LANDSCAPE KEY

SOFT LANDSCAPE

Refer to Landscape Strategy Plan 0087-PWP-MP-PL-DR-L-1002 for further details

- Existing trees and vegetation to be retained. To be retained and protected to BS5837:2012 for the duration of construction. Refer to arboricultural drawing & reports for further detail.
- **Proposed Primary Street Trees** Extra Heavy Standard Girth 14-16cm Height 425-600cm
- **Proposed Secondary Street Trees** Heavy Standard Girth 12 -14cm Height 350-425cm
- **Proposed Trees in Soft Landscaping** Selected Standard Girth 10-12cm Height 300-350cm
- Proposed evergreen flowering hedge To provide an green buffer along the railway boundary and enhance the ecological value of the verge
- Proposed medium height evergreen hedge To provide a strong green frontage to houses that face onto the main spine road. Maintained to a height of 1.5-1.8m
- Proposed low height evergreen hedge To provide defined frontages to houses that face onto secondary road and cul de sacs. Maintained to a maximum height of 1.2m
- Proposed mixed native hedgerow and infill planting
- Proposed low level native scrub planting mix (Easement) Planting to be maintained to a maximum height of 2m
- Proposed native buffer and native scrub planting mix Utilised as enhancement planting where required for existing retained groups and vegetation
- Existing trees and vegetation to be removed. Refer to arboricultural drawing for details
- Proposed light standard tree planting (6-8cm girth)
- Proposed feathered native tree planting (250-300cm tall/8-10cm girth)
- Proposed ornamental planting mix
- Proposed flowering lawn to verges Subject to a reduced mowing regime
- Proposed meadow seeding. Subject to a reduced mowing regime
- Proposed native bulb mix
- Proposed front garden lawn to be turfed
- Proposed rear garden lawn to be turfed

HARD LANDSCAPE & BOUNDARIES

Refer to architects drawings for further details

- High quality feature concrete paving to community streets
- High quality concrete flag paving dwelling garden paths and rear garden patios
- Asphalt surfacing to front driveways and parking spaces.
- Permemable asphalt surfacing to front driveways and parking spaces.
- Rising Main Design & specification to Engineer's details.
- Proposed Drainage - Foul Design & specification to Engineer's details.
- Proposed Drainage - Surface Water Design & specification to Engineer's details.
- Proposed Drainage Easement 6m easement to be observed Detail to Engineer's details.
- Mown paths. Mown paths in meadow seeded areas
- Red line application boundary

Boundary treatments shown for reference purposes only. Refer to Boundary Plan 1694-120 by LOROC Architects for details on all boundary treatments

- Existing boundary fence to the south to be retained. To be made good where required
- Proposed boundary fence to rear gardens Timber garden fence to 1800mm high close boarded fence. To architect's details
- Proposed walls to rear gardens 1800mm high with feature pillars and close boarded infill panels. To architect's details
- Proposed 1200mm high metal railings To architect's details
- Proposed 450mm high knee rail. Located to the boundary of the central small POS adjacent to the LAP.
- Proposed varying height retaining walls Heights vary, refer to engineers drawing for further detail. Design & specification to Engineer's details.
- Proposed steps to terraced rear gardens. Design & specification to Engineer's details

FEATURES, PLAY & FURNITURE

- Proposed timber benches Rustic chunky pressure treated timber benches with back rests in various sizes
- Proposed timber picnic benches Rustic chunky pressure treated timber picnic benches.
- Bug Hotel Created from timber palettes and a range of other materials from site
- Hibernacula Natural materials from site clearance used to create piles of brashings and small rocks within the retained vegetation to the perimeter of the site.
- Signage/wayfinding features Information signs, timber bollards, posts and finger posts located at key locations across the site to identity key routes and features
- Litter & dog waste bins Combined bins located within areas of Public Open Space
- Natural play features. Naturally derived materials such as logs & boulders utilised within the POS & LAP to enhance the play experience
- Play trail equipment. Timber adventure equipment positioned to create a linked play trail for younger children. Provision to include items such as log walk, balance beams, cross beams, steppers. Safety surfacing to be incorporated where required. Position and and layout to be in accordance with safety standards/regulations and BS EN 1176. Detailed design, layout and specification to be developed.
- Trim trail equipment. Timber fitness equipment located within the northern POS to create a linked activity trim trail for older children and adults. Provision to include equipment to carry out various exercised including vault, step-ups, balancing, press ups and sit ups. Surfacing to be incorporated where required in accordance with safety standards. Equipment to include station signs in accordance with BS EN 16630. Detailed design, layout and specification to be developed.

