



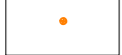





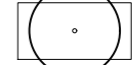
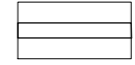
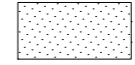
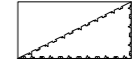
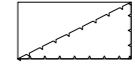





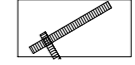
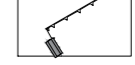

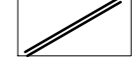


Lighting (illustrative only subject to Engineer specification)

-  Pole mounted LED luminaire. Reference WE-EF PFL540 LED, 4-5 metres high. Finish in grey metallic RAL 9007.
-  Wall mounted fitting - mounting height TBA. Finish in grey metallic RAL 9007.
-  Recessed light source integrated within bespoke gateway features
-  Bollard/pathway LED luminaire, 700-900mm high with anchorage unit. Finish in grey metallic RAL 9007.
-  Tree Uplighter: WE-EF ETC130-GB LED inground uplight or similar
-  Light column with shielded light source. Reference WE-EF, LTM440 LED-FT, 3-4 metres high. Finish in grey metallic RAL 9007.



- LEGEND**
-  Redline boundary of detailed application within Village Centre
 -  Design guidance boundary line of Village Centre (outline planning)
 -  Retained trees with RPA
 -  Existing trees to be removed
 -  Proposed trees
 -  Proposed hedge
 -  Amenity grass
 -  Structure planting
 -  Mixed Naturalistic perennial and structure planting
 -  Small scale natural stone paving
 -  Feature paving to plaza
 -  Large scale natural stone paving
 -  Tarmac surface finish
 -  Resin bound paving to pedestrian paths
 -  Timber top Benches
 -  Raised planter with integrated bench
 -  Bespoke gateway features
 -  Retaining wall

i	Eastern footpath spec added	DW	13.03.2020
H	Layout Updates	DW	16.09.2019
G	Layout Updates	DW	11.09.2019
F	Minor amendments and lighting added	DW	02.05.2019
E	Minor amendments	NT	10.04.2019
D	Minor amendments	NT	09.04.2019
C	Scheme updates	NT	03.04.2019
B	Layout updates	DW	31.01.2019
A	Layout updates	DW	2018/12/14
REV.	DESCRIPTION	APP.	DATE

LDĀ DESIGN

PROJECT TITLE
Fort Halstead Village Centre

DRAWING TITLE
General Arrangement Hard and Softworks

ISSUED BY	Oxford	T: 01865 887 050
DATE	April 2019	DRAWN NT
SCALE@A2	1:500	CHECKED DW
STATUS	Final	APPROVED DW

DWG. NO 6699_101 i

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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 Sources Ordnance Survey

Planting Schedule

Name	Specification	Density
TREES - to be selected from the following list:		
Tilia cordata 'Greenspire'	20-25cm girth	as DWG
Sorbus aucuparia	18-20cm girth	as DWG
Pyrus calleryana 'Chanticleer'	20-25cm girth	as DWG
Acer pseudoplatanus 'Spaethii'	20-25cm girth	as DWG
Prunus cerasifera 'Nigra'	18-20cm girth	as DWG
HEDGES - to be selected from the following list:		
Taxus baccata	60-80cm ht, C5 double staggered row	0.45cm ctr
Escallonia lveyi	75 cm ht, C5 double staggered row	0.45cm ctr
Euonymus japonicus 'Jean Hugues'	60 cm ht, C5 double staggered row	0.45cm ctr
Carpinus betulus	60-80cm ht, C5 double staggered row	0.45cm ctr

MIXED NATURALISTIC PERENNIAL AND STRUCTURE PLANTING

SHRUBS

1%	Amelanchier lamarckii	multi-stem, 150-200
1%	Hamamelis x intermedia 'Vesna'	175-200cm ht
1%	Prunus serrula	multi-stem, 150-200

