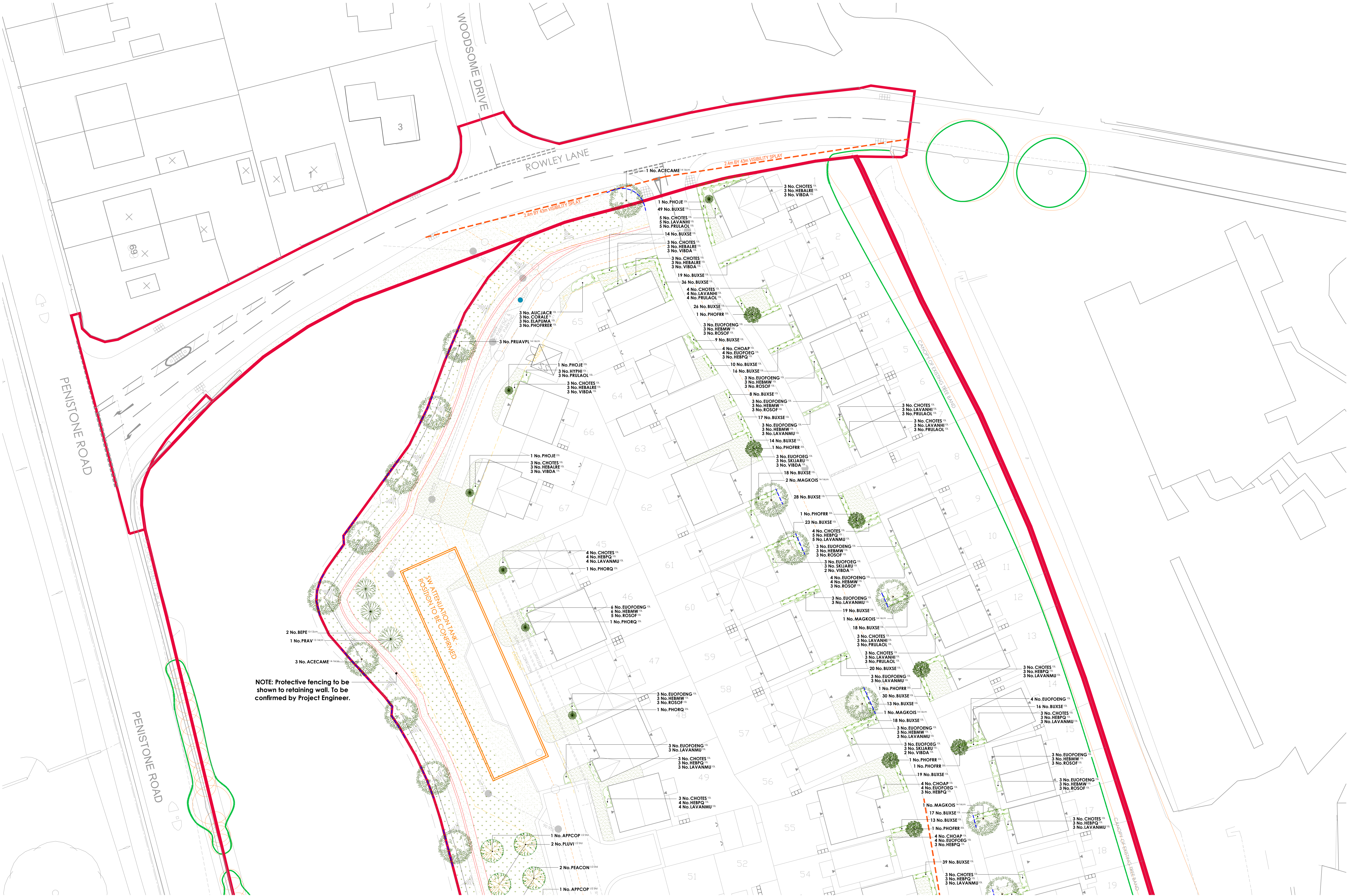




SPECIFICATION NOTES

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be Registered under the HFA Nursery Certification Scheme. All plants shall be posted and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

No species, variety, size or position to be amended without the Landscape Architects prior approval.

All landscape proposals must be referred to by the Structural Engineer during foundation design.

All planting has been indicated making every effort to avoid conflict with highway land. Prior to submission it is the clients responsibility to ensure that all landscaping is reviewed by the project manager/highway engineer to ensure there is not conflict with highway land and future adaptations.

Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.

If planting conditions are particularly poor e.g. waterlogged/steep ground or poor soils, the Site Manager must be notified. All works will halt until conditions are considered acceptable.

All trees, ornamental planting and identified native planting to be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines ensuring plants are not buried.

