

Name	Abb.	Height	Roof	Container	Habit	Breaks
Shrub Planting						
Acubia japonica 'Ocotilla'	AJC	40-60	C	1.5L	Bushy	7
Acubia japonica 'Rozanne'	AJR	40-60	C	7L	Bushy	6
Berberis thunbergii 'Rosa Glow'	BRG	60-80	C	1.5L	Branched	7
Carolinia 'Autumn Blue'	CAF	40-60	C	1.5L	Leader & Lateral	7
Chelysia ternata 'Sundance'	CTT	40-60	C	7L	Bushy	5
Chelysia x dewitteana 'Azea Pearl'	CDAP	60-80	C	1.5L	Bushy	7
Cordyline australis	Ca	100-120	C	1.5L	Single Stem	7
Cornus sanguinea 'Midwinter Fire'	CMF	80-100	C	1.5L	Branched	5
Cornus stolonifera 'Flowerm'	CF	80-100	C	1.5L	Branched	5
Cardiaria selinae 'Pumila'	CSP	40-60	C	1.5L	V	7
Calluna 'Donard Seedling'	EDS	40-60	C	7L	Bushy	7
Eucynimus fortunei 'Emerald & Gold'	EEG	30-40	C	7L	Bushy	8
Fatsia japonica	FJ	40-60	C	1.5L	Leader	7
Hebe 'Blue Gem'	HGB	40-60	C	7L	Bushy	5
Hebe 'Mrs Winder'	HMW	40-60	C	1.5L	Bushy	9
Hebe rakotoni	H	30-40	C	7L	Bushy	7
Hydrangea macrophylla 'Lanarth White'	HMLW	60-80	C	1.5L	Branched	7
Hypericum fasciatum	Hf	30-40	C	7L	Bushy	7
Lonicera sibirica 'Sagepepp Gold'	LSG	40-60	C	7L	Bushy	5
Lonicera sibirica 'Malgreen'	LM	40-60	C	7L	Bushy	10
Muscicinia sinensis 'Zeltrius'	MZ	40-60	C	7L	V	7
Phlox 'Pink Panther'	PPF	40-60	C	1.5L	Triple Crown	7
Phlox 'Tenor'	PT	40-60	C	1.5L	Triple Crown	7
Phlox 'Yellow Wave'	PYW	40-60	C	1.5L	Triple Crown	7
Phlox 'Fraser Little Red Robin'	PLRR	40-60	C	7L	Branched	7
Phlox 'Fraser Red Robin'	PRR	60-80	C	1.5L	Branched	7
Phytolobus sibiricus 'Aureocaulis'	PA	100-150	C	1.5L	Severed Shoots	10
Platanus 'Forest Flame'	PF	40-60	C	7L	Bushy	7
Pitroporum tenuifolium 'Tom Thumb'	PTH	40-60	C	7L	Bushy	7
Prunus laurocerasus 'Olio Lyken'	PL	40-60	C	7L	Bushy	5
Prunus laurocerasus	PL	60-80	C	1.5L	Bushy	5
Rosa 'Fu Dagmar Hastup'	RDH	40-60	C	7L	Bush	Qual A
Spiraea japonica 'Snowmound'	SNS	60-80	C	7L	Branched	7
Spiraea japonica	Sj	40-60	C	1.5L	5 or V	7
Spiraea tenuisima	St	40-60	C	1.5L	5 or V	7
Trachycarpus fortunei	TF	100-120	C	1.5L	Single Stem	7
Viburnum davidii	VD	40-60	C	7L	Bushy	5
Weigelia 'Mont Blanc'	WMB	60-80	C	7L	Branched	7

SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

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 below spreading topsoil, remove stones larger than 50mm.

TOPSOIL
To be supplied and spread by the main contractor to the approval of the Landscape Architect, in accordance with BS 3882: 2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.5, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to topsoiling to a depth of 100mm. All topsoil should be certified to the HIA and transported to site in accordance with the HIA Plant Handling Guide: 1996. All trees to be planted to the original root color and the following methods should be implemented to secure them: trees in self-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.

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 fertilizer 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 3882. 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 free planting details. Free 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. All trees to be backfilled with topsoil - free planting compost 1:6 by volume. All plant material to comply with BS 2868 Part 1 (1992), be obtained from a nursery certified by the HIA and transported to site in accordance with the HIA Plant Handling Guide: 1996. All trees to be planted to the original root color and the following methods should be implemented to secure them: trees in self-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.

If the trees are planted outside of the planting season then containerised stock to be used in lieu of root balled but the same free heights are still required - allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

PROPOSED 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 peat free compost. All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule. Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon delivery. Contractor to check on site dimensions of all landscape areas to ensure specified quantities will achieve the specified densities for all dimensions of the landscape areas.

