

LANDSCAPE SPECIFICATION NOTES

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

Topsoil depths:

- New shrub beds: minimum 450mm depth after compaction.
- Hedge lines: minimum 450mm depth after compaction (for width, refer to .
- Grass areas (seed and turf): minimum 150mm depth after compaction.

Wildflower seed areas benefit from
•Wildflower seed areas: minimum 75mm depth after compaction.

Trees
Root barriers are to be employed near services. All standard trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved top soil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties. After planting all trees shall be watered-in and a mulch layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth. A spiral guard will be fixed to the base of each tree to protect it from rabbit attack and strimmer damage.

Hedgerows (Native & Ornamental)
Hedgerow trenches shall be dug 450mm x 450mm x 450mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. Plants to be planted at 4 per linear metre in a double staggered row for Fagus and Ligustrum hedgerows, 5 per linear metre for native mixed hedgerows and 3 per linear meter for Photinia and Prunus. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (1m wide). On completion all hedge plants shall be thoroughly watered in. Mixed native Hedgerows on the perimeter of the site are to be protected from rabbit attack using spiral guards, tubes or rabbit proof fencing.

Ornamental shrubs and groundcover areas
Plants to be planted in variety groups with taller species to back of beds (Refer to planting mix layout examples below.) All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation. All stock shall comply with the specification provided on the drawing. All plants shall be well firmed in after planting and watered if necessary. After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.

Native buffer mix
Plants should be planted at 1m centers with an even distribution of species throughout. Individual pits shall be dug 450mm x 450mm x 300mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over each pit (1m wide). On completion all plants shall be thoroughly watered in. Area to be protected from rabbit damage by rabbit proof fencing or individual spirals/shrub guards as appropriate.

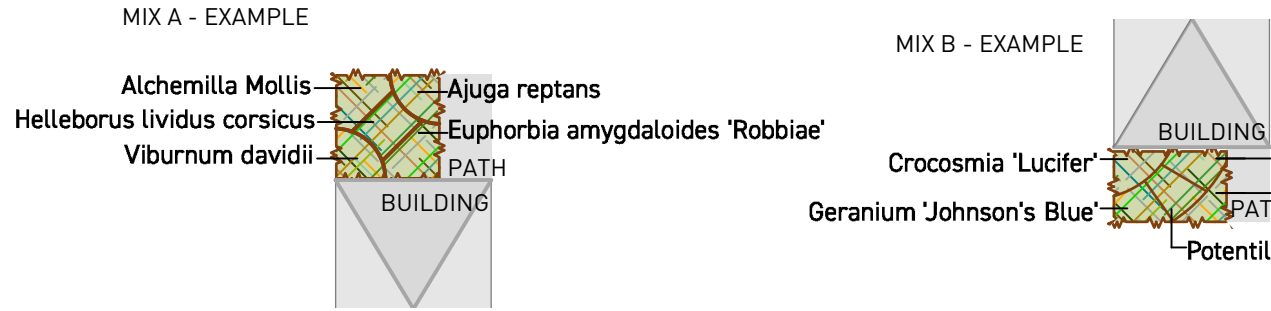
Turf Areas
Turf to be Rowlawn Medallion or similar and approved. All areas to be turfed shall be top-soiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking. Approved turf shall be laid to front garden areas in accordance with good practice. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions.

Amenity Grass Seed Areas
Prior to seeding, (using machinery of a suitable scale) the ground will be harrowed and rolled, using a tine harrow in order to avoid damaging underground services. Where existing tree roots are present, shallow cultivation will be carried out to ensure roots are not damaged. However, if there are any areas which have suffered high soil compaction, for instance due to heavy machinery being deployed, these will be harrowed using a disc harrow to ensure the soil structure is suitable for subsequent sowing. If such a requirement arises to harrow with discs, caution should be exercised to ensure newly installed underground services are not damaged during harrowing. If there is an abundance of annual or perennial weeds, the site may be treated with an approved herbicide prior to seeding. It is advised that suitable gaps are made within existing vegetation, through clearance of existing, retained superfluous low growing vegetation, to create seeding areas (if applicable). All amenity grass seed areas shall be top-soiled to a minimum depth of 150mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction and will be broadcast by machine and rolled where possible to give good soil/seed contact.

Pulic open space amenity areas to be seeded with Emorsgate EL1 Flowering Lawn Mixture or similar and approved, shall be sown in accordance with good practice. Rear garden areas to be seeded with Rowlawn Medallion or similar and approved.

PLANTING MIX LAYOUT EXAMPLES



Wildflower Meadow Seed Mix Areas
Meadow seed to be Emorsgate EM1 General Purpose Meadow Mixture and underseeding of native buffer mix to be EW1 Woodland Mixture or similar and approved. Undertake ground preparation as specified for grass seed areas above.