All bare root stock shall be root dipped in an approved water-retaining polymer. If planting is required outside the October-March season, bare root trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

Planting in pedestrian visibility slopes: Any planting stock specified in pedestrian visibility slopes and exceeding 0.6m in height is to be cut down to 0.45m in height at the time of planting. It shall be maintained at a height not exceeding 0.6m in height in perpetuity.

Ground Preparation

The formation level is compacted it should be tipped through before topsoiling. Topsoil depths to be 300mm for shrub beds and 150mm for grass areas. For meadow grassland, all areas shall be tipped of topsoil to provide a nutrient-poor subsoil for meadow establishment.

Trees: All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the HMC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of the tree pit excavation. No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client. Root barriers are to be provided as directed by the project engineer. All trees to be supplied with a minimum 1.8m clear stem unless clearly stated otherwise.

Specimen Shrubs: All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climber species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Single Species Hedgerows (Containerised): All ornamental hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Single Species Hedgerows (Feathered): All feathered hedgerow shrubs to be supplied as bareroot stock unless stated and to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Feathered hedgerow shrubs to be planted on a single row, 300mm apart and within a 80cm wide bed. The feathered shrubs are to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. Shrubs to be attached to a double line support (one of 60m high and one of 1.2m high) fence using an approved clip tie and cut back to 1.5m in height and a key hedgerow form at time of planting. Upon completion trenches to be mulched with 75mm layer of bark.

Native Hedgerows (Feathered): All native hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted on a double staggered row of 400mm centres, 300mm apart with no less than 6 per linear metre. Individual species to be planted in groups of 3-16 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditions, such as mushroom compost, should be incorporated. Transplanted shrubs to be planted into an appropriate sized pit or notch and protected using bio-degradable spiral guards (Rainbow Biospiral) secured with a 150mm diameter min. bamboo cane inserted inside the guard and up to a third in its length into the ground. Shrubs are to be planted using a bio-degradable shrub shelter (or GreenGuard Biodegradable Tree Shelter Guard) and timber stake using natural fibre twill product (natural fibre twill) fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to field capacity. Planting beds to site frontages/features areas be mulched with 75mm layer of bark. Guards and shelters to be supplied Green Tech (www.green-tech.co.uk) or similar.

Shrubs & Hedgerows: All ornamental and amenity shrub to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 3-4 within mixed species beds. Planting beds to be mulched with 75mm layer of bark.

Amenity Turf & Seeding: All turf and seeding to be completed in line with horticultural best practice. Seed to be applied at the rates (g/m2) advised by manufacturer/supplier. Prior to seeding, all areas shall be tipped off topsoil to provide a nutrient-poor subsoil for meadow establishment. Where ground requires additional soil to meet finished formation levels this shall be made up using site-win subsoil. Subsoil shall be cultivated to a suitable tilth and be free of weed growth prior to turfing/seeding.

Meadow Grassland: All turf and seeding to be completed in line with horticultural best practice. Seed to be applied at the rates (g/m2) advised by manufacturer/supplier. Prior to seeding, all areas shall be tipped off topsoil to provide a nutrient-poor subsoil for meadow establishment. Where ground requires additional soil to meet finished formation levels this shall be made up using site-win subsoil. Subsoil shall be cultivated to a suitable tilth and be free of weed growth prior to turfing/seeding.

Native Hedgerow (Feathered): All Hedgerow shrubs to be supplied as bareroot stock unless stated and to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted on a double staggered row, 200mm apart with no less than 8 per linear metre as illustrated in the detail below and within a 80cm wide bed. The feathered hedgerow are to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. Shrubs to be attached to a double line support (one for the feathered hedgerow at 1.2m high and one for transplants at 60cm high) fence using an approved clip tie and cut back to 1m in height and a key hedgerow form at time of planting. Upon completion trenches to be mulched with 75mm layer of bark.

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015

Soft & Hard Landscape Specification	
Specification accords with recognised British Standards and HFA Best Practice.	Yes
Use of hazardous species avoided or restricted to areas of low public access (thorny species or those that are highly poisonous or toxic to humans or other pests or domestic reactions).	Yes
Hard landscaping products appropriate to use with adequate slip rating and positive drainage.	N/A
Existing vegetation	Yes
Vegetation retained with suitable access for safe future maintenance (public or private).	Yes
Landform and Gradients	No
Landform or gradients designed by GHL	No
Maximum gradients 1:3. Steeper gradients to be provided with erosion control and fall protection.	Yes
Unprotected heights greater than 500mm provided with suitable fall protection.	Yes
Landscaping treatments (soft and hard) suitable to gradient and fit for purpose.	Yes
SUDS features and Open Water	N/A
Project Engineer has designed SUDS features with suitable gradients for maintenance and escape.	N/A
Fall protection and/or life saver devices provided to areas of open water in line with Royal Life-Saver Society guidance/inspection	N/A
Landscaping treatments (soft and hard) suitable to gradient and access.	N/A
Play Areas	N/A
Play areas fenced in proximity to highways, SUDS features, tall risks and other potentially hazardous areas.	N/A
Access to dogs restricted or signage for use of leads to be erected and dog waste bin provided.	N/A
Design and specification accords with BS EN 1176, BS EN 1177 & BS EN 7188.	Yes

This section is not a detailed Designer Risk Assessment. A copy of the Designer Risk Assessment will be provided to the project Team and Principal Designer.