NATIVE WHIP PLANTING
Areas to be cleared and cultivated as described above. Rotavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting. Each transplant to be fitted with tubex rabbit guard / shrub shelter appropriate to the species prior to matching.

Name	Abb.	Age/Condition	Height	Roof	Container	Habit	Breaks	% in Mix	Density
Woodland Understory Mix									
Corylus avellana	Ca	1+2 or 1/2	60-80	B	/	Branched	3	20%	1/m ²
Cotoneaster monogyna	Cm	1+1 or 1/1	60-80	B	/	Transplant - seed raised	1	50%	1/m ²
Ilex aquifolium	Ia	1+1 or 1/1	60-80	C	SL	Leader & Lateral	1	20%	1/m ²
Sorbus aucuparia	Sa	80-100	80-100	B	/	Branched	1	10%	1/m ²

*Woodland understory mix to be planted at 1m centres in groups of no larger than 5 of a single species wherever existing root locations allow.
**All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.

PLANTING SCHEDULE

Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Roof	Breaks	Total No
Tree Planting									
Acer campestre 'Streetwise'	ACS	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	6
Betula utilis 'Jacquemontii'	BuJ	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	5
Carpinus betulus 'Frans Fontaine'	CAF	Standard (Extra Heavy)	3x	16-20	min 450	min 200	RB	/	9
Prunus avium 'Plena'	PAp	Standard (Extra Heavy)	3x	16-20	min 450	min 200	RB	/	8
Prunus serotina	Ps	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	4
Prunus coccinea 'Chanticleer'	PCC	Standard (Extra Heavy)	3x	16-20	min 450	min 200	RB	/	11
Cotoneaster 'Streetwise'	CsS	Standard (Extra Heavy)	3x	16-20	min 450	min 200	RB	/	4
Tilia cordata 'Rancha'	TCR	Standard (Extra Heavy)	3x	16-20	min 450	min 200	RB	/	4

Name	Abb.	Age/Condition	Height	Roof	Container	Habit	Breaks	% in Mix	Density
Native Scrub Mix									
Acer campestre	Ac	1+1 or 1/2	80-100	B	/	Branched	3	12.5%	1/m ²
Corylus avellana	Ca	1+2 or 1/2	60-80	B	/	Branched	1	15%	1/m ²
Cotoneaster monogyna	Cm	1+1 or 1/1	60-80	B	/	Transplant - seed raised	1	40%	1/m ²
Ilex aquifolium	Ia	1+1 or 1/1	60-80	C	SL	Leader & Lateral	1	10%	1/m ²
Prunus spinosa	Ps	1+2 or 1/2	80-100	B	/	Branched	3	7.5%	1/m ²
Sorbus aucuparia	Sa	1+2 or 1/2	125-150	B	/	Branched	3	7.5%	1/m ²
Viburnum opulus	Vo	1+2 or 1/2	60-80	B	/	Branched	3	7.5%	1/m ²

*Native scrub mix to be planted at 1m centres in groups of no larger than 5 of a single species.
**All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.

Name	Abb.	Age/Condition	Height	Roof	Container	Habit	Breaks	% in Mix	Density
Specimen Shrubs									
Amanchalcium lamcarisii	Al	250-300	80	RB	/	Mult Stem 3x	3		

Name	Abb.	Age/Condition	Height	Roof	Container	Habit	Breaks	% in Mix	Density
Formal Native Clipped Hedgerow									
Corylus avellana	Ca	80-100	B	/	Transplant - seed raised	Branched	1+2 or 1/2	4%	4/m ²

*Native formal hedgerow to be planted in a double staggered row of a single species at 0.5 metre centres at rate per m² as indicated. To be maintained at 1.2m height.

Name	Abb.	% in mix	Height	Roof	Container	Habit	Breaks	Age	Density
Native Hedgerow Mix									
Acer campestre	Ac	10%	80-100	B	/	Branched	1+1 or 1/1	4.5/m ²	
Corylus avellana	Ca	10%	60-80	B	/	Branched	1+2 or 1/2	4.5/m ²	
Cotoneaster monogyna	Cm	55%	60-80	B	/	Transplant - seed raised	1+1 or 1/1	4.5/m ²	
Ilex aquifolium	Ia	10%	60-80	B	/	Leader & Lateral	3	4.5/m ²	
Ligustrum vulgare	Lv	10%	60-80	B	/	Branched	3	4.5/m ²	
Prunus spinosa	Ps	5%	80-100	B	/	Branched	3	4.5/m ²	

*Native hedgerow mix to be planted in a double staggered row in groups of 7, 9, 11 or 13 of a single species at the 0.5 metre centres at rate per m² as indicated. * Each transplant to be fitted with rabbit guard.

* 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.

