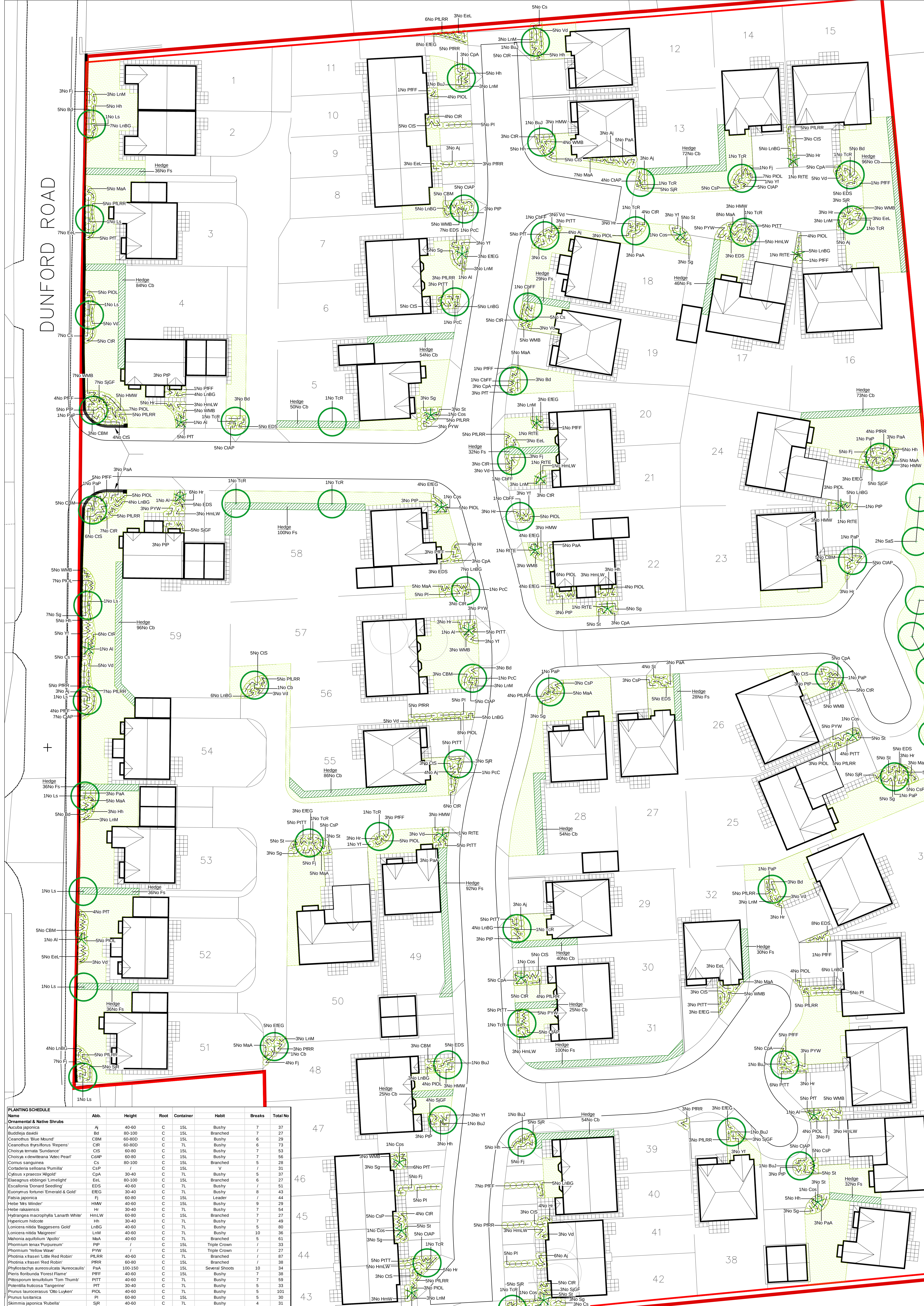




Do not scale from this drawing
The contractor is to check all dimensions on site and report any discrepancies to the architect.
All signs should be placed in the correct location. Signs should be placed in the correct location. Signs should be placed in the correct location.