SOFTWORKS SPECIFICATION NOTES

The contractor is responsible to ensure that no products or practices are to be used that do not comply with relevant British Standards, Codes of Practice and Construction Regulations. Contractor to be fully satisfied with locations and off sets of services prior to excavations.

Site clearance generally: Where necessary remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones exceeding 75 mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

Retain and protect trees and vegetation in accordance with BS 5837 where necessary. Grub up any large roots and dispose of without undue disturbance of soil and adjacent areas. In order to comply with UK legislation in regard to the Wildlife and Countryside Act 1981 (as amended), any tree or vegetation removal and/or management must take place outside of the bird nesting season (March to September inclusive). Where this cannot be achieved, nesting bird checks must be undertaken by a suitably qualified ecologist within 24 hours of the works.

Works within the root protection area (RPA):There shall be no areas of storage, trafficking of machinery, cultivation, ripping or mechanical rotivation, or importing of top soil, within the root protection area (RPA) of the existing trees to be retained. Where paths and hard surfacing is proposed within the retained tree RPA's, a No Dig methodology is to be adopted. Underground reinforcement, such as Cell Web (or similar approved) to be utilised in these locations. No trenches shall be dug within the RPA of the existing trees. New hedging plants within the RPA of the existing trees shall be notch planted. All of the above must be in accordance with BS 5837.

SOIL
Site preparation: Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).

Soil Sampling - Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where require, existing soils are to be improved in accordance with BS 3882:2015
Cultivation - Flail existing ruderal vegetation to ground level and remove arisings prior to cultivation. All areas to receive final layers of topsoil are to be de-compacted prior to spreading. Earth works vehicles to be small scale and tracked (loose-tipping) to minimise compaction, however chosen method for decompaction will be site specific dependant on size and soil conditions. Additional care must be taken as to not damage soil structure. All objects and stones over 75mm brought to the surface during decompaction are to be removed from the prepared surface layer. If existing subsoil horizon is found to consist of heavy clay, all proposed seeded areas to be tine ripped to 200mm depth at 300mm centres to increase drainage. Areas to be seeded to be chain harrowed to a fine tilth and lightly rolled to provide firm seed bed. Remove all stones over 30mm dia in any direction. Imported soil material: Import as necessary to make up any deficiency of topsoil and/or subsoil existing on site to complete the work and mitigate deficiencies. All imported material must conform with industry standards BS 8601 (Subsoil), BS 3882 Topsoil) and CLEA limits on heavy metals. Topsoil to be General purpose, 10mm screened and locally sourced (unless otherwise stated)

Soil build up: Existing topsoil and subsoil to be retained and reused on site within the landscape scheme where possible. Prior to spreading all topsoil to be screened to remove large stones and other deleterious materials, such as plant roots, leaves and clay. Topsoil to be loose-tipped and spread over de-compacted subsoil/receiving area. The total minimum rooting depth for planting, after settlement, should be: Grass 450mm; Planted areas 600mm; Trees 900mm. Topsoil depths for these areas should not normally exceed 300mm with the following minimum depths for each area: Grass 150mm; Planted areas 300mm; Trees 300mm. Meadow & wildflower seeding to be sown directly onto prepared subsoil.

