



All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HFA Plant Health Certification Scheme. All plants shall be packed and transported in accordance with good horticultural practice. No species, variety, size or position to be amended without the Landscape Architect's 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 structural manager/highway engineer to ensure there is no conflict with highway land and its 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 location.

If planting conditions are particularly poor e.g. waterlogged/frozen 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 splays: Any planting stock specified in pedestrian visibility splays 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: If the formation level is compacted it should be ripped at 1.5m centres using a single line ripper at 1.5m prior to topsoiling and soft landscaping works. Topsoil depth to be 300mm for shrub beds and 150mm for grass areas. No meadow grassland. All areas shall be stripped of topsoil to provide a nutrient-poor substrate for meadow establishment. Topsoil shall be supplied in accordance with BS5822:2015. All soil shall be adequately screened, free of debris or litter and cultivated to a suitable till for planting or seeding works in line with good horticultural practice.

Trees: All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design and the specifications set out under Chapter 4.2 of the NBS: Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. No tree specifications/specification will be amended without prior approval from the project Landscape Architect and/or the Client. Root barriers are to be provided as specified by the project.

Engineer and where trees are located closer to site features than the offsets recommended in Table A.1 of BS5837:2012; further guidance can be provided on request. All trees to be supplied with a minimum 1.8m clear stem unless clearly stated otherwise. Supply and offcuts shall be in accordance with BS 5845:2014. Trees from nurseries to be independent in the landscape proposals, detailed in an occasional planting schedule. All trees to be planted in accordance with the approved tree pit detail. If a tree pit detail has not been provided, it is the Contractor's responsibility to request this from the Client or project Landscape Architect prior to commencement of works. (Root stock: B - Bare Root, RB - Rooted Balled, CG - Container Grown, C - Containerised).

Specimen Shrubs: All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climbers 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 (Containers): 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. Shrubs shall be planted in a single row in a 60-80cm wide bed proportional to the container size, with plants set back a minimum of 40cm from adjacent hard surfacing and not planted directly over concrete haunching. Planting beds to be mulched with 75mm layer of bark.

Native Hedgerow (Field-grown): All Hedgerow shrubs to be supplied as bare root 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 triple staggered row, 250mm apart with no less than 2 per linear meter as illustrated in the detail below and within a 90cm wide bed. The feathered Hawthorn are to have a straight 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 Hawthorn of 1.2m high and one for topsoil at 60cm high) fence using an approved clip and cut back to 1m in height and a tidy hedgerow form at time of planting. Upon completion trenches to be mulched with 75mm layer of bark.

Shrubs & herbaceous: All ornamental and amenity shrubs 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 3-7 within mixed species beds. Low growing shrubs shall be planted to the front of the bed. All plants shall be set a minimum of 40cm back from adjacent hard surfacing and not planted above haunching. Planting beds to be mulched with 75mm layer of bark.

Native Stock: All transplant and whips 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 plant species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 7-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine till. If required suitable soil conditions, such as mushroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using bio-degradable spiral guards. (Rainbow Treble Biodegradable Spiral Guard) secured with a 15mm diameter rny bamboo can inserted inside the guard and up to a fixed length into the ground. Shrubs and whips are to be planted using a shrub/free shelter (freecard Mesh in green), supported by a timber stake with appropriate tie, fitted in accordance with the manufactures guidelines. Following planting the ground is to be watered to full capacity. Planting beds to site features/features areas be mulched with 75mm layer of bark. Guards and shelters to be supplied Green Tech [www.greentech.co.uk] or similar.

Marginal & Aquatic species: All marginals to be planted in accordance with horticultural best practice guidelines. No marginal species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 12-21.

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, ground shall be cultivated to a fine till incorporating 150mm of topsoil to finished formation level. All areas shall be free of weed growth and stonepicked 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 stripped of topsoil to provide a nutrient-poor substrate for meadow establishment. Where ground requires additional soil fill to meet finished formation levels this shall be made up using site-won subsoil. Subsoil shall be cultivated to a suitable till and be free of weed growth for seeding.

Bulbs: All bulbs to be planted in accordance with horticultural best practice guidelines.

Key

- Application Site Boundary
- Existing grassland to be retained
- Turf & Seeding
- Turf to plot frontages to be laid as Rollown 'Medallion', or similar approved.
- Amenity grass - A22 low maintenance seed mixture, as supplied by Geminal [www.geminalamenity.com] or similar approved.
- Meadow grassland - EM2 Meadow mixture supplied by Emorgate Seeds [www.wildseed.co.uk] or similar approved.
- Wetland grass mixture - EM8 seed mixture for wetlands, as supplied by Emorgate Seeds [www.wildseed.co.uk] or similar approved.