WILDLIFLOWER PLANTING
Wildflower mixes to be planted directly into cultivated subsoil / low fertility topsoil in accordance with manufacturers recommendations at rate of 4g/m² (see key for species mixture). Preparation: Clear all unwanted vegetation from the areas to be sown. Cultivation close to established trees and shrubs can be damaging to their root systems so take care not to dig too deep and keep disturbance to the minimum required to expose fresh soil. Cultivate subsoil / soil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertilizer, compost or mulch one to be applied to the wildflower bed. Management: Established woodland that has been under-sown with a woodland mixture requires little management during establishment. In the long-term ground flora will benefit from good tree and coppice management.

WFG20 FLOWERING LAWN
Flowering lawn mix to be sown directly into cultivated low fertility topsoil/subsoil in accordance with manufacturers recommendations at rate of 4g/m². Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertilizer, compost or mulch one to be applied to the wildflower bed. Management: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertilizer, compost or mulch one to be applied to the wildflower bed. First year of management: * Mow newly sown flowering lawns regularly (every 7-10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. * Carefully dig out or spot treat any residual pernicious weeds such as docks. * Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut when the sward gets unflat (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from site. *NOTE: At time of each cut cuttings to be removed from the bed to maintain reduced soil productivity.

GRASSED AREAS
Seeded / tufted areas should be sown / laid in accordance with BS 3965:1998. Recommendations for Turf for general purposes and BS 4428:1989 General Landscape Operations. Height of initial growth: 100mm. Height of first cut: 50mm. Height of growth: The height of growth must not exceed 100mm at any time. Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all arisings. Timing: When grass reaches scheduled height of maximum growth and is reasonably dry. Application: At the time of each cut, trim all grass edges round the base of trees, manholes etc and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove. Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide. Fertiliser: March application: 15:10:10 Spring Turf fertilizer at 50g/m². September application: 5:10:10 Autumn Turf fertilizer at 50g/m².

SUBSTITUTIONS
Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Architect may be permitted to substitute other materials and plants in exceptional circumstances during the contract period at an agreed adjustment of price. All substitutions shall be of equivalent quality and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

GENERAL WATERING
All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging stems. Any unexpected soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES
Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence. Trees should be watered via the installed irrigation / overflow pipes around the base of the trees in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependent on the ground conditions at the time, which should be monitored as above:
* March - October: 20 litres to be poured into irrigation pipe two times per week (40 litres in total)

SOFT LANDSCAPE KEY

- Existing trees / woodland for retention
- Existing hedgerow to be retained
- Existing woodland trees / hedgerow to be removed due to conflict with the development proposals
- Proposed trees Refer to schedule for species and specification
- Proposed specimen shrubs Refer to schedule for species and specification
- Proposed ornamental & native shrub planting -15 litre stock
- Proposed ornamental & native shrub planting -7 litre stock
- Proposed Retained Medallion lawn turf or equal approved
- Proposed native scrub mix Refer to schedule for species and specification
- Proposed native woodland understory mix Refer to schedule for species and specification
- Proposed native hedgerow mix Refer to schedule for species and specification
- Proposed native formal hedgerow Refer to schedule for species and specification To be maintained at 1.2m height
- Proposed flowering lawn mix to woodland area General Seeds WFG20 Flowering Lawn Mix Refer to specification for sowing and maintenance requirements.
- Proposed wildflower seed mix to woodland area Emergence Seeds Woodland Mix EW1 Refer to specification for sowing and maintenance requirements.

Code	Description	Drawn	Checked	Date
E	02/04/23	DW	DW	
D	06/03/23	DW	DW	
C	25/01/23	DW	DW	
B	19/01/23	DW	DW	
A	08/12/22	DW	DW	

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Project
Proposed Residential Development
Primrose Lane
Hightown

Drawing
Soft Landscape Plan

Scale	Date
1:250@A0	30/11/22
Ref: 4132	2100

POSITIONS OF TREES ARE SUBJECT TO CONFIRMATION BY CLIENT OF SERVICES & FOUNDATION DEPTHS - TO BE IN ACCORDANCE WITH NHBC GUIDELINES

Drawn DW Check DW



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TIMES OF YEAR FOR PLANTING:
Landscape works to be carried out during the final possible planting periods prior to practical completion of the building and associated engineering works / car park areas in accordance with the following:
- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen trees: At any time if ground and weather conditions are favourable.

MULCH
75mm depth of 8.5mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. 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 by the contractor for 12 months after practical completion. To ensure the landscape scheme is successful, and discourage decline of the area. Minimum frequency of maintenance visits:
December / January / February & March - Invo. visit each month
April to November - 2no. visits each month.

Generally, during the first 12 months:
- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscaped areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn / flowering lawn areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Formal hedges are to be maintained at 1.2m height.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractor's expense.

GENERAL WATERING
All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges