Detailed Planting Schedule

Trees & Hedging

Number	Height	Girth	Species	Specification	Density	
21 No.	250-300cm	8-10cm	Acer campestre	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
2 No.	400-450cm	14-16cm	Acer rubrum	RB: 3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted	
12 No.	250-300cm	8-10cm	Alnus glutinosa	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
6 No.	400-450cm	14-16cm	Alnus glutinosa	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
4 No.	300-350cm	10-12cm	Alnus glutinosa	RB: 2x; Selected Standard; clear stem minimum 200cm; 4 breaks	Counted	
3 No.	250-300cm	8-10cm	Betula ermanii	RB: 2x; Standard; clear stem 175-200cm; 3 breaks	Counted	
3 No.	450-500cm	18-20cm	Betula ermanii	RB: 3x; Extra Heavy Standard; clear stem minimum 200cm	Counted	
14 No.	300-350cm	10-12cm	Betula pendula	RB: 2x Selected Standard; clear stem 175-200cm; 4 breaks	Counted	
7 No.	400-450cm	16-18cm	Betula pendula	RB: 3x; Extra Heavy Standard; clear stem minimum 200cm	Counted	
16 No.	250-300cm	8-10cm	Betula pendula	RB: 2xStandard; clear stem 175-200cm; 3 breaks	Counted	
9 No.	250-300cm	8-10cm	Betula pubescens	RB: 2xStandard; clear stem 175-200cm; 3 breaks	Counted	
5 No.	300-350cm	10-12cm	Betula pubescens	RB: 2x; Selected Standard; clear stem 175-200cm; 4 breaks	Counted	
1 No.	400-450cm	14-16cm	Betula pubescens	RB: 3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks	Counted	
4 No.	250-300cm	8-10cm	Carpinus betulus	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
* 3627 No.	80-100cm		Carpinus betulus	1+1: Transplant - seed raised	7/m	* Proposed hedging plants
5 No.	300-350cm	10-12cm	Fagus sylvatica	RB: 2x; Selected Standard; clear stem 175-200cm; 4 breaks	Counted	
6 No.	175-200cm		Malus domestica 'Cox's Orange Pippin'	B: Half Standard; M25 rootstock; clear stem 100-125cm; 3 breaks	Counted	
10 No.	175-200cm		Malus domestica 'Golden Delicious'	B: Half Standard; M25 rootstock; clear stem 100-125cm; 3 breaks	Counted	
12 No.	250-300cm	8-10cm	Populus tremula	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
11 No.	250-300cm	8-10cm	Prunus avium 'Plena'	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
10 No.	300-350cm	10-12cm	Prunus avium 'Plena'	RB: 2x; Selected Standard; clear stem 175-200cm; 4 breaks	Counted	
1 No.	400-450cm	16-18cm	Prunus avium 'Plena'	RB: 3x; Extra Heavy Standard; clear stem minimum 200cm	Counted	
18 No.	175-200cm		Prunus avium 'Sweetheart'	B: Half Standard; M25 rootstock; clear stem 100-125cm; 3 breaks	Counted	
5 No.	250-300cm	8-10cm	Prunus cerasifera 'Pissardii'	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
2 No.	300-350cm	10-12cm	Prunus cerasifera 'Pissardii'	RB: 2x; Selected Standard; clear stem 175-200cm; 4 breaks	Counted	
5 No.	175-200cm		Prunus domestica 'Victoria'	B: Half Standard; M25 rootstock; clear stem 100-125cm; 3 breaks	Counted	
3 No.	250-300cm	8-10cm	Prunus subhirtella 'Aumtumnalis Rosea'	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
13 No.	175-200cm		Pyrus communis 'Conference'	B: Half Standard; M25 rootstock; clear stem 100-125cm; 3 breaks	Counted	
6 No.	400-450cm	14-16cm	Quercus robur	RB: 3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks	Counted	
12 No.	250-300cm	8-10cm	Quercus robur	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
11 No.	300-350cm	10-12cm	Quercus robur	RB: 2x; Selected Standard; clear stem 175-200cm; 4 breaks	Counted	
15 No.	250-300cm	8-10cm	Salix alba	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
1 No.	300-350cm	10-12cm	Salix alba	RB: 2x Selected Standard; clear stem 175-200cm; 4 breaks	Counted	
4 No.	250-300cm	8-10cm	Sorbus aria	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
5 No.	300-350cm	10-12cm	Sorbus aucuparia	RB: 2x; Selected Standard; clear stem 175-200cm; 4 breaks	Counted	
30 No.	250-300cm	8-10cm	Sorbus aucuparia	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
1 No.	400-450cm	14-16cm	Sorbus aucuparia	RB: 3x; Extra Heavy Standard; clear stem 175-200cm; 5 breaks	Counted	
6 No.	250-300cm	8-10cm	Sorbus commixta 'Embley'	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	
6 No.	250-300cm	8-10cm	Tilia cordata	RB: 2x Standard; clear stem 175-200cm; 3 breaks	Counted	

Shrubs & Hedging

Number	Height	Species	Pot Size	Specification	Density	
2 No.	80-100cm	Amelanchier lamarckii	10L	Branched; 6 breaks	Counted	
40 No.	30-40cm	Choisya ternata	3L	Bushy; 4 breaks	2/m²	
198 No.	40-60cm	Cornus alba 'Elegantissima'	3L	Branched; 4 breaks	2/m²	
125 No.	40-60cm	Escallonia 'Apple Blossom'	3L	Bushy; 4 breaks	2/m²	
180 No.	20-30cm	Hebe 'Autumn Glory'	3L	Bushy; 5 breaks	3/m²	
56 No.	20-30cm	Hebe 'Red Edge'	3L	Bushy; 5 breaks	3/m²	
66 No.	20-30cm	Hebe pinguifolia 'Sutherlandii'	3L	Bushy; 5 breaks	3/m²	
226 No.	20-30cm	Lavandula angustifolia	3L	Bushy; 5 breaks	5/m²	
* 400 No.	60-80cm	Ligustrum ovalifolium	3L	Branched; 5 breaks	7/m	* Proposed hedging plants
246 No.	30-40cm	Pachysandra terminalis	2L	Several shoots; 7 breaks	5/m²	
18 No.	40-60cm	Prunus laurocerasus 'Cherry Brandy'	3L	Bushy; 3 breaks	2/m²	
126 No.	30-40cm	Rosa 'Kent'	3L	Cutting; bush; strong	3/m²	
76 No.	60-80cm	Rosa 'Zepherine Drouhin'	3L	Caned; Budded; bush; 3 breaks	3/m²	
262 No.	20-30cm	Sarcococca hookeriana digyna	3L	Bushy; 6 breaks	3/m²	
65 No.	30-40cm	Skimmia japonica 'Rubella'	3L	Bushy; 3 breaks	3/m²	
39 No.	20-30cm	Viburnum davidii	3L	Bushy; 3 breaks	3/m²	
161 No.	30-40cm	Viburnum tinus	3L	Bushy; 4 breaks	3/m²	

Herbaceous

Number	Species	Specification	Density
92 No.	Anemone x hybrida 'Honorine Jobert'	Full Pot	5/m²
28 No.	Cirsium rivulare 'Atropurpureum'	Full Pot	5/m²
254 No.	Geranium 'Johnson's Blue'	Full Pot	5/m²
207 No.	Geranium oxonianum 'Wargrave Pink'	Full Pot	5/m²
51 No.	Nepeta racemosa 'Walkers Low'	Full Pot	5/m²
64 No.	Salvia nemorosa 'Pink Friesland'	Full Pot	4/m²
59 No.	Sanguisorba officinalis 'Tanna'	Full Pot	4/m²
24 No.	Sedum spectabile 'Brilliant'	Full Pot	3/m²
12 No.	Verbena bonariensis	Full Pot	5/m²

Climbers

Number	Species	Specification	Pot Size	Density
3 No.	Clematis montana	Caned; several shoots; 2 breaks	3L	Counted
5 No.	Hedera hibernica	Caned; several shoots; 5 breaks	3L	Counted
12 No.	Hydrangea petiolaris	Caned; several shoots; 3 breaks	3L	Counted
7 No.	Lonicera periclymenum	Caned; several shoots; 3 breaks	3L	Counted

Grasses

Number	Species	Specification	Density
89 No.	Luzula nivea	Full pot	5/m²

Bulb Mix

Number	Species	Specification	Density
607 No.	Crocus tommasinianus	Grade 5/7	20/m²
201 No.	Fritillaria meleagris	Grade 5/6	20/m²
607 No.	Galanthus nivalis	Grade 5/6	20/m²
607 No.	Narcissus pseudonarcissus lobularis	Grade 5/6	20/m²
Total :2022 No.			

