LEGEND

- Boundary
- Existing trees
- Existing vegetation
- Approximate location of existing invasive species. Refer to JCA Ecology for further information.
- Proposed trees
- Proposed native hedge
- Proposed evergreen hedge
- Proposed species-rich native hedge (Mix A) understepted with Emorsgate EH1
- Proposed ornamental shrubs
- Proposed native structure/ scrub - Mix B
- Proposed native woodland - Mix C
- Proposed wet woodland scrub - Mix D
- Existing grassland overseeded with Emosgate EM1
- Proposed general purpose meadow Emorsgate EG1
- Existing wet grassland overseeded with Emosgate EM8
- Proposed buildings/units

PROPOSED BOUNDARY TREATMENTS

- Proposed retaining wall (varies between 2 to 4m)
- Proposed timber post and rail fence(1.2m)
- Proposed anti-climb fence with electrification (2.4m)
- Proposed anti-climb fence with electrification (3.0m)
- Proposed stone wall (1.0m)

NOTE:
REFER TO THE 'PROPOSED BOUNDARY TREATMENT PLAN' BY ACUMEN (DWG P2753-ACU-XX-DR-A-103-06)

Detailed Planting

Mix A1

185	No. Acer campestre (whip)		
131	No. Corylus avellana (whip)		
1151	No. Crataegus monogyna (whip)		
139	No. Prunus avium (whip)		
185	No. Prunus spinosa (whip)		
185	No.Rosa canina		
231	No. Viburnum opulus (whip)		

Mix A2

50	No. Acer campestre (whip)
62	No. Corylus avellana (whip)
307	No. Crataegus monogyna (whip)
37	No.Prunus avium (whip)
62	No. Prunus spinosa (whip)
62	No.Rosa canina
62	No. Viburnum opulus (whip)

Mix A3

309	No. Acer campestre (whip)
386	No. Corylus avellana (whip)
1929	No. Crataegus monogyna (whip)
37	No.Prunus avium (whip)
309	No. Prunus spinosa (whip)
309	No.Rosa canina
386	No. Viburnum opulus (whip)

Mix A4

37	No. Acer campestre (whip)
46	No. Corylus avellana (whip)
229	No. Crataegus monogyna (whip)
37	No.Prunus avium (whip)
37	No. Prunus spinosa (whip)
37	No.Rosa canina
46	No. Viburnum opulus (whip)

Mix A5

37	No. Acer campestre (whip)
46	No. Corylus avellana (whip)
229	No. Crataegus monogyna (whip)
37	No.Prunus avium (whip)
37	No. Prunus spinosa (whip)
37	No.Rosa canina
46	No. Viburnum opulus (whip)

Mix B1

17	No. Cornus sanguinea (whip)
14	No. Corylus avellana (whip)
79	No. Crataegus monogyna (whip)
10	No. Euonymus europaeus (whip)
14	No. Frangula alnus (whip)
7	No. Ilex aquifolium
8	No. Rhamnus cathartica (whip)
11	No. Viburnum lantana (whip)

Mix B2

360	No. Cornus sanguinea (whip)
300	No. Corylus avellana (whip)
300	No. Crataegus monogyna (whip)
300	No. Euonymus europaeus (whip)
300	No. Frangula alnus (whip)
140	No. Ilex aquifolium
160	No. Rhamnus cathartica (whip)
240	No. Viburnum lantana (whip)

Mix C1

264	No. Betula pubescens (whip)
395	No. Corylus avellana (whip)
395	No. Crataegus monogyna (whip)
132	No. Ilex aquifolium
395	No. Prunus avium (whip)
264	No. Quercus robur (whip)
264	No. Rhamnus cathartica (whip)
264	No. Salix caprea (whip)
264	No. Sorbus aucuparia (whip)
40	No. Alnus glutinosa (Feather)
40	No. Betula pendula (Feather)
40	No. Corylus avellana
40	No. Frangula alnus
40	No. Sorbus aucuparia (Feather)

