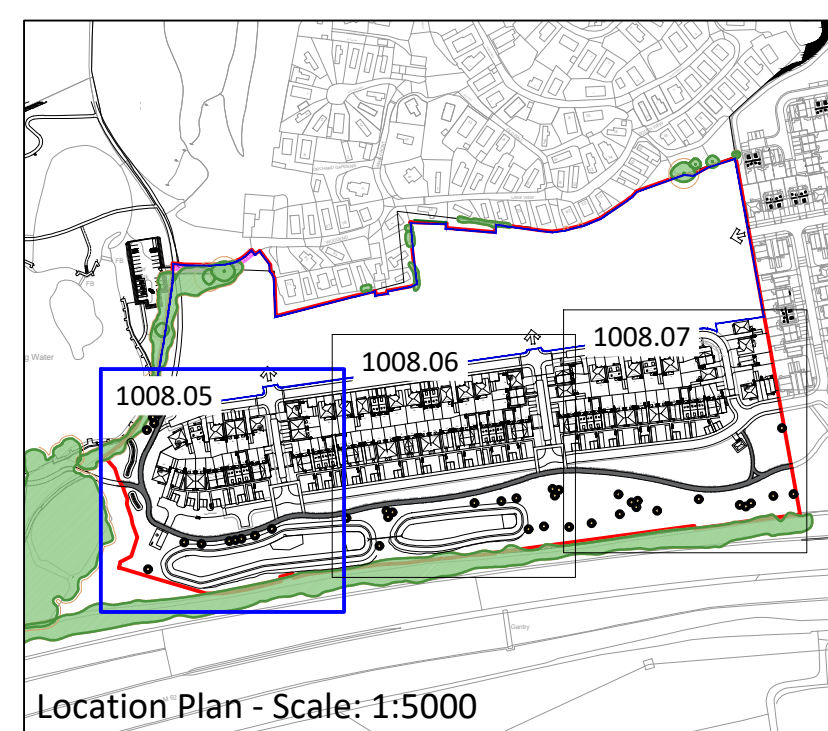


KEY:

- Site boundary
- Existing trees and details Refer to A10 for details
- Proposed tree planting
- Proposed specimen planting
- Proposed native scrub planting. Area to be seeded with BR501 Hedgerow & Shade Wildflower Mix from Phoenix Amenity Supplies or similar approved
- Proposed ornamental shrub planting
- Proposed ornamental hedge planting
- Proposed native hedge planting
- Proposed bulb planting
- Proposed wear tolerant amenity grass Rowland Medallion Turf or similar to plot frontages, A2 - Quality Lawn from Germinal seeds to rear plots.
- Proposed Hedgerow & Shade Wildflower Mix from Phoenix Amenity Supplies or similar approved
- Proposed native grassland area
- Proposed Marginal dry mix for SUDs basin slope - Pro Flora 6 for Dry Soils from Phoenix Amenity Supplies or similar approved
- Proposed Marginal wet mix for SUDs basin base - Pro Flora 5 for Wet Soils from Phoenix Amenity Supplies or similar approved
- Furniture and Play Features
- Proposed benches with backrest - Hutton Rustic 4 Star Seat from Broxap or similar approved. 2 no. 4ft standard backrest, roof fixed
- Hard Materials
- Proposed Bitmac surface to match existing / proposed shared Footway / Cycleway link to the east
- Proposed resin bound gravel - Buff
- Proposed granite setts

REVISIONS
A 21.01.26 MD
Amends to latest Layout
B 27.01.26 MD
Amends to include hedgerow in open space
C 11.02.26 MD
Amends to ecology comments
D 18.02.26 MD
Amends to POS Landscape Strategy