Wet woodland Mix

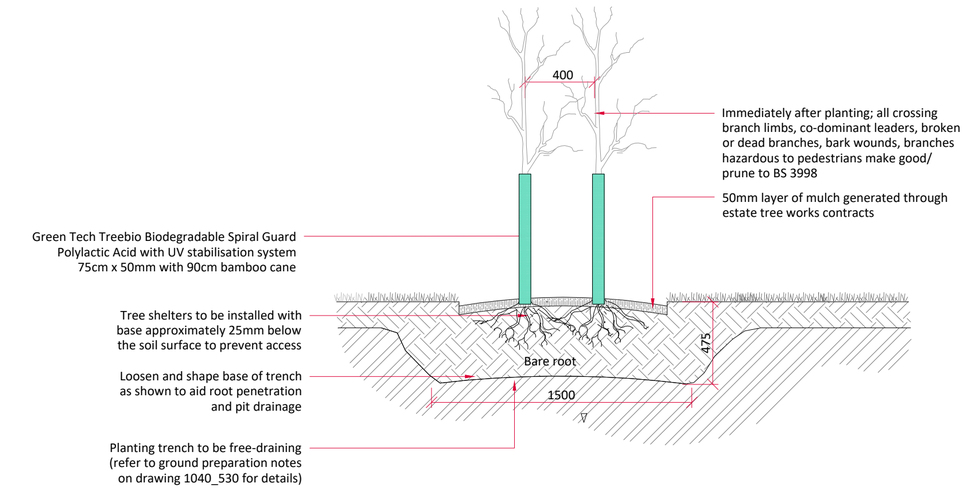
Number	Species	Specification	Density
46 No.	Alnus glutinosa		3/m²
46 No.	Betula pubescens	tpt	3/m²
46 No.	Cornus alba		3/m²
71 No.	Salix alba	tpt	3/m²
71 No.	Salix caprea	tpt	3/m²
71 No.	Salix cinerea	tpt	3/m²
71 No.	Salix lanata	tpt	3/m²
46 No.	Salix viminalis	tpt	3/m²
Total :468 No.			

Native woodland mix

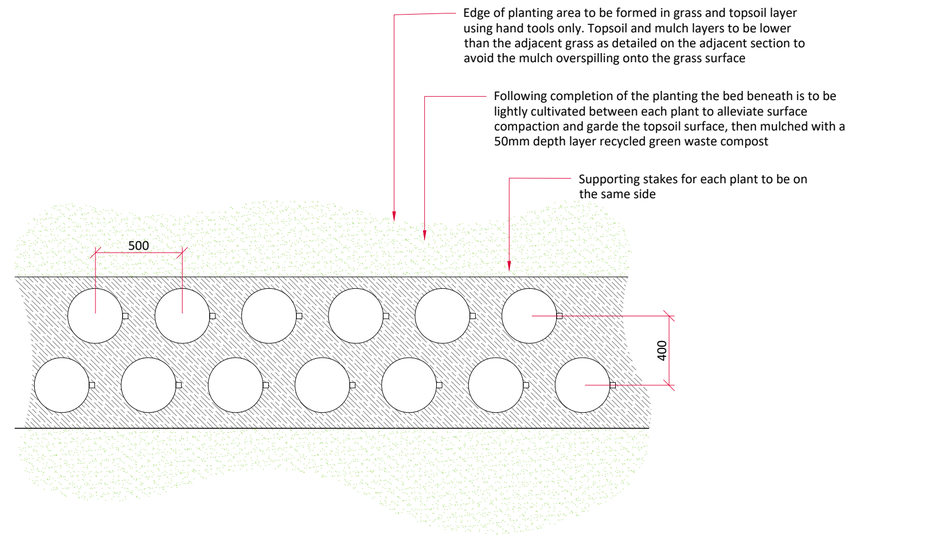
Number	Species	Specification	Density
223 No.	Acer campestre	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
450 No.	Alnus glutinosa	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
722 No.	Betula pendula	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
359 No.	Betula pubescens	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
450 No.	Malus sylvestris	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
223 No.	Populus tremula	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
223 No.	Prunus avium	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
676 No.	Quercus robur	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
450 No.	Sorbus aucuparia	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
722 No.	Ulmus glabra	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
Total :4498 No.			