LANDSCAPE SPECIFICATION
NOTE: All soft landscape works to be carried out in accordance with BS4223:1989.
SUBSOIL
Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.
TOPSOIL
To be supplied and spread by the main contractor to the approval of the Landscape Contractor, in accordance with BS 3883:2007. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be Areas for Ornamental Shrub Planting: minimum 450mm Areas for Turf: minimum 150mm

CULTIVATION
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m² to all planted areas.
CLIMATIC CONDITIONS
Topsoiling should be carried out in the driest conditions possible (cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 5862. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
Peat free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES
All trees within shrub beds to be planted in separate pits in accordance with tree planting details.
Tree pit to be 1000mm depth including minimum 150mm thick drainage layer of well washed gravel with a geotextile layer separating growing medium from drainage layer. Pit bottom to be broken up to minimum depth of 250mm and sides to be scarified.
Trees to be backfilled with topsoil + tree planting compost 1:6 by volume. All plant material to comply with BS 3838 Part 1, 1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996.
All trees to be planted to the original root collar and the following methods should be implemented to secure them: Trees in soft-double staked using 75mm dia. pressure treated timber stakes and cross bar, secured with tree tie and spacer at a height not exceeding 1/3 of the tree height. Trees in hard - Playtux underground girdling system or equal approved.

SHRUB PLANTING
All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost.

MULCH
75mm depth of 8-35mm ornamental bark mulch to be supplied and spread to all planting areas except wildflower planting. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

MAINTENANCE
All planting areas to be maintained to a high standard for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occurring in the first 12 months to be replaced at the contractors expense. All planting beds to be re-firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned at appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed. Formal hedges are to be maintained at 1.2 metres maximum height. Watering should take place as necessary to ensure establishment and continued success of all planting.