Mix C2

430	No. Betula pubescens (whip)
644	No. Corylus avellana (whip)
644	No. Crataegus monogyna (whip)
215	No. Ilex aquifolium
644	No. Prunus avium (whip)
430	No. Quercus robur (whip)
430	No. Rhamnus cathartica (whip)
430	No. Salix caprea (whip)
430	No. Sorbus aucuparia (whip)
65	No. Alnus glutinosa (Feather)
65	No. Betula pendula (Feather)
65	No. Corylus avellana
65	No. Frangula alnus
65	No. Sorbus aucuparia (Feather)

Mix C3

81	No. Betula pubescens (whip)
121	No. Corylus avellana (whip)
121	No. Crataegus monogyna (whip)
41	No. Ilex aquifolium
121	No. Prunus avium (whip)
81	No. Quercus robur (whip)
81	No. Rhamnus cathartica (whip)
81	No. Salix caprea (whip)
81	No. Sorbus aucuparia (whip)
13	No. Alnus glutinosa (Feather)
13	No. Betula pendula (Feather)
13	No. Corylus avellana
13	No. Frangula alnus
13	No. Sorbus aucuparia (Feather)

Mix D1

58	No. Alnus glutinosa (Whip)
115	No. Betula pubescens (whip)
29	No. Corylus avellana (whip)
72	No. Crataegus monogyna (whip)
29	No. Salix cinerea (whip)
29	No. Sambucus nigra (whip)
20	No. Viburnum opulus (whip)

Mix D2

20	No. Alnus glutinosa (Whip)
39	No. Betula pubescens (whip)
13	No. Corylus avellana (whip)
26	No. Crataegus monogyna (whip)
13	No. Salix cinerea (whip)
13	No. Sambucus nigra (whip)
7	No. Viburnum opulus (whip)

ZLA_1386-L-200 Plant Schedule

Trees [Standards]

Species Name	Height	Girth	Specification	No. Plants
Acer campestre 'Lienco'	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem min. 200 -5 brks :3x :RB	7 -
Acer campestre (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem min. 200 :RB	3 -
Alnus glutinosa (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem min. 200 :RB	1 -
Betula pubescens (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem min. 200 :RB	5 -
Sorbus aucuparia (EHS)	425-600cm	14-16cm	Extra Heavy Standard :Clear Stem min. 200 :RB	3 -

Trees [Feathered]

Species Name	Height	Girth	Specification	No. Plants
Acer campestre (Feather)	175-200cm	10-12cm	Feather :5 brks :2x :BR	7 -
Alnus glutinosa (Feather)	150-175cm		Feather :Bushy :5 brks :2x :BR	118 -
Betula pendula (Feather)	150-175cm		Feather :Bushy :5 brks :2x :BR	118 -
Corylus avellana	150-175cm		Feather :Bushy :5 brks :2x :BR	118 -
Frangula alnus	150-175cm		Feather :5 brks :2x :BR	118 -
Malus sylvestris (Feather)	175-200cm	10-12cm	Feather :5 brks :2x :BR	5 -
Prunus avium (Feather)	200-250cm	10-12cm	Feather :5 brks :2x :BR	9 -
Sorbus aucuparia (Feather)	150-175cm		Feather :5 brks :2x :BR	118 -

Trees [Whip]