Full Planting Schedule

Number	Abbreviation	Species	Specification	Height	Girth
14 No.	A B'	Amelanchier 'Ballerina'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
12 No.	A ca 'E'	Acer campestre 'Elsrijk'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
11 No.	A col	Ainus cordata	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
24 No.	A gl	Ainus glutinosa	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
5 No.	A gl	Ainus glutinosa	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
8 No.	A l co	Ainus cordata	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
16 No.	B pe	Betula pendula	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
12 No.	Be A F	Betula albosinensis 'Fascination'	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
17 No.	BETPU	Betula pubescens	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
13 No.	C be	Carpinus betulus	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
19 No.	C be	Carpinus betulus	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
12 No.	C be 'F F'	Carpinus betulus 'Frans Fontaine'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
17 No.	CRAPR	Crataegus prunifolia	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
16 No.	F s	Fagus sylvatica	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
2 No.	L st 'W'	Liquidambar styraciflua 'Worpleston'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
2 No.	L st 'W'	Liquidambar styraciflua 'Worpleston'	4x Semi-mature 'Clear Stem min. 200cm -RB	600-650cm	30-35cm
7 No.	M sy	Malus sylvestris	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
19 No.	P sy	Pinus sylvestris	6x Leader with laterals	450-500cm	
18 No.	PRUUM	Prunus 'Ummeke'	3x Extra Heavy Standard 'Clear Stem min. 200cm -RB	400-450cm	18-20cm
23 No.	Q r	Quercus robur	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
6 No.	T co	Tilia cordata	2x Standard 'Clear Stem 175-200cm -3 brks -RB	250-300cm	8-10cm
16 No.	TICG	Tilia cordata 'Green Spire'	3x Semi-mature 'Clear Stem min. 200cm -RB	500-550cm	20-25cm
6 No.	TSHE	Tsuga heterophylla	4x Leader with laterals -RB	450-500cm	
Total: 286 No.					

Number	Abbreviation	Species	Specification	Height	Density	Percentage Contribution
120 No.	A ca	Acer campestre	1+1: Transplant -RB 60-80cm 1ctr	5%		
236 No.	C av	Corylus avellana	1+1: Transplant -RB 60-80cm 1ctr	10%		
890 No.	C mo	Crataegus monogyna	1+1: Transplant -RB 60-80cm 1ctr	38%		
167 No.	I a	Ilex aquifolium	1+1: Transplant -RB 60-80cm 1ctr	7%		
73 No.	L vu	Ligustrum vulgare	1+1: Transplant -RB 60-80cm 1ctr	3%		
50 No.	M s	Malus sylvestris	1+1: Transplant -RB 60-80cm 1ctr	2%		
27 No.	P av	Prunus avium	1+1: Transplant -RB 60-80cm 1ctr	1%		
515 No.	P sp	Prunus spinosa	1+1: Transplant -RB 60-80cm 1ctr	22%		
120 No.	R can	Rosa canina	1+1: Transplant -RB 60-80cm 1ctr	5%		
50 No.	S au	Sorbus aucuparia	1+1: Transplant -RB 60-80cm 1ctr	2%		
120 No.	V op	Viburnum opulus	1+1: Transplant -RB 60-80cm 1ctr	5%		
Total: 2368 No.						

Number	Abbreviation	Species	Specification	Density	Percentage Contribution
642 No.	ACCA	Acer campestre	1+1: Transplant -RB 0.2ctr Double Staggered at 0.3m offset	13%	
249 No.	C san	Cornus sanguinea	1+1: Transplant -RB 0.2ctr Double Staggered at 0.3m offset	5%	
740 No.	C av	Corylus avellana	1+1: Transplant -RB 0.2ctr Double Staggered at 0.3m offset	15%	
2234 No.	C mon	Crataegus monogyna	1+1: Transplant -RB 0.2ctr Double Staggered at 0.3m offset	45%	
249 No.	I a	Ilex aquifolium	1+1: Transplant -RB 0.2ctr Double Staggered at 0.3m offset	5%	
249 No.	I a	Ilex aquifolium	1+1: Transplant -RB 0.2ctr Double Staggered at 0.3m offset	5%	
593 No.	PRUSP	Prunus spinosa	1+1: Transplant -RB 0.2ctr Double Staggered at 0.3m offset	12%	
Total: 4935 No.					