FAO: LANDSCAPE CONTRACTOR - NOTICE OF LANDSCAPE AUDITING

Please note, this landscaping scheme will be audited once installation is complete. Any omissions, substitutions, or the relocation of any items (including, but not limited to, trees, specimens, shrubs, hedgerows, hard landscaping elements etc.) without written agreement from both the client and the Landscape Architect will be viewed as a breach of contract, and will be rectified at your cost immediately.

For instances where the site layout differs from that shown on this plan, please contact the Landscape Architect initiated in the title block using the phone number or email address provided at the bottom-left corner of this plan, before proceeding with the installation.

Audits will thoroughly inspect the species, pot sizes, heights and locations of all specified soft landscaping, as well as the quality of workmanship across the entire scheme, and the consistency between the proposed design and the end product.

REVISIONS

Rev	Date	Notes
A	23.10.2023	Access track next to plot 1 removed.
B	01.12.2023	Additional tree planting proposed.
C	04.10.2024	Updated to latest planning layout and comments.
D	11.12.2024	Updated to latest planning layout.

PLANT SCHEDULE

Trees	Abbr	Species	Supply	Size	Girth	Number
BPE		Betula pendula	SSStd >Clear Stem 150-175 RB	300-350cm	10-12cm	7
MALSY		Malus sylvestris	SSStd >Clear Stem 150-175 RB	300-350cm	10-12cm	4
ACCA		Acer campestre	HSStd >Clear Stem 175-200 RB	350-425cm	12-14cm	2
CARBET		Carpinus betulus	SSStd >Clear Stem 150-175 RB	300-425cm	12-14cm	1
PRAY		Prunus avium	SSStd >Clear Stem 150-175 RB	300-425cm	12-14cm	2
ACECAME		Acer campestre 'Eclair'	HSStd >Clear Stem 175-200 RB	425-600cm	14-16cm	7
AMARH		Amenlonchier arborea 'Robin Hill'	HSStd >Clear Stem 175-200 RB	425-600cm	14-16cm	2
BEUTJ		Betula utilis 'Banksian Hybrid'	HSStd >Clear Stem 175-200 RB	425-600cm	14-16cm	2
MAGKOIS		Magnolia kobus 'Isis'	HSStd >Clear Stem 175-200 RB	425-600cm	14-16cm	8
PRUAVPL		Prunus avium 'Plena'	HSStd >Clear Stem 175-200 RB	425-600cm	14-16cm	7
SORMAJA		Sorbus aria 'Majestica'	HSStd >Clear Stem 175-200 RB	425-600cm	14-16cm	6
						Total: 48

Fruit Trees - Orchard

Abbr	Species	Supply	Size	Number
APPCOP	Apple 'Cook's Orange Pippin'	Half Standard Root - M25/M104	150-175cm	2
FEACON	Pear 'Conference'	Half Standard Root - Seeding	150-175cm	2
PLUVI	Plum 'Victoria'	Half Standard St Julien A	150-175cm	2
				Total: 46

Specimen Shrubs & Climbers

Abbr	Species	Pot Size	Height	Habit	Number
PHOJE	Phoradendron 'Jester'	ZSL	100-125cm	Trip Cm	5
PHORO	Phoradendron 'Rainbow Queen'	ZSL	100-125cm	Trip Cm	5
PHOFRR	Photinia x fraseri 'Red Robin'	SL	200-225cm	SSStd 10-12cm	8
					Total: 18

Single Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
BUXSE	Buxus sempervirens	10L	40-80cm	Bushy	0.4Cfr	796
						Total: 796

Native Mix Species Hedgerow

Abbr	Species	Supply	Height	Density	Mix %	Number
CORAV	Corylus avellana	T1+1: 3 Breaks	60-80cm	0.3Cfr Double Staggered at 0.3m offset	20%	103
CRAWON	Crataegus monogyna	T1+1: 3 Breaks	100-125cm	0.3Cfr Double Staggered at 0.3m offset	35%	180
LEAQ	Illex aquifolium	2L: 3 Breaks	40-60cm	0.3Cfr Double Staggered at 0.3m offset	20%	103
ROSCA	Rosa canina	T1+1: 3 Breaks	60-80cm	0.3Cfr Double Staggered at 0.3m offset	10%	52
VBOPC	Viburnum opulus	T1+1: 3 Breaks	60-80cm	0.3Cfr Double Staggered at 0.3m offset	15%	78
						Total: 516