Species Name	Height	Specification	Layout	No. Plants
Acer campestre (whip)	60-80cm	1+1 or 1/1 :Whip :BR	7/m	618 -
Betula pubescens (whip)	80-100cm	1+1 or 1/1 :Whip :BR	2/m²	775 -
Betula pubescens (whip)	60-80cm	1+1 or 1/1 :Whip :BR	2/m²	154 -
Corylus avellana (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m²	1526 -
Corylus avellana (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m	771 -
Crataegus monogyna (whip)	80-100cm	1+1 or 1/1 :Whip :Branched :BR	2/m²	1577 -
Crataegus monogyna (whip)	80-100cm	1+1 or 1/1 :Whip :Branched :BR	7/m	3840 -
Frangula alnus (whip)	80-100cm	1+1 or 1/1 :Whip :BR	2/m²	314 -
Prunus avium (whip)	80-100cm	1+1 :Whip :BR	2/m²	1160 -
Prunus avium (whip)	80-100cm	1+1 :Whip :BR	7/m	464 -
Quercus robur (whip)	60-80cm	1+2 or 1/2 :Whip :BR	2/m²	775 -
Salix caprea (whip)	80-100cm	0/1 :Whip :Branched :2 brks :BR	2/m²	775 -
Salix cinerea (whip)	80-100cm	1+1 :Whip :BR	2/m²	52 -
Sorbus aucuparia (whip)	60-80cm	1+1 or 1/1 :Whip :BR	2/m²	775 -
Viburnum opulus		Whip :3 brks :3x :BR	2/m²	12 -

Shrubs [Whip]

Species Name	Height	Specification	Layout	No. Plants
Alnus glutinosa (Whip)	80-100cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m²	78 -
Cornus sanguinea (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m²	377 -
Euonymus europaeus (whip)	40-60cm	1+1 or 1/2 :Whip :Branched :3 brks :BR	2/m²	210 -
Prunus spinosa (whip)	80-100cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m²	618 -
Rhamnus cathartica (whip)	40-60cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m²	168 -
Rosa canina	60-80cm	1+1 or 1/1 :Whip :Branched :3 brks :BR	2/m	618 -
Sambucus nigra (whip)	60-80cm	1+1 or 1/1 :Whip :Branched :3 brks :BR	2/m²	52 -
Viburnum lantana (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m²	251 -
Viburnum opulus (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m	771 -
Viburnum opulus (whip)	60-80cm	1+2 or 1/2 :Whip :Branched :3 brks :BR	2/m²	27 -

Shrubs [Shrubs]

Species Name	Height	Specification	Pot Size	Layout	No. Plants
Berberis thunbergii	20-30cm	Bushy :3 brks :C	3L	3/m²	84 -
Cornus sanguinea 'Midwinter Fire'	30-40cm	Branched :3 brks :C	3L	3/m²	27 -
Cornus stolonifera 'Flaviramea'	40-60cm	Branched :3 brks :C	3L	3/m²	50 -
Cotinus coggygria 'Royal Purple'	30-40cm	Bushy :3 brks :C	3L	3/m²	26 -
Escallonia 'Apple Blossom'	30-40cm	Bushy :3 brks :C	3L	3/m²	28 -
Griselinia littoralis	40-60cm	Bushy :3 brks :C	3L	2.5/m	211 -
Hebe 'Red Edge'	30-40cm	Bushy :3 brks :C	3L	3/m²	29 -
Hypericum 'Hidcote'	30-40cm	Branched :3 brks :C	3L	3/m²	19 -
Ilex aquifolium	40-60cm	Bushy :3 brks :C	2L	2/m²	535 -
Ilex aquifolium	40-60cm	Bushy :3 brks :C	2L	1/m	80 -
Ligustrum vulgare	40-60cm	Bushy :3 brks :C	3L	2.5/m	45 -
Ligustrum vulgare	60-80cm	Branched :3 brks :C	2L	3.5/m	277 -
Pachysandra terminalis 'Green Carpet'	10-20cm	Several shoots :5 brks :C	5L	4/m²	39 -
Photinia 'Little Red Robin'	40-60cm	Bushy :3 brks :C	3L	3/m²	34 -
Prunus laurocerasus 'Otto Luyken'	30-40cm	Branched :3 brks :C	3L	3/m²	75 -
Pyracantha 'Orange Glow'	40-60cm	Bushy :3 brks :BR	2L	3/m²	16 -
Rhamnus cathartica (whip)	40-60cm	1+1 :Branched :3 brks :BR		2/m²	775 -
Rosa arvensis	30-40cm	Branched :3 brks :C	3L	3/m²	89 -
Rosa rubrifolia		Branched :3 brks :C	3L	3/m²	25 -
Spiraea japonica 'Anthony Waterer'	20-30cm	Bushy :3 brks :C	3L	3/m²	17 -
Viburnum bodnantense 'Dawn'	60-80cm	Branched :3 brks :BR		2/m²	33 -
Vinca major	10-15cm	Branched :3 brks :C	2L	5/m²	47 -
Vinca minor 'Gertrude Jekyll'		Several shoots :3 brks :C	2L	4/m²	19 -