Native Shrub Mix

Abbr	Species	Height	Habit	Density	Number
CORAL	Corus alba	60-80cm	1+1:3 Brks	1Ch	101
CORSA	Corus sanguinea	60-80cm	1+1:3 Brks BR	1Ch	101
CORAV	Corus avellana	60-80cm	1+1:3 Brks BR	1Ch	200
EUCOFS	Euonymus europaeus	60-80cm	1+1:3 Brks BR	1Ch	68
EUOJABR	Euonymus japonicus 'Bravo'	60-80cm	1+1:3 Brks BR	1Ch	68
FALJA	Fatsia japonica	60-80cm	1+1:3 Brks BR	1Ch	68
ROSCA	Rosa carina	60-80cm	1+1:3 Brks BR	1Ch	68
VBOP	Viburnum opulus	60-80cm	1+1:3 Brks BR	1Ch	68

Total: 674

Bulbs

Abbreviation	Species	Foot Size	Specification	Density	Number
CROCCHB	Crocus chrysanthum 'Blue Pearl'	50mm	239	50/m ²	239
CROCCHB	Crocus chrysanthum 'Cream Beauty'	50mm	239	50/m ²	239
GALNE	Galanthus nivalis	50mm	318	50/m ²	318
MUSARS	Muscari arvense 'Blue Spike'	50mm	318	50/m ²	318
NARCA	Narcissus 'Cranonculus'	50mm	239	50/m ²	239
NARTI	Narcissus 'Tete a Tete'	50mm	239	50/m ²	239

Total: 1992

Plant Schedule

Abbr	Species	Supply	Size	Height	Habit	Number
QBERO	Quercus robur	350-300cm	8-10cm	3		3
QBERO	Quercus robur	300-350cm	10-12cm	13		13
ACECAM	Acer campestre	350-350cm	10-12cm	6		6
ALICO	Athus cordata	350-350cm	10-12cm	6		6
BEFC	Betula pendula	350-350cm	10-12cm	4		4
FAGSY	Fagus sylvatica	350-350cm	10-12cm	7		7
LIGUES	Ligularia lucidum 'Excelsum Superbum'	350-350cm	10-12cm	22		22
TILCO	Tilia cordata	350-350cm	10-12cm	8		8
AMEACH	Acer campestre	350-425cm	12-14cm	6		6
AACAM	Amelanchier arborea 'Robin Hill'	350-425cm	12-14cm	6		6
BEFC	Betula pendula	350-425cm	12-14cm	14		14
MAGKO	Malus kobus	350-425cm	12-14cm	8		8
CORAV	Corus avellana	350-425cm	12-14cm	8		8
TILCO	Tilia cordata	350-425cm	12-14cm	9		9
CARBREFF	Corpus belulus 'Trans Fontaine'	425-600cm	14-16cm	28		28
LIGST	Ligularia hyacintiflora	425-600cm	14-16cm	3		3
MAGKO	Magnolia kobus	425-600cm	14-16cm	4		4
ALSTI	Alnus incana	425-600cm	14-16cm	2		2
MAHIBA	Malus hibata	425-600cm	14-16cm	2		2

Total: 172

Specimen Shrubs & Climbers

Abbr	Species	Foot Size	Height	Habit	Number
PHOMM	Phomium 'Maori Maiden'	15L	80-100cm	Trp Cm	7
PHOVAYA	Phomium 'Yellow Wave'	15L	80-100cm	Trp Cm	7
PHOTRIA	Phomium cookianum 'Tricolor'	15L	80-100cm	Trp Cm	14
PHOFREER	Phloxia x fraseri 'Red Robin'	25L	150-175cm	Half Std	3
PHOFREER	Phloxia x fraseri 'Red Robin'	15L	100-125cm	Half Std	10

Total: 58

Single Species Hedgerow

Abbr	Species	Foot Size	Height	Habit	Density	Number	Length
PRULIU	Prunus laurocerasus 'S'	60-80cm	BuShy	0.3Ch	2457	722.6m	
PRULIU	Prunus laurocerasus 'S'	10L	80-100cm	BuShy	0.4Cr	105	41.33m