Native Scrub Planting mix

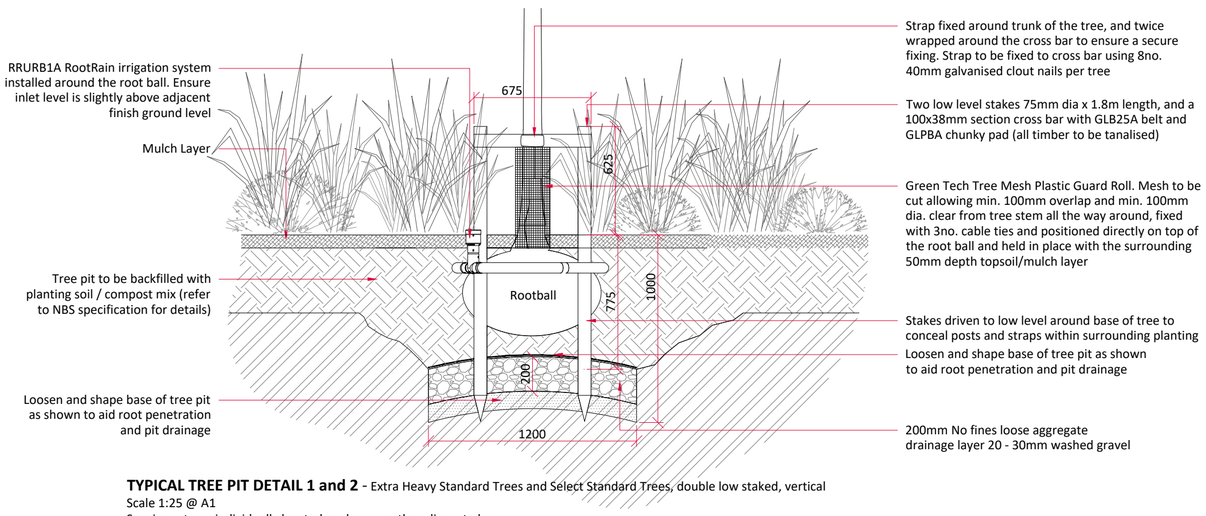
Number	Species	Specification	Density
57 No.	Corylus avellana	Branched; 3 breaks	1/m²
72 No.	Crataegus monogyna	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
57 No.	Euonymus europaeus	1+1; Transplant - seed raised; branched; 4 breaks	1/m²
57 No.	Ilex aquifolium	Bushy; 3 breaks	1/m²
57 No.	Ligustrum vulgare	Bushy; 3 breaks	1/m²
57 No.	Rosa 'Carina'	Branched; 5 breaks	1/m²
63 No.	Sambucus nigra	Branched; 3 breaks	1/m²
57 No.	Viburnum opulus	Branched; 4 breaks	1/m²
Total :477 No.			



TYPICAL HEDGE PLANTING DETAIL - for all hedge planting, Biodegradable Spiral Guard staked with 90cm bamboo cane
Scale 1:25 @ A1
Layout of hedging plants to be in a double staggered row at 400mm centres as shown on detail below. For detailed quantities of each plant species refer to Specimen Schedule.