PROPOSED WILDFLOWER SEED MIX COMPOSITIONS

EM1 Basic General Purpose Meadow Mixture

Composition: EM1 is a complete mix composed of 10% native wild flowers and 90% slow growing grasses (by weight).

- Wild flowers 10%

0.30% Achillea millefolium - Yarrow
1.60% Centaurea nigra - Common Knapweed
1.60% Leucanthemum vulgare - Oxeye Daisy
1.60% Malva moschata - Musk Mallow
1.60% Plantago lanceolata - Ribwort Plantain
1.60% Poterium sanguisorba ssp sanguisorba - Salad Burnet
0.70% Ranunculus acris - Meadow Buttercup
0.50% Rhinanthus minor - Yellow Rattle
0.50% Daucus carota - Wild Carrot

- Grasses 90%

9.00% Agrostis capillaris - Common Bent
31.50% Cynosurus cristatus - Crested Dogstail
27.00% Festuca rubra - Red Fescue
4.50% Phleum bertolonii - Smaller Cat's-tail
18.00% Poa pratensis - Smooth-stalked Meadow-grass

EH1 Hedgerow Mixture

Composition: EH1 is a complete mix composed of 20% native wild flowers and 80% slow growing grasses (by weight).

- Wild Flowers 20%

0.50% Agrimonia eupatoria - Agrimony
1.00% Alliaria petiolata - Garlic Mustard
0.50% Anthriscus sylvestris - Cow Parsley
1.00% Arctium minus - Lesser Burdock
2.00% Centaurea nigra - Common Knapweed
0.40% Chaerophyllum temulum - Rough Chervil
0.80% Cruciata laevipes - Crosswort
0.80% Daucus carota - Wild Carrot
1.50% Dipsacus fullonum - Wild Teasel
0.40% Filipendula ulmaria - Meadowsweet
1.50% Galium album - Hedge Bedstraw
0.40% Geum urbanum - Wood Avens
0.30% Geranium pratense - Meadow Crane's-bill
1.00% Lathyrus sylvestris - Narrow-leaved Everlasting-pea
1.20% Leucanthemum vulgare - Moon Daisy
1.00% Malva moschata - Musk Mallow
0.30% Origanum vulgare - Wild Marjoram
0.80% Plantago lanceolata - Ribwort Plantain
0.60% Primula veris - Cowslip
0.40% Rumex acetosa - Common Sorrel
2.00% Silene dioica - Red Campion
0.80% Silene vulgaris - Bladder Campion
0.80% Vicia cracca - Tufted Vetch

- Grasses 80%

2.40% Agrostis capillaris - Common Bent (w)
1.60% Anthoxanthum odoratum - Sweet Vernal-grass (w)
0.80% Brachypodium sylvaticum - False Brome (w)
48.00% Cynosurus cristatus - Crested Dogstail
1.60% Deschampsia cespitosa - Tufted Hair-grass (w)
19.20% Festuca rubra - Red Fescue
6.40% Poa nemoralis - Wood Meadow-grass

EM8 Meadow Mixture for Wetlands

Composition: EM8 is a complete mix composed of 20% native wild flowers and 80% slow growing grasses (by weight).