Total: 2562 Total: 673.93m

Native Mix Species Hedgerow

Abbr	Species	Supply	Height	Density	Number	Mix %	Number
LEACQ	Lespedeza bicolor	3-1.5 breaks	40-60cm	0.3Ch Triple Staggered of 0.3m offset	155	354	155
CERANON	Ceratonia monogyna	Frnd x2	125-150cm	0.3Ch Triple Staggered of 0.3m offset	355	705	355
CORAV	Corus avellana	1+1:3 breaks	60-80cm	0.3Ch Triple Staggered of 0.3m offset	155	304	155
EUCOFS	Euonymus europaeus	1+1:3 breaks	60-80cm	0.3Ch Triple Staggered of 0.3m offset	105	203	105
ROSCA	Rosa carina	1+1:3 breaks	60-80cm	0.3Ch Triple Staggered of 0.3m offset	50	103	50
VBOP	Viburnum opulus	1+1:3 breaks	60-80cm	0.3Ch Triple Staggered of 0.3m offset	105	203	105

Total: 2025

Shrubs

Abbr	Species	Foot Size	Height	Habit	Density	Number	Area
BRASU	Brachyglottis 'Sunshine'	5L	20-30cm	BuShy	0.5Cr	62	14.11m ²
CEATHR	Ceanothus thyrsiflorus repens	3L	20-30cm	BuShy	0.5Cr	12	2.75m ²
CHOPAF	Chioyia 'Actae Pear'	3L	30-40cm	BuShy	0.5Cr	32	7.58m ²
CHOTE	Chioyia ternata	3L	20-30cm	BuShy	0.5Cr	6	1.45m ²
CHOTES	Chioyia ternata 'Sundance'	3L	30-40cm	BuShy	0.5Cr	20	4.59m ²
CORALE	Corus alba 'Boggesseima'	3L	60-80cm	Bronched	0.8Cr	152	89.26m ²
ELAPAMA	Elaeagnus pungens 'Maculata'	3L	30-40cm	BuShy	0.8Cr	3	1.73m ²
EUCOFS	Euonymus fortunei 'Emerald 'N' Gold'	3L	30-30cm	BuShy	0.5Cr	79	18.04m ²
EUOFOEG	Euonymus fortunei 'Emerald Galaxy'	3L	20-30cm	BuShy	0.5Cr	57	13.3m ²
GRUI	Griselinia littoralis	3L	40-60cm	BuShy	0.8Cr	3	1.73m ²
HEBWA	Hebe 'Mrs Winder'	3L	20-30cm	BuShy	0.5Cr	35	8.15m ²
HEBWA	Hebe 'Purple Queen'	3L	20-30cm	BuShy	0.5Cr	46	10.66m ²
HEBARE	Hebe albertiana 'Red Edge'	3L	20-30cm	BuShy	0.5Cr	51	12.09m ²
HEBPS	Hebe pingpingensis 'Sutherlandi'	3L	20-30cm	BuShy	0.5Cr	67	15.17m ²
HYPHI	Hypericum 'Hidacote'	3L	30-40cm	BuShy	0.8Cr	6	1.45m ²
LAVANHI	Lavandula angustifolia 'Hidacote'	3L	20-30cm	BuShy	0.5Cr	14	3.34m ²
LONNIBG	Lonicera nidula 'Boggesseima Gold'	3L	20-30cm	BuShy	0.5Cr	13	3.02m ²
PHOFREER	Phloxia x fraseri 'Red Robin'	3L	40-60cm	BuShy	0.8Cr	10	5.54m ²
PRULIOL	Prunus laurocerasus 'Otto Luyken'	3L	40-60cm	BuShy	0.8Cr	31	45.47m ²
ROSF	Rosmarinus officinalis	3L	20-30cm	BuShy	0.5Cr	12	2.76m ²
SARHOU	Sarcococca humilis	3L	20-30cm	BuShy	0.7Cr	11	4.96m ²
SJAKRU	Skimmia japonica 'Rubella'	3L	20-30cm	BuShy	0.5Cr	60	13.88m ²
AUCJA	Aucuba japonica	3L	40-60cm	BuShy	0.8Cr	42	23.04m ²
AUCJACK	Aucuba japonica 'Cranonculus'	3L	30-40cm	BuShy	0.7Cr	123	49.17m ²
BRASU	Brachyglottis 'Sunshine'	5L	30-40cm	BuShy	0.7Cr	106	44.41m ²