Finished level of topsoil after settlement: Above adjoining paving or kerbs: 25 mm; Below dpc of adjoining buildings: Not less than 150 mm; Shrub areas: Higher than adjoining grass areas by 50 mm; Within root spread of existing trees: Unchanged; Adjoining soil areas: Marry in; Thickness of turf or mulch: Included.)

ADDITIVES
Compost to tree/shrub pits: To be as per BS PAS 100: well rotted sterilised spent mushroom compost max. pH 6.7 or Target Treestart compost. The contractor shall provide a Certificate of Analysis to show that the material being supplied complies with the above criteria. Incorporate spent mushroom compost or equivalent approved peat free compost into tree and planting pits at a rate of 3 parts topsoil to 1 part compost, thoroughly mixed together.

Fertiliser to ornamental shrub beds - Apply slow release fertiliser, Scotts 'Enmag' 4.19.10 NPK or equivalent approved at a rate of 50 gms/sq. metre over topsoil surface and fork into top 225mm spit.

PLANTING
Generally: Minimise trafficking of graded slopes. All plants to be preferably planted between Nov. - March. Nursery stock trees and shrubs to be in accordance with BS 3936 and BS 8545, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown shrubs to be thoroughly watered before planting; trees and bare root shrubs watered after planting.

Times of year for planting: Deciduous Trees, hedges and shrubs: Late October to late March. Evergreen hedges and shrubs: September/ October or April/ May. Container grown plants: At any time if ground and weather conditions are favourable. Watering and weed control to be provided as necessary.

Shrub/Hedge planting pits: Timing: Excavate 1-2 days (maximum) before planting. Pit sizes: Wide enough to accommodate roots/toughs when fully spread and 75 mm deeper than root system. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25g of slow-release fertiliser per planting pit. Where existing planting and roots are present plants are to be notch planted to minimise disruption/root damage. Backfilling material: Reuse excavated material. Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

Tree pit sizes: Standard trees excavate a tree pit 1.2m x 1.2m x 900mm. Break up sides and bottom of pits to a depth of 100mm to ensure free drainage.Tree pit treatment: Soil ameliorant worked into pit bottoms. Pit sides to be scarified and backfilling material to be in accordance with topsoil and subsoil specification. Drainage Layer: Provide 200mm layer washed, clean gravel to base of pits to aid drainage (tree pit to be actively drained if poor draining soil or clay discovered by contractor).

Tree Accessories: Typically trees in soft landscape to be staked unless stated otherwise by the Landscape Architect. Underground guying is recommended for semi mature trees or trees within hard landscape and in public areas. Trees to be staked using 1m long x 75mm dia. round timber stakes (size of stakes to be adjusted to suit size of tree). Cross member to be installed 75mm x 25mm (larger trees will need large cross members). Locate proprietary Hessian ties on cross member to secure tree and prevent rubbing. Short stakes (<1.0m high) with biodegradable Hessian ties are recommended to encourage wind tolerance and prevent rubbing. Tree pit accessories by Green Tech or similar: Underground guying and perforated plastic irrigation/ ventilation pipe to landscape architects approval.

Root Barriers: To be used wherever the installed rootball will be within 2m of a building foundation or within proximity to underground utilities (distance at which root barrier is required is as per utility providers standards and should be confirmed prior to installation). Root barrier by Green Tech or similar to be installed vertically in accordance with supplier recommendations.

Protective fencing/guards: Newly planted areas or individual plants are to include rabbit/deer proof fencing. Either perimeter mesh fencing or individual biodegradable plastic free spiral guards/shelters/tubes are to be installed around all planting where required. Where areas are fenced, mesh to be 1m min above ground and buried 300mm below ground.

Mulching: Approved medium course chipped tree bark composted for at least 4 weeks. Particle size 25-75mm dia, max. 20% fines, pests and disease free and free of Methyl Bromide contamination. Clear any weeds, ensure soil is thoroughly moistened prior to applying mulch. All planting areas inc. trees, hedges and planting beds should receive an even 75mm depth of bark mulch, adjoining edge of mulch to be 15mm min. below adjacent hardstanding to avoid spillage. 50mm depth of mulch is only suitable for higher quality ornamental bark (<5% fines, 5-35mm size etc.). All bark should be FSC certified. Option to use biodegradable mulch mats to control moisture, soil temperature, erosion and weeds. All trees within grass are to have a 1.5m diameter mulch circle.