- Wild Flowers 20%

2.00% Achillea millefolium - Yarrow
0.60% Agrimonia eupatoria - Agrimony
3.60% Centaurea nigra - Common Knapweed
1.00% Filipendula ularia - Meadowsweet
2.00% Galium verum - Lady's Bedstraw
0.20% Geum rivale - Water Avens
0.50% Lathyrus pratensis - Meadow Vetchling
0.10% Leontodon hispidus - Rough Hawkbit
1.20% Leucanthemum vulgare - Oxeye Daisy (Moon Daisy)
0.10% Lotus corniculatus - Birdsfoot Trefoil
0.40% Lotus pedunculatus - Greater Birdsfoot Trefoil
3.20% Plantago lancelata - Ribwort Plantain
0.20% Primula veris - Cowslip
0.10% Prunella vulgaris - Selfheal
0.40% Ranunculus acris - Meadow Buttercup
1.40% Rhinanthus minor - Yellow Rattle
1.20% Rumex acetosa - Common Sorrel
1.00% Sanguisorba officinalis - Great Burnet
0.30% Silene flos-cuculi - Ragged Robin
0.10% Succisa pratensis - Devil's-bit Scabious
0.40% Vicia cracca - Tufted Vetch

- Grasses 80%

4.00% Agrostis capillaris - Common Bent (w)
4.00% Anthoxanthum odoratum - Sweet Vernal-grass (w)
1.60% Carex divulsa subsp. divulsa - Grey Sedge (w)
34.40% Cynosurus cristatus - Crested Dogstail
1.60% Deschampsia cespitosa - Tufted Hair-grass (w)
20.00% Festuca rubra - Red Fescue
4.00% Hordeum secalinum - Meadow Barley (w)
8.00% Poa trivialis - Rough-stalked Meadow-grass
2.40% Schedonorus arundinaceus - Tall Fescue

EG1 General Purpose Meadow Grass Mixture

Composition

10.00% Agrostis capillaris - Common Bent
35.00% Cynosurus cristatus - Crested Dogstail
30.00% Festuca rubra - Red Fescue
5.00% Phleum bertolonii - Smaller Cat's-tail
20.00% Poa pratensis - Smooth-stalked Meadow-grass

DRAWING NOTES

GENERAL NOTES:
- The contractor is to liaise with the main contractor to establish the position of as-built services and manhole covers prior to cultivation and excavation of planted areas and tree pits.
- If there is any conflict in the information indicated on the contract drawings, the contractor must seek clarification from all the design consultants involved.
- Native species: Use local provenance.
- All trees and planting will commence during the first planting season following completion of the building and infrastructure works (October to March inclusive).
- Grass and wildflower seeding will be implemented following completion of the building and infrastructure works subject to suitable climatic conditions.
- No planting or seeding to take place during unfavourable climatic conditions such as waterlogged ground or periods of frost.
- All trees, planting and grass areas will be subject to a 12-month Maintenance and 5 year Defects Liability Period.
- Failing plant material: All planting that fails to thrive in 5 years following Practical Completion will be replaced during the next available growing season due to failure to maintain by others, theft or damage. Replacements to be the same species and size unless otherwise agreed.

EXISTING FEATURES:
- The existing dry stone wall and Sustainable Urban Drainage Feature (SUDs) situated alongside sections of the perimeter is to be retained and incorporated into the proposals and ongoing management. Locations indicated in the UKHab Habitat Map (JCA Ecology).
- All invasive species as identified by JCA Ecology and indicated in this drawing to be treated and disposed appropriately before progressing works.
- Existing planting to be integrated into the proposals.

SETTING OUT NOTES:
- All tree and shrub planting is to be pegged/set out for approval by the Landscape Architect prior to planting.
- Tree planting in relation to manhole covers and statutory runs is to be co-ordinated with the main contractor and in accordance with statutory guidelines, for approval by the landscape architect.
- Tree positions are to be set out and staked for approval by the Landscape Architect and Engineer prior to planting.
- Planting adjacent to road kerbs and path edges along roads is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce trampling, but unplanted area to be mulched.
- Ensure that Root Barrier has been installed in the foundation trench before planting any trees on the site. Contact Engineers to determine specification and depth required.
- Planting adjacent to existing vegetation to be retained to be carefully integrated with existing planting, and cultivation's evenly graded into existing levels.
- Trees are to be set out to ensure a minimum of 1.5m exists between tree stations and drains/mains lines, in accordance with BS5837. Otherwise, approved root barriers should be employed.