CEATHR	Ceanothus thyrsiflorus repens	3L	30-40cm	BuShy	0.7Cr	114	48.5m ²
CHOPAF	Chioyia 'Actae Pear'	3L	30-40cm	BuShy	0.7Cr	102	44.38m ²
CHOTE	Chioyia ternata	3L	30-40cm	BuShy	0.7Cr	63	25.45m ²
CHOTES	Chioyia ternata 'Sundance'	3L	30-40cm	BuShy	0.7Cr	125	52.6m ²
ELAPAMA	Elaeagnus pungens 'Maculata'	3L	60-80cm	BuShy	0.8Cr	93	52.89m ²
EUCOFS	Euonymus fortunei 'Emerald 'N' Gold'	3L	20-30cm	BuShy	0.7Cr	284	124.52m ²
EUOFOEG	Euonymus fortunei 'Emerald Galaxy'	3L	20-30cm	BuShy	0.7Cr	151	63.98m ²
FAJA	Fatsia japonica	3L	40-60cm	BuShy	0.8Cr	36	20.18m ²
GRUI	Griselinia littoralis	3L	60-80cm	BuShy	0.8Cr	33	19.42m ²
HEBWA	Hebe 'Mrs Winder'	3L	20-30cm	BuShy	0.7Cr	126	53.28m ²
HEBWA	Hebe 'Purple Queen'	3L	30-40cm	BuShy	0.7Cr	226	96.44m ²
HEBARE	Hebe albertiana 'Red Edge'	3L	20-30cm	BuShy	0.7Cr	224	96.86m ²
HEBPS	Hebe pingpingensis 'Sutherlandi'	3L	20-30cm	BuShy	0.7Cr	103	45.62m ²
HYPHI	Hypericum 'Hidacote'	3L	30-40cm	BuShy	0.8Cr	125	71.36m ²
LAVANHI	Lavandula angustifolia 'Hidacote'	3L	20-30cm	BuShy	0.7Cr	223	97.13m ²
LAVANHI	Lavandula angustifolia 'Munstead'	3L	20-30cm	BuShy	0.7Cr	69	29.27m ²
LONNIBG	Lonicera nidula 'Boggesseima Gold'	3L	30-40cm	BuShy	0.7Cr	53	22.46m ²
PHOFREER	Phloxia x fraseri 'Red Robin'	3L	60-80cm	BuShy	0.8Cr	35	20.51m ²
PRULIOL	Prunus laurocerasus 'Otto Luyken'	3L	40-60cm	BuShy	0.8Cr	103	57.1m ²
PRULIOL	Prunus laurocerasus 'Otto Luyken'	3L	40-60cm	BuShy	0.8Cr	114	48.47m ²
ROSF	Rosmarinus officinalis	3L	30-40cm	BuShy	0.7Cr	143	61.39m ²
SARHOU	Sarcococca humilis	3L	20-30cm	BuShy	0.7Cr	11	4.96m ²
SJAKRU	Skimmia japonica 'Rubella'	3L	30-40cm	BuShy	0.7Cr	109	46.99m ²
VBOP	Viburnum opulus	3L	60-80cm	BuShy	Full Pot	3	1.36m ²
AUCJA	Aucuba japonica	10L	60-80cm	BuShy	0.8Cr	20	11.71m ²
AUCJACK	Aucuba japonica 'Cranonculus'	10L	40-60cm	BuShy	0.7Cr	41	16.9m ²
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	BuShy	0.7Cr	31	12.89m ²
CHOPAF	Chioyia 'Actae Pear'	10L	40-60cm	BuShy	0.7Cr	15	6.41m ²
CHOTE	Chioyia ternata	10L	40-60cm	BuShy	0.7Cr	18	7.42m ²
CHOTES	Chioyia ternata 'Sundance'	10L	40-60cm	BuShy	0.7Cr	113	50.99m ²
ELAPAMA	Elaeagnus pungens 'Maculata'	10L	60-80cm	BuShy	0.8Cr	63	28.62m ²
EUOFOEG	Euonymus fortunei 'Emerald 'N' Gold'	10L	30-40cm	BuShy	0.7Cr	70	31.52m ²
EUOJABR	Euonymus japonicus 'Bravo'	10L	30-40cm	BuShy	0.7Cr	40	17.3m ²
FALJA	Fatsia japonica	10L	60-80cm	BuShy	0.8Cr	7	4.42m ²
GRUI	Griselinia littoralis	10L	80-100cm	BuShy	0.8Cr	19	11.55m ²