Seeding and making good existing grass areas: Steep embankments to be hydroseeded where required. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent amenity grassed areas sufficient to ensure full marrying in of levels where required. Evenly distribute seeds at an application rate of 35g/m² or as per supplier recommendations. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding until germination as necessary to keep the surface damp and soil most but not water logged.

Cutting In: Where cutting planting beds into existing grassed areas, the surrounding grass shall be protected and made good as necessary. These areas to be made good by preparing and re-seeding area. Seed mixes: John Chambers Lawn/Meadow seed or similar approved.

Turf Preparation - Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Do not lift turf in frosty weather or if ground waterlogged. Arrange phased delivery timescales to avoid need for excessive stacking. Stacking height 1m (max). Do not use dried out or deteriorated turf. After cultivating, grading and fertilizing prepare seed bed to fine, firm tilth with good crumb structure (Depth: 25 mm). Rake to a true, even surface, friable and lightly firmed but not over compacted. Remove surface stones/earth clods. Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

Turf Implementation - Turf to be laid in Spring and summer within 18 hours of delivery; and Autumn and winter within 24 hours of delivery. Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry. Planks to be laid on previously laid turf. Do not walk on prepared bed or newly laid turf. Turf laid along contours with staggered, close butted joints. Do not stretch turf. At the edges, whole turfs to overlap line, trimmed to a true line. Remove high spots and fill hollows with fine soil to adjust levels Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers. Dress turf with Sharp sand at a rate of 2kg/m2 and brushed in to completely fill joints. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below. Use hardy low maintenance amenity turf suitable for use in shade (To BS 3969).

Seed Preparation and Implementation for Wildflower Areas: No addition of nutrient to soil required. Method to suit soil type, proposed usage, location and weather conditions during and after sowing. A friable firm seed bed required, weed free, alleviation of compaction to a depth of 100-200mm, sowed on a firm and fine tilth. Seed bed preparation to be conducted in dry conditions, close to the time of sowing Remove surface stones/earth clods. Marry in with adjacent levels where required. Evenly distribute seeds at the manufacturers recommended application rate. Establish good seed contact with the root zone to promote healthy, consistent growth. Lightly harrow or rake to cover seed. Thoroughly water completed seeding.

MAINTENANCE
1 year **Defects Liability** Period applies following practical completion. All dead or failing plants to be replaced the following growing season. Maintain a weedfree bare earth area 600mm dia minimum around individual trees and shrubs. Herbicide shall only be used where necessary and if use is required it should be a non-residual translocated herbicide and spot applied/applied with spray guard. Application and use to be in accordance with EA guidance. Prior to spraying ensure all spirals are tight to ground level and leaves within spray range are fully enclosed. Arisings: Remove. Trim all edges. Weed control: Substantially free of broad leaved weeds. Method: Application of a suitable selective herbicide. Remove any stones 25 mm in any dimension brought to the surface. Watering: To ensure establishment.

NOTE: Works to be carried out in accordance with the most up to date and current British Standards referenced within this specification.

ECOLOGICAL RECOMMENDATIONS:

See Ecological Appraisal by Smeeden Foreman for further details. Key points below:

- Appropriate native species planting within soft landscaping proposals where feasible
- Gapping up/strengthening of existing hedgerows
- Inclusion of wildflower grassland
- Bird and bat box installation upon new builds and retained trees

PLANTING SCHEDULES

Feature & Street Trees:

To be planted as per specification

STREET TREES				
Species	Height	Girth	Size	Spec.
Acer Campestre 'Streetwise' (AcS)	425-600cm	14-16cm	EHS	RB, clear stem min 200cm
Liquidambar 'Worplesdon' (LW)	350-425cm	12-14cm	HS	RB, clear stem 175-200mm
Pyrus calleryana 'Chanticleer' (PcC)	350-425cm	12-14cm	HS	RB, clear stem 175-200mm
Platanus ×hispanica 'Tremonia' (PhT)	425-600cm	14-16cm	EHS	RB, clear stem min 200cm
Tilia cordata 'Greenspire' (TcG)	425-600cm	14-16cm	EHS	RB, clear stem min 200cm

Note: All trees are to be protected and supported as per specification. Tree pits to be mulched as per specification.