TYPICAL HEDGE PLANTING LAYOUT DETAIL
Scale 1:25 @ A1



TYPICAL TREE PIT DETAIL 1 and 2 - Extra Heavy Standard Trees and Select Standard Trees, double low staked, vertical
Scale 1:25 @ A1
Specimen trees individually located as shown on the adjacent plan

NOTE
Minimum pit size for each specimen using the above detail (to account for clean washed gravel layer and required topsoil volume) depth - 1m x dia. - 1.2m or minimum twice the diameter of each individual rootball if the dia. is greater than 600mm
Specimen tree pit to be excavated and backfilled with an approved site mixed topsoil, compost and fertiliser mix, reusing excavated material where possible

Wild Flower Mix 1
EM3F – Special general purpose wild flowers by Emorsgate, or similar approved; Sown at 4g/m²

Achillea millefolium	Yarrow	1.5
Centaurea nigra	Common Knapweed	10.0
Centaurea scabiosa	Greater Knapweed	5.0
Daucus carota	Wild Carrot	5.0
Echium vulgare	Viper's Bugloss	2.5
Filipendula ulmaria	Meadowsweet	2.5
Galium album	Hedge Bedstraw	2.5
Galium verum	Lady's Bedstraw	10.0
Knautia arvensis	Field Scabious	4.0
Leontodon hispidus	Rough Hawkbit	1.5
Leucanthemum vulgare	Oxeye Daisy	2.5
Lotus corniculatus	Birdsfoot Trefoil	2.5
Malva moschata	Musk Mallow	7.5
Origanum vulgare	Wild Marjoram	1.0
Plantago media	Hoary Plantain	2.5
Poterium sanguisorba	Salad Burnet	7.5
Primula veris	Cowslip	5.0
Prunella vulgaris	Selfheal	5.0
Ranunculus acris	Meadow Buttercup	6.0
Rhinanthus minor	Yellow Rattle	5.0
Silene dioica	Red Campion	5.0
Silene flos-cuculi	Ragged Robin	1.0
Silene latifolia	White Campion	2.5
Vicia sativa ssp. segetalis	Common Vetch	2.5

Note for Wildflower Mix 1 and 2

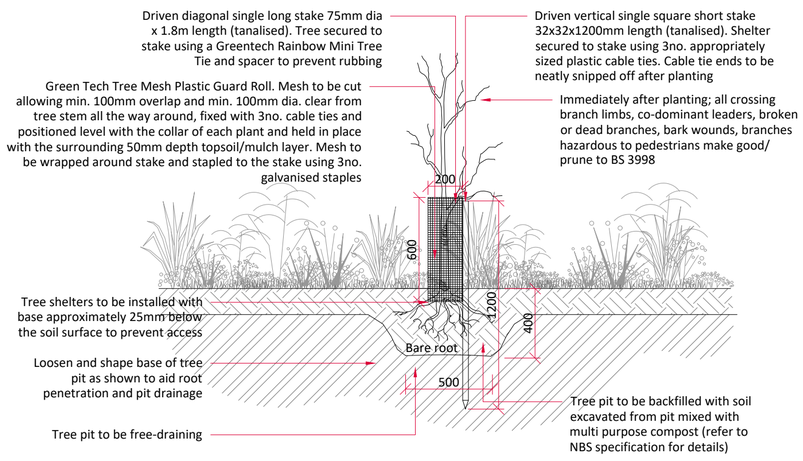
30% of selected area to be cleaned of vegetation scarified and seeded with wildflowers. Most suitable areas to be selected on site in agreement with the ecologist, avoiding any areas of valuable ground flora beneath existing trees.

Wild Flower Mix 2
EM5 – Meadow Mixture for Loamy Soils by Emorsgate, or similar approved; Sown at 4g/m²