Hedges						
Number	Abbreviation	Species	Specification	Height	Pot Size	Density
482 No.	Ac	Acer campestre	1+1 Transplant	40-60cm	3L	5/m
175 No.	ACECAM	Acer campestre	Branches 3 brks	125-150cm	10L	2/m
149 No.	BSu	Brachyglottis 'Sunshine'	Branches 4 brks	40-60cm	3L	5/m
1349 No.	C be	Carpinus betulus	1+1 Transplant	40-60cm	3L	5/m
655 No.	E 'J' H'	Euonymus japonicus 'lean Hughes'	Bushy 4 brks	30-40cm	3L	5/m
368 No.	EDS	Escallonia 'Donard' Seedling	Bushy 4 brks	40-60cm	3L	5/m
178 No.	HMMW	Hebe 'Mrs Winder'	Bushy 5 brks	40-60cm	3L	5/m
1172 No.	HYPHI	Hypericum 'Hidcote'	Bushy 5 brks	40-60cm	3L	5/m
464 No.	Lvu	Ligustrum vulgare	Branches 4 brks	125-150cm	10L	5/m
489 No.	LaM	Lavandula angustifolia 'Munstead'	Bushy 5 brks	40-60cm	3L	5/m
357 No.	LoA	Ligustrum ovalifolium 'Aureum'	Branches 7 brks	40-60cm	3L	5/m
359 No.	P lau 'O' L'	Prunus laurocerasus 'Otto Luyken'	Bushy 3 brks	40-60cm	3L	5/m
1116 No.	P lau 'O' L'	Prunus laurocerasus 'Zabellana'	Bushy 3 brks	40-60cm	3L	5/m
554 No.	WEIFLVA	Weigela florida 'Variegata'	Bushy 3 brks	40-60cm	3L	5/m

Number	Abbreviation	Species	Specification	Height	Pot Size	Density
101 No.	ABEGR	Abelia grandiflora	Bushy 3 brks	30-40cm	3L	5/m ²
127 No.	C A P'	Choisya 'Aztec Pearl'	Bushy 5 brks	30-40cm	3L	5/m ²
102 No.	CEAREPA	Ceanothus thyrsiflorus repens	Bushy 5 brks	30-40cm	3L	5/m ²
45 No.	CHOSUNA	Choisya ternata 'Sundance'	Bushy 4 brks	30-40cm	3L	5/m ²
243 No.	CuS	Cistus pulverulentus 'Sunset'	Bushy 4 brks	20-30cm	3L	5/m ²
76 No.	EFEG	Euonymus fortunei 'Emerald Gaiety'	Bushy 7 brks	20-30cm	3L	5/m ²
144 No.	EFEG	Euonymus fortunei 'Emerald n' Gold'	Bushy 7 brks	20-30cm	3L	5/m ²
140 No.	H 'G' O'	Hebe 'Great Orme'	Bushy 3 brks	30-40cm	3L	5/m ²
116 No.	H a A'	Hydrangea arborescens 'Annabelle'	Branches 3 brks	40-60cm	3L	5/m ²
221 No.	H m 'A'	Hakonechloa macra 'Aureola'	Full Pot		3L	5/m ²
159 No.	H p 'S'	Hebe pinguifolia 'Sutherland'	Bushy 5 brks	20-30cm	3L	5/m ²
178 No.	HEGG	Hebe 'Green Globe'	Bushy 7 brks	15-20cm	3L	5/m ²
270 No.	P E	Potentilla fruticosa 'Elizabeth'	Bushy 3 brks	30-40cm	3L	5/m ²
21 No.	PIRA	Potentilla fruticosa 'Red Ace'	Bushy 3 brks	30-40cm	3L	5/m ²
115 No.	PHLFR	Philomelis fruticosa	Branches 4 brks	30-40cm	3L	5/m ²
100 No.	PIRME	Pieris japonica 'Mountain Fire'	Branches 6 brks	30-40cm	3L	5/m ²
105 No.	ROSTHF	Rosa 'The Fairy'	Cuttin Bush 3 brks	30-40cm	3L	5/m ²
730 No.	S h	Sarcococca humilis	Bushy 6 brks	20-30cm	3L	7/m ²
131 No.	V m 'G' J'	Vinca minor 'Gertrude Jekyll'	Several shoots 3 brks	30-40cm	3L	5/m ²
139 No.	V EEP	Viburnum tinus 'Eve Price'	Bushy 3 brks	30-40cm	3L	5/m ²
118 No.	WVIF	Weigela florida 'Variegata'	Bushy 3 brks	30-40cm	3L	5/m ²

Number	Abbreviation	Species	Specification	Height	Density	Percentage Contribution
4613 No.	ALUR	Allium ursinum	110-125cc: Root trainer /Well rooted /British native-origin	15cm ²	30%	
2565 No.	NaGe	Narcissus 'Geranium'	Grade 10/12	50/m ²	25%	
4102 No.	NARTT	Narcissus 'Tete a Tete'	Grade 10/12	80/m ²	25%	
1644 No.	TULWF	Tulip 'White Flag'	Grade 11/12	40/m ²	20%	
Total: 12924 No.						