FRONT GARDEN TREES				
Species	Height	Girth	Size	Spec.
Amelanchier arborea 'Robin Hill'	350-425	10-12cm	HS	RB, clear stem 175-200mm
Betula utilis 'Jacquemontii' (BuJ)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Malus 'John Downie' (MJD)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Prunus serrulata Amanogawa (PsA)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Prunus avium 'Plena' (PaP)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Pyrus calleryana 'Chanticleer' (PycC)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Sorbus aucuparia 'Joseph Rock' (SJR)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Sorbus pseudohupehensis	350-425	12-14cm	HS	RB, clear stem 175-200mm

Note: All trees are to be protected and supported as per specification. Tree pits to be mulched as per specification.

Native Trees:

To be planted as per specification individually or in naturalistic small groups

NATIVE TREES				
Species	Height mm	Girth	Size	Spec.
Acer campestre (Ac)	250-300	8-10cm	S	B, clear stem 175-200mm
Alnus glutinosa (Ag)	250-300	8-10cm	S	B, clear stem 175-200mm
Betula pendula (Bp)	250-300	8-10cm	S	B, clear stem 175-200mm
Betula pendula (Bp)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Crataegus monogyna (Cm)	250-300	8-10cm	S	B, clear stem 175-200mm
Prunus avium (PA)	250-300	8-10cm	S	B, clear stem 175-200mm
Prunus avium (PA)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Quercus robur (Qr)	250-300	8-10cm	S	B, clear stem 175-200mm
Quercus robur (Qr)	350-425	12-14cm	HS	RB, clear stem 175-200mm
Salix caprea (Sc)	250-300	8-10cm	S	B, clear stem 175-200mm
Sorbus aria (Sa)	250-300	8-10cm	S	B, clear stem 175-200mm
Sorbus aucuparia (Sau)	250-300	8-10cm	S	B, clear stem 175-200mm
Tilia cordata 'Greenspire' (TcG)	425-600cm	14-16cm	EHS	RB, clear stem min 200cm

Note: All trees are to be protected and supported as per specification. Tree pits to be mulched as per specification.

Native Planting Mixes

To be planted as per specification

NATIVE BUFFER MIX			
Species	% of mix	Height cm	Form/Spec
Acer campestre	5	175-200cm	Feathered
Acer pseudoplatanus	5	175-200cm	Feathered
Alnus glutinosa	5	120-150cm	Feathered
Betula pendula	5	120-150cm	Feathered
Corylus avellana	5	40-60cm	1+0 Bare Root
Cornus sanguinea	10	40-60cm	1+0 Bare Root
Crataegus monogyana	15	40-60cm	1+1 Bare Root
Ilex aquifolium	5	40-60cm	2L C
Prunus avium	5	120-150cm	Feathered
Pinus sylvestris	5	20-40cm	Bare Root
Populus tremula	5	120-150cm	Feathered
Rosa canina	10	40-60cm	1+1 Bare Root
Quercus robur	5	175-200cm	Feathered
Sambucus nigra	10	60-80cm	1+0 Bare Root
Viburnum opulus	5	40-60cm	1+1 Bare Root

Planted as per specification in staggered rows, at 1m² centres. Planted in groups of 3-17nr. of a single species. Biodegradable plastic free tree tubes/ spiral guards with cane/timber upright supports to be provided to each plant or post and wire mesh fencing to the perimeter. Area to be undersown with a woodland/shade tolerant seed mix. Where planting is in close proximity to service infrastructure, approved offset distances to be confirmed