DENSITY NOTES:
- Amenity planting to be carried out at approximately 3no. plants per m², unless otherwise stated in the plant schedule.
- Mixes B and C to be carried out at approximately 2no. plants per m², unless otherwise stated in the plant schedule.
- Native planting to be randomly planted in groups of 8-15 no. plants of a single species and any evergreen species are to be distributed evenly throughout the planted area.
- Evergreen hedge planting to be at 2.5no. plants per linear metre, unless otherwise stated in the plant schedule.
- Native hedge planting to be at 7no. plants per linear metre, double staggered, unless otherwise stated in the plant schedule.

WHIPS:
- Whips will have a well-defined, straight, upright leader, without significant lateral shoots.
- Transplanted at least once.
- Height as specified.
- Preparation: Cut and upturn a turf of minimum 500 mm square.
- Notching: Make a vertical slit from the centre of the turf, to the side away from the prevailing wind.
- Depth: To accommodate full depth of roots.
- Planting: Plant tree, close notch with root collar at ground level and firm the soil.
- Fertiliser (gms) /Water storing polymer 25 gms per tree pit as follows
- Prune: Do not prune

TREE AND SHRUB NOTES:
- All planting to be planted in accordance with BS 8545
- Cultivate and weed-kill all areas to be planted/turfed as per Soft Landscape Specification.
- Ameliorate soil prior to planting. Water retaining polymer to be in planting pit only.
- All trees to be staked and protected with spiral guards.
- Tree planting in soft areas to be in topsoiled tree pits as per depths noted below.
- All planting to be bark mulched to a depth of 50mm with Melcourt's 'Ornamental Spruce'.

TOPSOIL NOTES:
- All areas to be landscaped are to be free from contaminated ground.
- All areas to be planted are to be topsoiled to a depth of 400mm.
- All areas to be turfed are to be topsoiled to a depth of 150mm.
- Ensure adequate growing medium exists to provide sustained healthy plant growth beyond the Defects Liability Period.

TREE PIT NOTES:
- All trees are to be planted in tree pits and topsoiled to the following dimensions:
- Advanced stock trees - 1200mm x 1200mm x 900mm deep
- Feathered trees - 900mm x 900mm x 450mm deep
- Excavated material: Separate topsoil and subsoil material and stockpile for backfilling.
- Pit bottoms: Excavate with slightly raised centre: Break up base to a depth of 100 mm.
- Treatment: Soil ameliorant worked into pit bottoms.
- Pit sides: Scarify
- Retain topsoil for re-use where specified.
- In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Backfill with clean topsoil either salvaged or imported to BS2882: 2007.
- Soil/compost % - 80:20 on medium soils; 50;50 on sandy soil; 70;30 on clay soils; Water storing polymer may not be necessary on naturally damp soils; ie. heavy clays.
- Fertiliser (gms) /Water storing polymer (gms) per tree pit as follows
  -Advanced stock trees 300gms/1000gms
  -Feathered trees 100gms/150gms

TREE STAKES:
- Stakes: Stakes to be pressure impregnated softwood (not with creosote or tar), round or half round as specified, straight, peeled, free from projections and large or end knots, pointed at one end.
- Preservative treatment: Not required.
- Size: minimum length and thickness as shown below:
  -Advanced stock trees - 125mm min dia, 2m total length, 600mm above ground; 2no. stakes, 1no. cross bar and 1 tree tie
  -Feathered trees -50mm min dia, 1.6m total length, 600mm above ground; 1no. stake and 1 tree tie.

GRASS AREAS:
- Areas to be turfed to be treated with herbicide to suppress perennial weeds before cultivation. Apply soil ameliorant over turf bed prior to cultivation in accordance with manufacturers instructions.
- Apply fertiliser 3 to 5 days before seeding/ turfing to grass areas (except wildflower areas) at a rate of 50 g/m².
- Lawn areas are to be turfed with Rolawn Medallion* and protected with fencing as specified until directed otherwise by the CA.
- Water as necessary to ensure establishment and continued thriving of all grass areas.
- Any areas that are too narrow to be laid to turf should be surfaced with decorative gravel over weed-suppressant membrane.
- Disturbed grass areas are to be cultivated to a fine tilth and seeded.
- Undisturbed grass areas are to be scarified and over-seeded where necessary.