All wildflower seed areas shall be top-soiled to a max depth of 50mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

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

MAINTENANCE

All planting in public areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification. Planting and lawns in private areas will be maintained by the individual plot holders.

Trees
All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m. At the end of each growing season all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows
All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All canes and spirals where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the growing season. Mulch shall be regularly topped up to original levels. All hedge lines shall be maintained to 1.6m high. After approximately 5 years stakes and ties are to be removed once trees have established.

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

Ornamental shrub and groundcover areas
Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought and receive an annual application of slow release fertiliser. Mulch shall be regularly topped up to original levels.

Grass areas (Front lawn of properties)
Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and re-sown / re-turfed as required.

Amenity / Wildflower Meadow Mix Grassed Areas (seed)
Bulbs should be allowed to die back within long grass areas prior to regular summer mowing. Meadow areas should be allowed to grow to full height and be cut once a year after flowering in early September. Mown paths through area of open space should be mown regularly to provide a suitable route through open space.

Notes

- Bare root plants specified for planting during planting season only. Containerised and rootballed stock to be employed when necessary as advised by supplier;
- No cultivation should be undertaken in wet/waterlogged conditions;
- Imported topsoil to accord with BS3882;
- Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance;
- All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE);
- All plant material to conform with BS:3936 and BS:4428;
- Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.

Note:
Landscape contractors to confirm potential build programme with house builder when pricing soft landscape works to allow for and accommodate potential out of season planting and phased release of plots for implementation. Allowances to potentially include for supply of containerised stock, additional attendance in relation to phasing and additional watering.

PLANTING SCHEDULE

TREES FOR POS			
ID	Qty	Species	Size (girth and height)
A.c.S	32	Acer campestre 'Streetwise'	14-16 cms, 425-600 cms ht
B.p	41	Betula pendula	14-16 cms, 425-600 cms ht
L.s	18	Liquidamber styraciflua	14-16 cms, 425-600 cms ht
M.E	10	Malus 'Evereste'	12-14cms, 350-425cms ht
P.T	19	Prunus 'Tai-haku'	14-16 cms, 425-600 cms ht
P.p.W	8	Prunus padus 'Watereri'	14-16 cms, 450-600 cms ht
Q.ro	2	Quercus robur	18-20 cms, min 450 cms ht, 3x, RB, min 200 cms clear stem
S.a	9	Sorbus aucuparia	12-14 cms, 350-425 cms ht

TREES FOR FRONT GARDENS			
ID	Qty	Species	Size (girth and height)
B.u.J	30	Betula utilis var. jacquemontii	10-12 cms, 300-340 cms ht
P.se	22	Prunus serrula	10-12 cms, 300-340 cms ht
P.s.A	25	Prunus subhirtella 'Autumnalis Rosea'	10-12 cms, 300-340 cms ht
S.c	37	Sorbus cashmiriana	10-12 cms, 300-340 cms ht

ORNAMENTAL SHRUBS				
ID	Qty	Species	Density	Size
A.j.r	1957	Ajuga reptans	8	2L cover pot
A.m	793	Alchemilla mollis	8	2L cover pot
A.j.l	70	Aucuba japonica longifolia	3	3L pot 40-60 cms
B.c.S	1269	Bergenia cordifolia 'Silberlicht'	8	2L cover pot
C.o.E	407	Carex oshimensis 'Evergold'	5	3L cover pot
C.A.B	26	Ceanothus 'Autumnal Blue'	3	3L pot 60-80 cms
C.a.l	388	Cornus alba 'Ivory Halo'	4	3L pot 60-80 cms
C.a.S	486	Cornus alba 'Sibirica'	4	3L pot 60-80 cms
C.L	1086	Crocosmia 'Lucifer'	6	2L cover pot
E.f.E	122	Euonymus fortunei 'Emerald Gaiety'	4	2L pot 30-40 cms
E.a.R	1580	Euphorbia amygdaloides var. Robbiae	6	2L pot 20-30 cms
F.g.E	374	Festuca glauca 'Elijah Blue'	5	2L cover pot
G.J	397	Geranium 'Johnsons Blue'	8	2L cover pot
H.P.Q	415	Hebe 'Purple Queen'	5	3L cover pot
H.R	410	Hebe 'Red Edge'	4	2L pot 20-30 cms
H.p.S	114	Hebe pinguifolia 'Sutherlandii'	5	2L pot 20-30 cms
H.l.c	311	Helleborus lividus corsicus	5	2L cover pot
H.P.F	533	Heuchera 'Peach Flambe'	6	2L cover pot
H.P.p	652	Heuchera 'Purple palace'	6	2L cover pot
H.a.A	122	Hydrangea arborescens 'Annabelle'	4	2L cover pot
L.a.H	231	Lavandula angustifolia 'Hidcote'	4	2L pot 15-20cms
L.n.M	679	Lonicera nitida 'May Green'	5	2L cover pot
P.te	486	Pachysandra terminalis	8	2L cover pot
P.b.S	165	Persicaria bistorta 'Superba'	6	2L cover pot
P.B.B	410	Phormium 'Bronze Baby'	4	3L pot min. 7 leaves
P.f.R	26	Photinia x fraseri 'Red Robin'	3	5L pot 40-60cms
P.f.A	70	Potentilla fruticosa 'Abbotswood'	4	2L pot 20-30cms
P.I.O.L	166	Prunus laurocerasus 'Otto Luyken'	3	5L pot
R.K	410	Rosa 'Kent'	4	2L pot 20-30 cms
S.j.R	122	Skimmia japonica 'Rubella'	4	3L pot 30-40cms
V.b	410	Verben bonariensis	4	2L full pot
V.d	198	Viburnum davidii	4	3L pot 30-40cms
V.m.A	652	Vinca minor 'Alba'	6	1L cover pot