Shrubs

Abbr	Species	Pot Size	Height	Habit	Density	Number
AUCJACR	Aucuba japonica 'Chalonifolia'	10L	40-80cm	Bushy	0.8Cfr	11
BRASJ	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Cfr	32
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Cfr	11
CHOP	Chayusa 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Cfr	38
CHOTES	Chayusa tenella 'Sundance'	10L	40-60cm	Bushy	0.7Cfr	104
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Cfr	8
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.8Cfr	8
EUOENG	Eucalyptus fortunei 'Emerald n' Gold'	10L	30-40cm	Bushy	0.7Cfr	101
EUOENG	Eucalyptus fortunei 'Emerald n' Gold'	10L	30-40cm	Bushy	0.7Cfr	44
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Cfr	7
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Cfr	69
HEBPQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.6Cfr	65
HEBALR	Hebe albertiana 'Red Edge'	10L	30-40cm	Bushy	0.7Cfr	15
HEBRIS	Hebe pingulifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Cfr	22
HYPR	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Cfr	13
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Cfr	38
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Cfr	90
PHOFRR	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.8Cfr	11
PRULAL	Prunus laurocerasus 'Otto Luyken'	10L	40-60cm	Bushy	0.7Cfr	35
ROSCOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Cfr	50
SKILARJ	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Cfr	39
VBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Cfr	22
						Total: 853

Play Area Shrubs

Abbr	Species	Pot Size	Height	Habit	Density	Number
CHOSUNA	Choiya ternata 'Sundance'	3L	20-30cm	Bushy	0.6Cfr	15
LAVANMU	Lavandula angustifolia 'Munstead'	3L	20-30cm	Bushy	0.6Cfr	12
ROOF	Rosmarinus officinalis	3L	20-30cm	Bushy	0.6Cfr	10
STITE	Stipa tenuissima	3L		Full Pot	0.6Cfr	15
THYVU	Thymus vulgaris	3L		Full Pot	0.6Cfr	10
						Total: 62

Turf Areas

Seed Mix Name	Seed Mix Supplier
Meadow turf	Robson Ltd

Amenity Grassland Areas

Seed Mix Name	Seed Mix Supplier	Density
EL1 - Flowering Lawn Mix	Emergence Seeds	4g/m ²

Amenity Meadow Areas

Seed Mix Name	Seed Mix Supplier	Density
EM1 - General Purpose Meadow	Emergence Seeds	4g/m ²

Key

Site boundary

Roof barriers

Proposed roof barrier locations. Reroof 400 as supplied by GreenBlue Urban or similar approved. Roof barrier locations and specifications to be agreed with site engineer prior to installation.

KEY - LAP Provision

Seeds
BX17 400T Roofs steel framed seed supplied with arms, roof fixed supplied by broxap (www.broxap.com) or similar approved.

Litter bin
Derby weyburn (Ref: BX 2550-WBN) steel litter bin as supplied by Broxap or similar approved.

Fencing
Bow-lap ratings: 1.0m High, (Colour: Black RAL 1005) to be supplied by Jacksons Fencing (www.jacksons-fencing.co.uk) or similar approved.

Pedestrian Gate
1.0m High bow-top self-closing gate (yellow, RAL 1023) anti-rap to BS EN 1176. To be supplied by Jacksons Fencing (www.jacksons-fencing.co.uk) or similar approved.

Maintenance Gate
1.0m High x 2.7m wide bow-top double-leaf maintenance gate (yellow, RAL 1023) anti-rap to BS EN 1176. To be supplied by Jacksons Fencing (www.jacksons-fencing.co.uk) or similar approved.

Tarmac
Tarmac with standard pcc edge.

Reinforced Grass Safety Surfacing
To be installed as per play manufacturers specification, in accordance with BS EN 1176.

Play Boulders
Play grade Calceolus boulders (600-900mm diameter) to provide informal seating/climbing features. To be supplied by Playstone (www.playstone.co.uk) or similar approved.

Play Area

Play Equipment Schedule

LA1 - Gravelly Bow (Ref: CGB1)
LA2 - Rockin' Rider (Ref: CRD)

All play equipment as supplied by Playstone (www.playstone.co.uk) or similar product from an approved manufacturer. All equipment to be installed with grass safety surfacing in line with manufacturer guidelines.

All play equipment and layout proposals to be specified in accordance with the requirements set out under BS EN 1176 and Equality Act 2010. Following the agreement of play equipment and layout proposals, the general arrangement of selected materials shall be submitted to the local council for approval along with the finalised proposals and accompanying certificates and details. Signs are to be supplied and erected that the play area is a Dog Free Zone and any other information requested. Exact wording to be agreed with the Local Planning Authority.