PERENNIALS & GRASSES

10%	Crocsmia 'Lucifer'	C2: 6/m²
5%	Echinops ritro	Globe thistle C2: 3/m²
15%	Euphorbia characias ssp wulfenii	Mediterranean Spurge C3: 4/m²
10%	Heuchera 'Obsidian'	Fancy leaf coral C2: 4/m²
5%	Liriope muscari	Blue lily turf C2: 6/m²
10%	Persicaria affinis 'Superba'	Balkan clary C3: 4m²
7%	Salvia 'Ostfriesland'	Ice plant C3: 4/m²
10%	Sedum spectabile 'Stardust'	Ice plant C3: 5/m²
15%	Anemone 'Honore Jobert'	C3 4/m²
10%	Sesleria autumnalis	Autumn Moor grass C2 4/m²

BULBS

50%	Narcissus 'February Gold'	Daffodil 8/10: 15/m²
50%	Narcissus 'Red Devon'	Daffodil 8/10: 15/m²

STRUCTURE PLANTING

5%	Euonymus fortunei	Spindle tree	C5: 3/m²
5%	Exochorda x macrantha 'The Bride'	Pearl bush	C5: 4/m²
10%	Lonicera nitida	Box honeysuckle	C3: 4/m²
15%	Spiraea nipponica 'Snowmound'	Spiraea	C3: 4/m²
15%	Cornus sericea 'Flaviramea'	Dogwood	C5: 1/m²
15%	Cornus sanguinea 'Midwinter Fire'	Dogwood	C5: 1/m²
10%	Hydrangea paniculata 'Little Lime'	Hydrangea	C10: 1/m²
5%	Cotinus coggygria 'Lilla'	Smoke bush	C5: 1/m²
5%	Taxus baccata	Yew	C5: 1/m²
10%	Viburnum x burkwoodii	Viburnum	C5: 1/m²
5%	Crataegus laevigata 'Paul's Scarlet'	Midland Hawthorn	C5: 1/m²

Planting Notes:

Topsail:
 Topsail shrub planting and grass areas to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm+ particle size), maximum size of stones 20mm in any direction. Topsail shall be supplied and spread where required (and not within RPAs) in accordance BS 3882:2015, General Purpose Grade or better to the following depths:

- Shrub Planting - 350mm
- Grass seeded Areas - 150mm

To allow for the required topsail depths, the contractor shall sufficiently reduce and break up compacted subsoil prior to topsailing. Topsailed areas are to be 30mm higher than kerbs, footpaths and adjacent sites after settlement. Topsail to be evenly graded and free from subsoil contamination and debris.

Planting stock:
 All planting stock to conform to the National Plant Specification and shall be supplied in accordance with relevant British Standards including:

- BS 3936 Nursery Stock - Specification for trees and shrubs and ground cover plants
- BS 4428 General Landscaping operations

Shrubs:

- All ground cover shrubs shall be supplied as scheduled and comply with quality standards as set out in BS 3936: Part 1.
- All container grown stock to comply with current edition of British Container Growers Standards to the grade specified.

- Planting beds generally to have a maximum depth of 350mm topsoil over 150mm broken up ground with all stones over 20mm removed.

- Soil conditioner: sanitised and stabilised compost BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm. Compost to be Compost Association certified, or from an approved supplier conforming to this specification.

- Shrubs to be planted in pits 150mm wider and deeper than root spread backfilled with topsoil / compost mixed with 'Sierrablend Flora' slow release fertiliser, quantity in accordance with manufacturers' recommendations.

Grass areas:

- All work to subsoil/topsoil to be carried out in driest conditions possible, ensuring soil will crumble.
- Ensure 150mm deep decompacted/cultivated and general purpose topsoil for amenity grass areas. Remove stones over 50mm in any dimension, roots, tufts of grass and debris. Cultivate to medium till, weed free.
- General grass seed to amenity areas - seeding to be wear resistant amenity mix and sown at suppliers recommended rate, refer to Legend.

Times of year for planting:

- Herbaceous plants: September/ October or March/ April.
- Container grown trees/plants: At any time if ground and weather conditions are favourable.
- Dried bulbs, corms and tubers: September/ October.
- Watering and weed control: Provide as necessary.
- Grass seeding: April to October