Planting notes:

- General notes on planting mixes
- Herbaceous stock, small grasses and ground cover shrubs to be planted in small groups (max. 5m²) at 4 plants per m² (or as otherwise scheduled), and located at the front of beds, adjacent to footpaths or at the entrance to the side of properties.
- Woody shrubs to be planted in small groups (max. 5m²) at 4 plants per m² (or as otherwise scheduled).
- Large shrubs should not be positioned in front of ground floor windows or immediately adjacent to footpaths in order that views and/or access is not obstructed.

1.0 SODS: Substrate / subsoil to be prepared in accordance with BS 4828 and 2007 specification. Soil to be prepared to 200mm depth, to eliminate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS3882: 2007. Mulch to be applied in accordance with manufacturers instructions. Topsoil to be spread to 100mm depth and worked into soil.

N.B. Proposed services (electric, water, gas etc.) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.

2.0 EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m waist-high fencing on a scaffold framework in accordance with BS3837:2005 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table 2, at a radius of 12 times the stem diameter (single stem trees) or 10 times the basal diameter (trees with more than one stem arising below 1.5m above ground level) refer to Clause 5.2.2. Further precautions are to be taken as detailed within BS3837:2005 9.4.

3.0 TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree Surgeon in accordance with BS 3998:1989. Arisings to be removed to a licensed tip.

4.0 TREE PLANTING: All trees to be in accordance with BS 3938 / 4043. Trees to be planted in accordance with BS 4342: 2014 and securely staked and tied into pits. All trees to be planted as shown in the specification notes and tree pit details within the National Design Guide. Where necessary trees to be protected from rabbits with securely staked individual rabbit mesh guards. Trees within areas of public open space to be fitted with stammer guards.

5.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:

- Examine weeds by hand or chemical means.
- Cut out dead or / and damaged sticks or branches, prunes as required.
- Ensure all shrubs and trees are firmed in, securely staked and tied.
- Collect litter, sweep and tidy site.
- Apply suitable pesticides, fungicides and fertilisers as required.
- Carry out grass mowing to turf when attained 100mm, cut to 50mm.

5.0 SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth bark mulch and kept weed free.

6.0 HEDGE PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Hedge plants to be planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh securely staked.

7.0 NATIVE WOODLAND/SHRUB PLANTING: plants to be in accordance with BS 3938 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Native woodland plants to be planted in double staggered rows 300mm apart at 450mm centres (or as scheduled) in random groupings of 10-15 shrub species and 5-7 tree species. Transplants to be root dipped with Agrilure prior to planting. Planted areas to be kept weed free and protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stakes).

8.0 TURFING: Grass turf areas to be Rowland Medallion® Turf or similar approved cultivated turf, laid in accordance with BS4428. Topsoil to be corrected and levelled as required and any debris or stones greater than 50mm Ø diameter removed. Pre-laying fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.

9.0 SEEDING: Grass areas to be seeded in accordance with BS 4428. Near gardens and large areas of public open space to be seeded during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm Ø diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing.

10.0 WILDFLOWER SEEDING: Grass areas to be seeded in accordance with BS 4428 during March, April or September. Unimproved topsoil to be imported, corrected and levelled as required and any debris or stones greater than 20mm Ø diameter removed. Lightly rake areas after sowing. Refer to schedules for seed mixes and sowing rates.

11.0 BULB PLANTING: Each bulb to be planted at a depth of approximately twice its height, base in contact with bottom of hole. Backfilled with finely broken bark, lightly firmed to existing ground level. In existing grassed areas scatter bulbs where they fall, existing turf to be plugged and replaced. Bulbs should be firm and entire, not dried out and free from pests, diseases and fungus.

12.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:

- Examine weeds by hand or chemical means.
- Cut out dead or / and damaged sticks or branches, prunes as required.
- Ensure all shrubs and trees are firmed in, securely staked and tied.
- Collect litter, sweep and tidy site.
- Apply suitable pesticides, fungicides and fertilisers as required.
- Carry out grass mowing to turf when attained 100mm, cut to 50mm.