Achillea millefolium	Yarrow	0.3
Centaurea nigra	Common Knapweed	2.5
Daucus carota	Wild Carrot	1.0
Galium album	Hedge Bedstraw	0.4
Galium verum	Lady's Bedstraw	2.3
Knautia arvensis	Field Scabious	1.0
Lathyrus pratensis	Meadow Vetchling	0.5
Leontodon hispidus	Rough Hawkbit	0.5
Leucanthemum vulgare	Oxeye Daisy	0.5
Lotus corniculatus	Birdsfoot Trefoil	0.5
Malva moschata	Musk Mallow	2.0
Plantago lanceolata	Ribwort Plantain	0.5
Plantago media	Hoary Plantain	0.5
Poterium sanguisorba	Salad Burnet	7.5
Primula veris	Cowslip	1.0
Prunella vulgaris	Selfheal	1.0
Ranunculus acris	Meadow Buttercup	2.0
Ranunculus bulbosus	Bulbous Buttercup	1.0
Rhinanthus minor	Yellow Rattle	1.5
Silene vulgaris	Bladder Campion	0.5
Grasses		
Agrostis capillaris	Common Bent	8.0
Anthoxanthum odoratum	Sweet Vernal-grass (w)	3.0
Briza media	Quaking Grass (w)	3.0
Cynosurus cristatus	Crested Dogstail	32.0
Festuca ovina	Sheep's Fescue	10.0
Festuca rubra	Slender-creeping Red-fescue	20.0
Phleum bertolonii	Smaller Cat's-tail (w)	3.0
Trisetum flavescens	Yellow Oat-grass (w)	1.0

Species rich grass mix to SuDS/ Swale areas
EM8 - Meadow mixture for Wetlands by Emorsgate, or similar approved Sown at 4g/m²

Achillea millefolium	Yarrow	0.5
Achillea ptarmica	Sneezewort	0.2
Betonica officinalis	Betony	1.0
Centaurea nigra	Common Knapweed	2.5
Filipendula ulmaria	Meadowsweet	2.0
Galium verum	Lady's Bedstraw	1.5
Geum rivale	Water Avens	0.4
Leucanthemum vulgare	Oxeye Daisy	0.6
Lotus pedunculatus	Greater Birdsfoot Trefoil	0.8
Plantago lanceolata	Ribwort Plantain	1.0
Primula veris	Cowslip	0.2
Prunella vulgaris	Selfheal	1.5
Ranunculus acris	Meadow Buttercup	2.5
Rhinanthus minor	Yellow Rattle	1.5
Rumex acetosa	Common Sorrel	1.5
Sanguisorba officinalis	Great Burnet	1.0
Silene flos-cuculi	Ragged Robin	0.2
Succisa pratensis	Devil's-bit Scabious	0.6
Vicia cracca	Tufted Vetch	0.5
Grasses		
Agrostis capillaris	Common Bent	10.0
Alopecurus pratensis	Meadow Foxtail	2.0
Anthoxanthum odoratum	Sweet Vernal Grass	2.0
Briza media	Quaking Grass	1.0
Cynosurus cristatus	Crested Dogstail	32.0
Deschampsia cespitosa	Tufted Hair-grass	1.0
Festuca rubra	Slender-creeping Red-fescue	24.0
Hordeum secalinum	Meadow Barley	1.0
Schedonorus pratensis	Meadow Fescue	7.0



TYPICAL TREE PIT DETAIL 3 - for Standards and half standards tree within structure planting areas, single staked (vertical)
Scale 1:25 @ A1
Layout of transplants/ whips/ feathered trees shown as areas on the adjacent plan.

Amenity Grass Seeding
to some areas within open spaces, not suitable for kickabout areas (it's a covering mix). EL1 Flowering Lawn mixture by Emorsgate, or similar approved. Sown at 4g/m².

Galium verum	Lady's Bedstraw	3.4
Leontodon hispidus	Rough Hawkbit	0.5
Leucanthemum vulgare	Oxeye Daisy	1.0
Lotus corniculatus	Birdsfoot Trefoil	3.3
Primula veris	Cowslip	1.5
Prunella vulgaris	Selfheal	5.0
Ranunculus acris	Meadow Buttercup	3.0
Rumex acetosa	Common Sorrel	2.0
Trifolium pratense	Wild Red Clover	0.3
Grasses		
Agrostis capillaris	Common Bent	8.0
Cynosurus cristatus	Crested Dogstail	40.0
Festuca rubra	Slender-creeping Red-fescue	28.0
Phleum bertolonii	Smaller Cat's-tail	4.0

Grass Seeding for kickabout areas
Germinal seeds Aber sustain mix. Sowing Rate 40g/m2 (400kg/ha); Sowing time March - October)