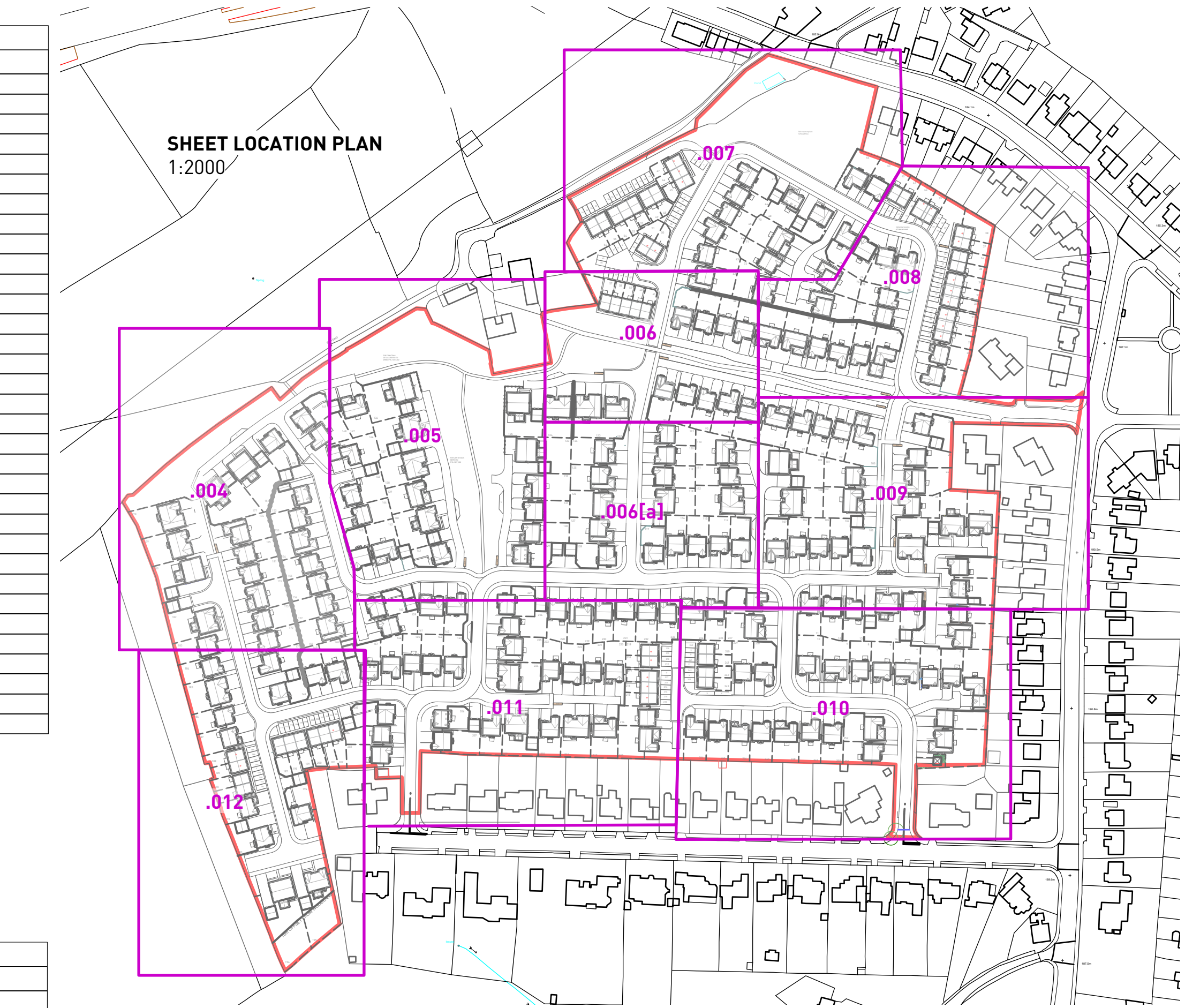
SPECIMEN SHRUBS			
ID	Qty	Species	Size
A.l	12	Amelanchier lamarckii	10L pot 1m ht
C.m	15	Cornus mas	10L pot, 1m ht
F.j	11	Fatsia japonica	10L pot, 60-80 cms
M.S	19	Magnolia 'Susan'	10L pot, 60-80 cms
M.j	19	Mahonia japonica	10L pot, 80-100 cms
P.C	13	Phormium 'Cream Delight'	10L pot, 80-100 cms