NATIVE SHRUB MIX				
% of Mix	Species	Age	Size in cm	Spec.
20	Corylus avellana	1+0	40-60cm	BR
10	Cornus sanguinea	1+0	40-60cm	BR
30	Crateageus monogyana	1+1	40-60cm	BR
5	Ilex aquifolium		40-60cm	2L
10	Rosa canina	1+1	40-60cm	BR
10	Sambucus nigra	1+1	60-80cm	BR
15	Viburnum opulus	1+1	40-60cm	BR

Planted as per specification in staggered rows, at 0.5m² centres. Planted in groups of 3-9nr. of a single species. Biodegradable plastic free tree tubes/ spiral guards with cane/timber upright supports to be provided to each plant or post and wire mesh fencing to the perimeter. Area to be undersown with a woodland/shade tolerant seed mix. Where planting is in close proximity to service infrastructure, approved offset distances to be confirmed

NATIVE SCRUB MIX (Easement)				
% of Mix	Species	Spec	Size in cm	Age
10	Cornus alba	BR	40-60cm	1+1
10	Corylus avellana	BR	40-60cm	1+0
35	Crataegus Monogyana	BR	40-60cm	1+1
5	Ligustrum Vulgare	BR	60-80cm	1u1
15	Prunus spinosa	BR	60-80cm	1u1
5	Rosa canina	BR	40-60cm	1+0
10	Ulex europaeus	Cell	25-30cm	1+1
10	Viburnum opulus	BR	40-60cm	2+0

Planted as per specification in staggered rows, at 0.5m² centres. Planted in groups of 3-9nr. of a single species. Biodegradable plastic free tree tubes/ spiral guards with cane/timber upright supports to be provided to each plant or post and wire mesh fencing to the perimeter. Area to be undersown with a woodland/shade tolerant seed mix. Where planting is in close proximity to service infrastructure, approved offset distances to be confirmed

Hedgerows:

To be planted as per specification.

MIXED NATIVE HEDGEROW & INFILL PLANTING				
% of mix	Name	Size	Root	Spec.
5	Acer Campestre	40-60cm	BR	Hedge to be planted as a double staggered row @ 5 plants p/lm with 450mm spacings
10	Corylus avellana	60-80cm	BR	
45	Crataegus monogyana	40-60cm	BR	
5	Lonicera periclymenum	50-60cm	2L	
10	Malus sylvestris	40-60cm	BR	
20	Prunus spinosa	60-80cm	BR	
5	Viburnum lantana	60-80cm	BR	

Hedges to be planted as per mix/species specification. Biodegradable plastic free tree tubes and cane supports to be provided to each plant, where required. All hedges to be mulched in accordance with specification. Existing retained hedgerows are to be infilled and strengthened where required to create structurally diverse and strong hedgerows.

SINGLE SPECIES HEDGES			
Name	Size	Spec	Notes
EVERGREEN FLOWERING			
Elaeagnus x ebbingei	60-90cm	BR	Hedge to be planted as a single row 330mm apart (3/lin m)
EVERGREEN LOW-MEDIUM			
Prunus laurocerasus 'Otto Luyken'	40-60cm	BR	Hedge to be planted as a double staggered row 450mm apart (5/lin m)
EVERGREEN MEDIUM -TALL			
Prunus lusitanica	40-60cm	BR	Hedge to be planted as a double staggered row 450mm apart (5/lin m)

Hedges to be planted as per mix/species specification. Biodegradable plastic free tree tubes and cane supports to be provided to each plant, where required. All hedges to be mulched in accordance with specification.

NOTE:
Trees:
Tree pits to incorporate root barriers where required when within proximity to services and adoptable highways.
Species:
Invasive and potentially species are to be avoided. Refer to Natural England and NNSS for additional guidance where required
Stock:
All planting to be sourced from a local supplier. Nursery stock trees, shrubs, planting and seed mixes are to be in accordance with BS 3936 and BS 8545, to be supplied and planted in accordance with British Standards and the Horticultural Association's Plant Handling Guide. Container grown shrubs to be thoroughly watered before planting; trees and bare root shrubs watered after planting. All species to be native and native grown where specified.
Management:
Proposed landscape to be subject to a minimum of 5 years maintenance following completion.