PLANTING SCHEDULE									
Name	Abb.	Height	Root	Container	Habit	Breaks	Total No		
Ornamental & Native Shrubs									
Aucuba japonica	Aj	40-60	C	15L	Bushy	7	37		47
Buddleia davidii	Bd	80-100	C	15L	Branched	7	27		
Ceanothus 'Blue Mound'	CBM	60-80	C	15L	Bushy	6	29		
Ceanothus thyrsiflorus 'Repens'	CIR	60-80	C	7L	Bushy	6	69		
Choiysia ternata 'Sundance'	CIS	60-80	C	15L	Bushy	7	53		
Choiysia x dewilbiana 'Adele Pearl'	CsP	60-80	C	15L	Bushy	7	56		
Cornus sanguinea	Cs	80-100	C	15L	Branched	5	28		
Coratenderia selloniana 'Pumilia'	CsP		C	15L	V		31		
Cytisus x praecox 'Algold'	CpA	30-40	C	7L	Bushy	5	37		46
Elaeagnus oblonga 'Limelight'	EoL	80-100	C	15L	Branched	6	27		
Escallonia Donard Seedling	EDS	40-60	C	7L	Bushy	7	51		
Eunymnus fortunei 'Emerald & Gold'	EIEG	30-40	C	7L	Bushy	8	43		
Fatsia japonica	Fj	60-80	C	15L	Leader	7	44		
Hebe 'Mrs Winder'	HW	40-60	C	15L	Bushy	9	29		
Hebe rakaiensis	Hr	30-40	C	7L	Bushy	7	54		
Hydrangea macrophylla 'Lanarth White'	HmLW	40-60	C	15L	Branched	7	27		45
Hydrangea 'Hedge'	Hd	30-40	C	7L	Bushy	7	49		
Lonicera nitida 'Baggesens Gold'	LNBG	40-60	C	7L	Bushy	5	80		
Lonicera nitida 'Maigreen'	LNM	40-60	C	7L	Bushy	10	36		
Maronia aquilum 'Apollo'	MA	40-60	C	7L	Branched	5	61		
Phormium tenax 'Purpleum'	PP	40-60	C	15L	Triple Crown	7	33		
Phormium 'Yellow Wave'	PYW	/	C	15L	Triple Crown	7	27		
Phytolacca x krasen 'Lilac Red Robin'	PLRR	40-60	C	7L	Branched	7	87		44
Phytolacca x krasen 'Red Robin'	PRR	60-80	C	15L	Branched	7	38		
Phytolactachy aureo-velutia 'Aureo-velutia'	PA	100-150	C	15L	Several Shoots	10	34		
Pieris floribunda 'Forest Flame'	PIFF	40-60	C	15L	Bushy	7	38		
Pittosporum tenuifolium 'Tom Thumb'	PTT	40-60	C	7L	Bushy	7	59		
Potentilla fruticosa 'Tangerine'	PT	30-40	C	7L	Bushy	5	33		
Prunus laurocerasus 'Otto Luyken'	PIOL	40-60	C	7L	Bushy	5	101		
Prunus laurocerasus 'Princess of Wales'	PLPW	60-80	C	15L	Bushy	7	53		
Prunus laurocerasus 'Rubella'	SIR	40-60	C	7L	Bushy	4	31		
Spiraea japonica 'Goldflame'	SiGF	40-60	C	7L	Bushy	7	27		43
Stipa gigantea	Sg	/	C	15L	3 or V	7	46		
Stipa tenuissima	St	80-100	B	7L	3 or V	7	53		
Verbena x davidii	Vd	40-60	C	7L	Bushy	5	49		
Weigelia 'Mont Blanc'	WMB	60-80	C	7L	Branched	7	58		
Yucca filamentosa	Yf	40-60	C	15L	Single leader	7	25		
Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root	Breaks	Total No
Ornamental Trees									
Betula utilis 'Jacquemonti'	Buj	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	9
Carpinus betulus 'Frans Fontaine'	CbFf	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	5
Liquidambar styraciflua	Ls	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	9
Prunus avium 'Pieris'	PaP	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	8
Pyrus calleryana 'Chanticleer'	PCC	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	5
Tilia cordata 'Rancher'	TcR	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	16
Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root	Breaks	Total No
Native Trees									
Betula pendula	Bp	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	3
Carpinus betulus	Cb	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	2
Salix caprea 'Greenwave'	Sas	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	3
Name	Abb.	Height	Root	Container	Habit	Breaks	Total No		
Specimen Shrubs									
Amelanchier lamarckii	Al	250-300	RB	/	Multi Stem, 3x	3	7		
Coratenderia selloniana	Cos	120-150	C	25L	V	7	10		
Rhus typhina 'Tiger Eyes'	RTTE	120-150	C	25L	Sev. Shoots	5	8		
Name	Abb.	Height	Root	Container	Habit	Breaks	Age	Density	Total No
Formal Native Clipped Hedge									
Carpinus betulus	Cb	80-100	B	/	Transplant - seed raised	/	1+2 or 1/2	4m ²	809
Fagus sylvatica	Fs	80-100	B	/	Transplant - seed raised	/	1+1 or 1/1	4m ²	633
* Native formal hedge to be planted in a double staggered row of a single species at 0.5 metre centres at rate per m ² as indicated. To be maintained at 1.2m height.									
* Any plants found not to be in accordance with the specification above after post completion site inspection will be replaceable at contractors expense in accordance with substitutions paragraph of specification on drawing.									
** Contractor to ensure numbers on plant schedules match numbers on drawing before placing order for plants.									

Soft Landscape Key

- Existing trees to be removed
- Proposed trees to housing plots
Refer to schedule for species and specification
- Proposed specimen shrubs to housing plots / PDS / Greenways
Refer to schedule for species and specification
- Proposed ornamental & native shrub planting to housing plots
-15 litre stock
- Proposed ornamental & native shrub planting to housing plots
-7 litre stock
- Proposed formal native hedge
To be maintained at 1.2 metre height
- Proposed Relawn Medallion lawn turf to housing plots
or equal approved

Daniel Wilkinson
Landscape Architect

Project: Proposed Residential Development
Dunford Road
Hade Edge

Drawing: Soft Landscape Plan

Scale: 1:200/A0 Date: 10/05/17

Ref: 4116 Number: 2100 Rev: A

3 Spenners Way
Haverhill
BB9 7BN
Telephone: +44(0)1780 707028
Email: dan@wilkinson1879design.co.uk