflower Mix

Cultivated Turf to Fronts and Rear Gardens

Locally sourced gravel finish over geotextile membrane 75mm depth

KEY Boundary Finishes

1.8m High Brick Wall With Fiers

1.8m High Close Boarded Fence

1.2m High Timber Post & 3no. Rail Fencing

2.1m High Acoustic Fence

1.2m High Metal Rail Fence To Match Existing Cycleway Fencing along Carr Lane

Acoustic Fencing to Engineers Recommendations

NOTE: FOR PLANTING SPECIFICATION & GENERAL ARRANGEMENT SEE 1234 EML XX XX DR D L 01 & 04

Rev	Comments	Date
A	Updated to site changes	19.06.24



Landscape Design, Management & Consultancy

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Title: Landscaping General Arrangement Sheet 6

Client: United Living

Project: Carr Lane, Prescott

Project	Org	Vol	Level	File Type	Form	Role	Sheet
1234	EML	XX	XX	DR	D	L	06

Status: Planning Date: 17.05.24
Drawn: JG Revision: A
EML JOB NO: 1234 Scale: 1:500 @ A1