



**Key**

- Application Site Boundary
- Existing grassland to be retained

**Turf & Seeding**

- Turf to plot frontages to be laid as Rolawn '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 Emorsgate Seeds (www.wildseed.co.uk) or similar approved.
- Wetland grass mixture - EM8, seed mixture for wetlands, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

**Plant Schedule**

Abbr	Species	Supply	Density	Number
CARAC	Carex acuta	Plug 100cc	10/m <sup>2</sup>	268
ELPAL	Elychostachya praeutis	Plug 100cc	10/m <sup>2</sup>	268
GLYMAX	Glyceria maxima	Plug 100cc	10/m <sup>2</sup>	268
IRIPS	Iris pseudacorus	Plug 100cc	10/m <sup>2</sup>	356
JUNIF	Juncus effusus	Plug 100cc	10/m <sup>2</sup>	268
JUNIN	Juncus inflexus	Plug 100cc	10/m <sup>2</sup>	268
SAGSA	Sagittaria sagittifolia	Plug 100cc	10/m <sup>2</sup>	268
SCILA	Scirpus lacustris	Plug 100cc	10/m <sup>2</sup>	268
				Total: 2232

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Plant Healthy 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 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 1.2m 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/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 0.40m 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 0.60m 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 depths to be 300mm for shrub beds and 150mm for grass areas. For 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 BS3882:2015. All soils shall be adequately stonepicked, free of debris or litter and cultivated to a suitable flth for planting or seeding works in line with good horticultural practice.

practice.

**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 NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of free 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 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 off-site shall be in accordance with BS 5346: 2014 trees from nursery to independence in the landscape, with off-site proposals detailed in an accompanying management plan. **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 Contractors 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 (Container):** 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 single row in a 60-80cm wide bed proportionate 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 (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 proposal 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 8 per linear meter as illustrated in the detail below and within a 90cm wide bed. The feathered Hawthorn are to have an 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 Hawthorn at 1.2m high and one for transients of 60cm high) fence using an approved clip tie 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 proposal 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 flth. If required suitable soil conditioners, 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 Treebio Biodegradable Spiral Guards) secured with a 15mm diameter min. bamboo can inserted inside the guard and up to a third in its length into the ground. Shrubs and whips are to be planted using a shrub/tree shelter (Treeguard 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 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.

**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/m<sup>2</sup>) advised by manufacturer/supplier. Prior to seeding, ground shall be cultivated to a fine flth 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/m<sup>2</sup>) 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 flth and be free of weed growth for seeding.

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

Revisions:  
 Rev A: 25/03/2023 (1) Updated to latest layout and client comments.  
 Rev B: 25/11/2023 (2) Planting proposal updates.  
 Rev C: 18/12/2023 (3) Additional native hedge updates.

Project:  
 Brockley Villa Farm,  
 Huddersfield  
 Drawing title:  
 Detailed Landscape  
 Proposals  
 Sheet 4 of 4  
 Client:  
 Redrow Homes - Wakefield  
 Scale:  
 1:500 @ A0  
 Date:  
 03/03/2023  
 Drawn:  
 AF  
 Checked:  
 DC  
 Name/Title:  
 GL2067 OLC