Mixed Ornamental Planting:

Schedule provides an indicative but not exhaustive species list

SHRUBS & HERBACEAOUS				
Name	Pot Size	Size in cm	Spec.	Density p/m²
Ajuga reptans 'Burgundy Glow'	1.5-2L		C	5/m²
Buxus sempervirens	3L	30-40		
Calamagrotstis 'Karl Forester'	3L	40-50	C	4/m²
Choisya ternata 'Sun Dance'	3L	30-40	C	3/m²
Cornus alba 'Aurea'	2L	50-60	C	3/m²
Cornus alba 'Sibirica'	2L	50-60	C	3/m²
Carex testacea	2L		C	5/m²
Euonymous fortunei 'Silver Queen'	3L	30-40	C	4/m²
Hebe pinguifolia 'Sutherlandii'	3L	30-40	C	4/m²
Lavandula hidcote	3L	30-40	C	5/m²
Liriope muscari	2L		C	6/m²
Lonicera 'May Green'	3L	30-40	C	4/m²
Rosmarinus 'Miss Jessops Upright'	3L	30-40	C	5/m²
Sarcococca confusa	3L	20-30	C	5/m²
Skimmia 'Kew Green;	3L	40-60	C	4/m²
Stipa tenuissima	2L		C	7/m²
Spirea japonica 'Gold Flame'	3L	40-60	C	3/m²
Viburnum opulus 'Roseum'	3L	40-60	C	3/m²

Ground Cover Planting:

Ground cover species for slopes and embankments where the standard ornamental planting mix may not be suitable. Schedule provides an indicative but not exhaustive species list.

GROUND COVER/SLOPES				
Name	Pot Size	Size in cm	Spec.	Density p/m²
Alchemilla mollis	1.5-2L		C	6/m²
Ceanothus thyrisfloru var. repens	3L	30-40	C	4/m²
Cerastium tomentosum	1.5-2L		C	6/m²
Euonymus fortunei 'Harlequin'	3L	30-40	C	5/m²
Euonymus fortunei 'Dart's Blanket'	3L	30-40	C	5/m²
Hebe pinguifolia 'Pagei' AGM	3L	20-30	C	4/m²
Jasminum nudiflorum	3L	50-60	C	3/m²
Pachysandra terminalis	5L	30-40	C	5/m²
Stachys byzantina	5L		C	4/m²
Thymus serpyllum	1.5-2L		C	5/m²

Seeding Mixes:

All grass and wildflower seeding is to be carried out in accordance with specification

LAWN SEED MIX
John Chambers Prize Lawn Grass Seed
Sowing rate @ 35g/m²
Amenity PRG, Chewings Fescue, Slender Red Fescue, Dawrf Turf Perennial, Browntop Bent

TURF
Premier lawn turf roll
Hard wearing turf to include rye grass
To be laid where require instant coverage/areas to be made good following construction. (Supplier as approved by landscape architect)

SPECIES RICH MEADOW MIX
John Chambers Heritage Butterfly Meadow 80% Grass Seed Wildflower Mix
Sowing rate @ 5g/m²
Low Maintenance Grass Seed, Common Bird's Foot Trefoil, Red Campion, White Campion, Red Clover, Oxeye Daisy, Common Dandelion, Hemp-Agrimony, Common Knapweed, Greater Knapweed, Wild Marjoram, Black Medick, Yellow Melilot, Garlic Mustard, Musk Mallow, Devil's-bit Scabious, Field Scabious, Small Scabious, Selfheal, Soapwort, Red Valerian, Common Vetch, Kidney Vetch, Wild Pansy, Viper's Bugloss, Wild Mignonette, Teasel, Corn Chamomile, Cornflower, Dame's Violet