ORNAMENTAL HEDGES				
ID	Qty	Species	Density	Size
F.sy	2115	Fagus sylvatica	4	80-100 cms ht, 1+2
L.ov	4146	Ligustrum ovalifolium	4	5L pot 40-60 cms ht
P.x.f.R.R	1617	Photinia x fraseri 'Red Robin'	3	5L pot 40-60 cms ht
P.I.O	2669	Prunus laurocerasus 'Otto Luyken'	3	5L pot 40-60 cms ht

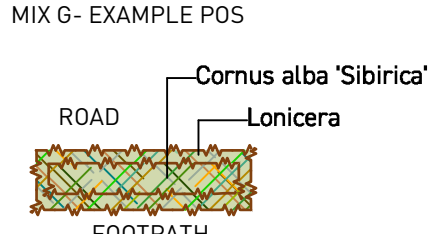
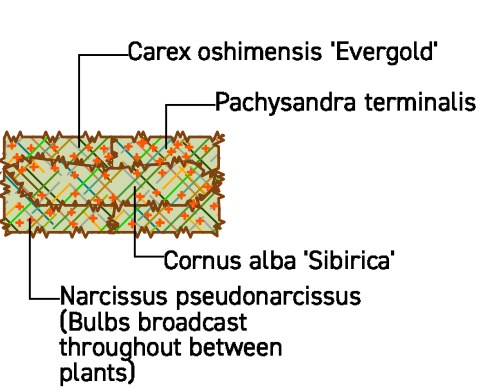
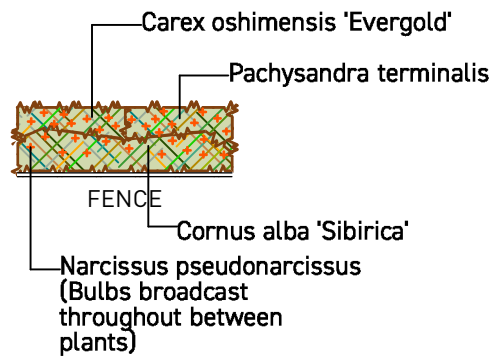
NATIVE HEDGE MIX (5/m double staggered row)			
ID	Qty	Species	Size (girth and height)
A.c	92	Acer Campestre	40-60cms ht, 1+0
C.av	92	Corylus avellana	40-60cms ht, 1+0
C.mo	1199	Crateagus monogyna	40-60cms ht, 1+0
I.aq	92	Ilex aquifolium	40-60cms ht, 2L pot
P.sp	184	Prunus spinosa	40-60cms ht, 1+0
R.c	92	Rosa canina	40-60cms ht, 1+0
V.o	92	Viburnum opulus	40-60cms ht, 1+0

NATIVE BUFFER MIX (1/m centers)			
ID	Qty	Species	Size (girth and height)
A.ca	13	Acer campestre	125-150 cms ht, 2x, B, 3brks, branched
C.ave	101	Corylus avellana	60-80 cms ht, 1+2, B, 3brks, Branched
C.mon	101	Crataegus monogyna	125-150 cms ht, 2x, B
I.aqu	101	Ilex aquifolium	60-80 cms ht, 3L pot
P.spi	101	Prunus spinosa	80-100 cms ht, 1+2, B, 3 brks, branched
V.op	101	Viburnum opulus	60-80 cms ht, 1+2, B, 3 brks, branched

BULBS				
ID	Qty	Species	Density (/m2)	Size (bulb grade)
C.bi	2167	Crocus bicolour mix	20	5-6
G.n	2167	Galanthus nivalis	20	5-6
N.p	2662	Narcissus pseudonarcissus	15	7+



MIX F - EXAMPLE POS



Landscape Specification & Planting Schedules
Sheet 11 of 11

Fixby

Client: Harron Homes REV: -
DRWG No: P18-1327.013 Approved by: KC
Drawn by : KG
Date: 07/08/19
Scale: 1:200 @ A1