WILDFLOWER NOTES:
- All wildflower areas to be seeded as identified in the Key. To be sown as per manufacturers recommendations.
- www.wildseed.co.uk

STRIP OF EXISTING TOPSOIL:
- The site topsoil which is to be retained for later use shall be stripped and stockpiled.
- The following method shall be used:
- During suitable dry weather conditions, the existing vegetation shall be treated with herbicide as directed.
- Site to be cleared of foreign materials.
- During suitable dry weather conditions, topsoil to be stripped down to its full natural depth, taking care to avoid contamination with subsoil or other foreign materials.
- Excavated topsoil unsuitable to be reused as topsoil shall be stored separately and used as subsoil.

TOPSOIL STORAGE:
- Topsoil which has been stripped and stored before use in the works shall not have been stacked in heaps higher than 1.5m for more than four weeks.
- Stored topsoil shall not have become waterlogged, compacted or de-structured.

IMPORTED TOPSOIL FOR ALL SOFT LANDSCAPE FINISHES:
- Provide topsoil to BS3882: 2007 as necessary to make up any deficiency of topsoil existing on site and to complete the work.

SAMPLE LOAD OF IMPORTED TOPSOIL:
- Deliver to site a sample load of not less than 5m³.
- Give notice to all CA to inspect before making further deliveries to site.
- Retain sample for comparison with subsequent loads.

DEFICIENT TOPSOIL:
- Any topsoil offered which is deficient in nutrient levels as required by BS3882:1994 but which otherwise conforms to the specification, may be acceptable providing suitable adjustments are made with the addition of organic and inorganic fertilisers to the satisfaction of the CA and entirely at the landscape contractor's expense.

CONTAMINATION:
- Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive or flammable; hazardous to human or animal life; detrimental to healthy plant growth.
- In areas to receive topsoil, do not use subsoil contaminated with the above materials.
- Give notice to CA if any evidence or symptoms of soil contamination are discovered on the site or in topsoil to be imported.

HANDLING TOPSOIL:
- Give notice of evidence of aggressive weeds and obtain instructions before moving topsoil.
- Select and use plant to minimise disturbance, trafficking and compaction.
- Do not mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work; other grades of topsoil.
- Keep handling to a minimum and use topsoil immediately after stripping.
- Handle topsoil in the driest conditions possible and do not handle during or after heavy rainfall or when it is wetter than the plastic limit.

SPREADING TOPSOIL:
- Remove temporary roads/surfacing before spreading topsoil.
- Spread in layers of 150mm depth (max.) and gently firm each layer before spreading the next.

FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT:

Above adjoining paving or kerbs.....50mm
Below dpc of adjoining buildings.....Not less than 200mm
Shrub areas.....Higher than adjoining grass areas by 50mm
Within root spread of existing trees.....Unchanged
Thickness of turf or mulch is included.

zebra LANDSCAPE ARCHITECTS

PCS PROPERTY SOLUTIONS LTD

ZLA_1386

Land at Grange Moor
Wakefield

L-201

Detailed Planting

date January 2023

status planning

rev **E**

A	Updates following feedback from JCA Ecology	23/01/23
B	Update to include drainage design and scrub planting to southern and western perimeter	13/02/23
C	Update planting following transport updates	14/02/23
D	Update planting to suit revised parking and transport design.	28/05/24
E	Add boundary treatments. Wildflower seed compositions and a hedge to the western perimeter neighbouring the unit to bolster the perimeter.	24/07/24

N

scale 1 : 500 @ A0

0 10 20 35 m

30 St. Georges Square | Worcester |WR1 1HX | 01905 947 558
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