MEADOW SEED MIX
John Chambers Pro Basic 16 80% Grass Seed Wildflower Mix
Sowing rate @ 5g/m²
Low Maintenance Grass Seed, Lady's Bedstraw, Common Bird's Foot Trefoil, Salad Burnet, Meadow Buttercup, White Campion, Wild Carrot, Oxeye Daisy, Common Knapweed, Black Medick, Ribwort Plantain, Selfheal, Yellow-Rattle, Yarrow, Common Sorrel, Red Campion, Kidney Vetch

AMENITY FLOWERING LAWN
John Chambers Heritage Flowering Lawn 80% Grass Seed Wildflower Mix
Sowing rate @ 5g/m²
Low Maintenance Grass Seed, Lady's Bedstraw, Common Bird's Foot Trefoil, Bulbous Buttercup, Cat's Ear, Red Clover, White Clover, Cowslip, Common Daisy, Common Dandelion, Harebell, Autumn Hawkbit, Rough Hawkbit, Black Medick, Common Mouse-Ear, Field Pansy, Wild Pansy, Hoary Plant

SHADE TOLERANT MEADOW MIX
John Chambers Pro Woodland and Shaded Area 80% Grass Seed Wildflower Mix
Sowing rate @ 5g/m²
Low Maintenance Grass Seed, Bluebell, Agrimony, Hedge Bedstraw, Garlic Mustard, Hedge Woundwort, Wood Avens, Ragged-Robin, Red Campion, Selfheal, Sweet Cicely, Common Poppy, Wild Angelica, Foxglove, Wood Sage, Nettle-leaved Bellflower, Common St John's Wort, Upright Hedge-Parsley

Bulbs

UK cultivated stock to be used for native bulbs

BULB PLANTING		
Name	Size	Density
Galanthus nivalis (g)	4/5	100
Hyacinthoides non-scripta	6/7	100
Narcissi pseudonarcissus	12/14	35

NOTES:

Trees & Services

- Where paths and hard surfacing is proposed within close proximity to trees all construction is to be in accordance with BS 5837: 2012
- Root barriers / root protection measures are to be incorporated where required in accordance with guidelines where existing and proposed trees and vegetation are within 2m of proposed building or trees are in close proximity to services (details to be agreed).
- Tree and shrub planting proposed within drainage easements to be approved by local water authority. Planting to incorporate root protection measures around services or planting pits to ensure the sewer system is resistant to tree root ingress in accordance with the current Code for Design.
- Contractor shall comply with NJUG publication, volume 4 'Guidelines For The Planning, Installation And Maintenance Of Utility Services In Proximity To Trees' together with BS 5837:2012 Trees in Relation to Construction. Where conflict arises refer to the British Standard.

Project: Cliffe Lane, Gomersal

Client: Quarters Gomersal

Title: Outline Landscape Masterplan and Specification

Drawn: JMo **Chk'd:** LW **App'd:** SH

Drawing Number: PWP 752 002 **Revision:** 04 **Drawing Scale:** 1:500@A0

Rev	Date	Detail	Made	Chk'd	App'd
04	30/08/24	Layout revised in accordance with layout changes	JMo	LW	SH
03	29/08/24	Layout revised in accordance with comments	JMo	LW	SH
02	03/05/24	Layout revised in accordance with comments	JMo	LW	SH
01	04/08/23	Issued for planning purposes.	LW	LW	SH
00	28/07/23	Issued for planning purposes.	LW	CP	SH

Notes:
1. FOR PLANNING PURPOSES ONLY.
2. Not for construction all dimensions to be confirmed on site.
3. Based on Site Plan Layout 1694_100 by LOROC Architects
4. Refer to architects/engineers drawing for site levels, drainage, retaining walls, services and utilities .
5. Build ups/footings to engineers specification.
6. Location of services to be confirmed by contractor prior to installation of any planting.
7. All existing trees to be protected to BS 5837.

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