



- KEY**
- Site boundary
 - Existing tree retained
 - Proposed trees
 - Ornamental shrub mix
 - Proposed hedge
 - Cable/wall shrub mix
 - Native mixed planting
 - Bulb area
 - Rear gardens grass - turf
 - Front garden grass - turf
 - POS grass - seeded
 - POS wildflower meadow grass - seeded
 - LB Litter bin. Broxap Derby Compact Litter Bin (Jet Black)

Landscape Specification - Plot Landscape

Topsoil
It is expected that all soils will be derived from the site. However, should additional soils be required, all soil except for wildflower seed areas, is to be imported to meet BS topsoil requirements for 'General Purpose' use. New shrub beds are to receive topsoil minimum 450mm depth after settlement. Turf and amenity grass seeded areas are to receive minimum 150mm depth of topsoil after settlement. The majority of the grassed areas are to be retained as existing, enhanced and protected from construction traffic by the establishment of Construction Exclusion Zones).

Wildflower seed areas are to be incorporated into existing site subsoil (as directed by the Landscape Architect, where retained for use on site), with a nominal 100 more than 40% addition of imported General Purpose topsoil. If wholly imported, wildflower seed areas are to receive a 100mm maximum depth of topsoil which is to be nutrient poor (as approved and directed by the Landscape Architect).

Trees
Root barriers are to be employed near services. Landscape contractors are to check the locations for all existing and proposed services prior to undertaking excavation works.

All standard and multi-stem 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 underground guys. Trees within areas of open space and amenity areas shall be fitted with a watering tube such as Root Rain 'Metro' (supplied by Greenleaf), or similar approved.

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 biodegradable tree shelter will be fixed to the base of each tree to protect it from rabbit attack and strimmer damage.

Hedgerows
Ornamental
Ornamental hedgerow trenches shall be dug to a 450mm depth and 450mm width. 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 3 per linear metre in a single row. All stock shall be planted to the root collar and well firmed in place.

On completion all hedge plants shall be thoroughly watered in. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (600mm wide).

Ornamental shrubs and groundcover areas
Within the plots, plants are to be planted in variety groups of 3-5 plants per group, with taller species to back of beds and lower growing species to the fronts and adjacent to pathways. Within open space areas, plants are to be planted in variety groups of 5-7 plants per group, with taller species to the centre of beds and lower growing species to the edges and adjacent to pathways.

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. After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.

Turf (Front gardens of plots)
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. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions. Turf (such as Rowlawm Medallion or similar approved), shall be laid to front garden areas in accordance with good practice.

Grass Seed
Rear gardens of plots
All areas shall be seeded with Emorsgate EG22 Strong Lawn Mix, or similar approved. All areas to be newly grass seeded, 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.

All grass seed is to be sown, preferably in autumn or spring but it can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown, applied by a small machine or broadcast by hand. For even distribution, divide the seed into two or more parts and sow in overlapping sections. Firm in the seed with a roll, or by treading to give good soil/seed contact. Do not incorporate the seed into the soil or cover the seed in any way.

Amenity Grass Areas
Areas of open space identified on the plan shall be mown regularly to maintain at approximately 25mm high. Collect and remove all arisings.

Meadow areas within open space
Meadow areas as identified on the plan shall be mown regularly throughout the first year of establishment to maintain the balance between faster growing grasses and slower developing wild flowers, and to remove competition from the first flush of annual weeds. From the second year of establishment onwards areas should be allowed to grow to full height and be cut once a year at the end of August or grazed. All arisings are to be allowed to lay in situ for ten days to allow seeds to be cast within the area prior to removal from site or composting in piles.

Bulbs
Bulbs shall be allowed to die back within grass areas for a period of six weeks following flowering. Following this, mowing of these areas can be carried out (if applicable).

Maintenance
Planting and lawns in private areas will be maintained as detailed below until occupied. Once occupied, the planting and lawns in private areas shall be maintained by the individual plot holders. All planting in open space 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.

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 during years 1-5 shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 30mm depth minimum and weed free to a minimum diameter of 1m during years 1-5. At the end of each growing season for years 1-5 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 plant protection measures 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 during years 1-5 and shall receive an application of slow release fertiliser at the end of the growing season for years 1-5. Mulch shall be regularly topped up to original levels during years 1-5 Cutting hedgerows is to be undertaken outside the bird breeding season (March to end August). After approximately 5 years stakes and ties are to be removed once trees have established.

Ornamental Shrub Planting 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 during years 1-5 and receive an annual application of slow release fertiliser for years 1-5. Mulch shall be topped up annually to original levels during years 1-5.

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 during the first season.

Amenity Grass Areas
Areas of open space identified on the plan shall be mown regularly to maintain at approximately 25mm high. Collect and remove all arisings.

Meadow areas within open space
Meadow areas as identified on the plan shall be mown regularly throughout the first year of establishment to maintain the balance between faster growing grasses and slower developing wild flowers, and to remove competition from the first flush of annual weeds. From the second year of establishment onwards areas should be allowed to grow to full height and be cut once a year at the end of August or grazed. All arisings are to be allowed to lay in situ for ten days to allow seeds to be cast within the area prior to removal from site or composting in piles.

Bulbs
Bulbs shall be allowed to die back within grass areas for a period of six weeks following flowering. Following this, mowing of these areas can be carried out (if applicable).

- Notes**
- All stock is to be rootballed/container grown unless planted during planting season;
 - All shelters and tree wrapping to be biodegradable;
 - 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 (CPSSE);
 - 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;
 - 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.

- Programme**
- All bare root planting to be undertaken during the planting season November – March. (All ground cultivations to be undertaken under suitable conditions);
 - Shrub and tree planting within housing areas to be implemented in phases as sections of building works are completed. (Container and root-balled stock is specified for this purpose). Close attention to be paid to watering of plant material outside the planting season as set out in the specification;
 - Seeding works and cultivation to be undertaken in the late summer to mid-autumn or mid spring;
 - Any replacement planting required during the initial maintenance period is to be undertaken during the planting season, (November to March).

Rev	Date	Note

Penistone Road, Fenay Bridge

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DETAILED PLOT LANDSCAPE PLAN (Sheet 1 of 2)

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HIGHSTONE

DESIGN