Grasses		
Agrostis capillaris	Common Bent	10.0
Trifolium pratense	Wild Red Clover	5.0
Festuca ovina	Crested Dogstail	45.0
Festuca rubra	Slender-creeping Red-fescue	20.0
Lolium perenne	Perennial ryegrass	20.0

Proposed Turf to Front Gardens
to all mown grassed areas within front gardens

Typical sown seed mixture:

Sauvignon	Perennial Ryegrass	12.50%
Evita	Perennial Ryegrass	6.25%
Margarita	Perennial Ryegrass	6.25%
Reggae	Slender Creeping Red Fescue	20%
Cezanne	Slender Creeping Red Fescue	15%
Musica	Chewings Fescue	20%
Miracle	Smooth Stalked Meadow Grass	10%
Limousine	Smooth Stalked Meadow Grass	10%

Proposed Back Garden Grass Seeding
Germinal Seeds - A22 (low maintenance) or similar
Typical sown seed mixture:

Cabrio Perennial Ryegrass (Lolium perenne)	20.0%
Highland Browntop Bentgrass (Agrostis castellana)	5.0%
Mirador Slender Creeping Red Fescues (Festuca rubra rubra)	35.0%
Promotor Perennial Ryegrass (Lolium perenne)	40.0%

INDICATIVE SOFT LANDSCAPE SPECIFICATION

Generally
Prior to planting, all earth works associated with landscape operations are to be made good, top soil levels are to be graded to 50mm above back of kerb after settlement and mounded as appropriate in accordance with landscape design. All existing good quality top soil is to be incorporated into the landscape proposals where practicable.

All plant material, setting out and finished grading is to be checked and approved by the Employers Agent prior to commencement of planting.

All planting is to be carried out during the first appropriate planting season following completion of all hard landscape works.

All areas are to be thoroughly stone picked by hand before and after cultivations, with all stones >20mm removed along with all deleterious arisings.

All landscape areas should remain free from waste material and rubbish at all times.

No planting should take place whilst ground is frozen or water logged.

All planting should arrive to site free of any pernicious weeds/moss/lichen.

All plant material is to be thoroughly watered before packaging for delivery, on the day of planting (before planting) and again immediately following planting using a fine rose sprinkler to the full depth of the roots.

All areas shall remain weed free both during construction and during the defects/maintenance period.

For more detailed information all landscape works should comply fully with the following British Standards:
BS 3882:2007 - Specifications for top soil
BS 3936.part 1:1992 - Nursery stock
BS 4043:1989 - Recommendations for transplanting root balled trees
BS 4428:1989 - Code of practice for general landscape operations
BS 5837:2012 - Trees in Relation to Construction
BS 8545:2014 - Trees: from nursery to independence in the landscape. Recommendations

Sub Soil Preparation
Loosen light, non-cohesive soils with a fine 3 tine ripper, 300mm deep at 600mm centres in two oblique directions; loosen stiff clays and other cohesive sub-soils with a single tine ripper, 450mm deep at 100mm centres in two oblique directions. Particular care should be taken to ensure areas which have been compacted by construction works/ traffic are alleviated prior to planting, turfing and seeding.

Top Soil Preparation
Spread topsoil over prepared sub-soil in layers not exceeding 150mm depth and firm each layer before spreading the next. Overall minimum depths after firming and settlement shall be:

Amenity Grass Areas 150mm
Wildflower grass mixes require 50mm depth of sterile compost to ensure maximum take up of seed
Hedge/ Shrub Areas 450mm
Tree pits 800mm (minimum)

Imported top soil shall be to BS 3882 premium grade from a source approved by the Employer's Agent. A declaration of analysis including relevant parameters given in BS 3882 shall be submitted to the Employer's Agent prior to delivery to site.

Root Barrier Installation
Main contractor is to install root barriers as required during construction and installation of all new services. Root barriers are to be installed as close as possible to all service runs.

All root barriers are to be installed in accordance with the following guidance from Green Blue Urban Tree and Landscape Products:

'Root barrier installations are designed to protect the tree (preventing delicate root systems from being massacred by excavation machinery) as well as the utility infrastructure. We specify the use of a proven high strength (minimum thickness 1.0mm - ReR210) Greenleaf HDPE root barrier in all locations. The barrier should be installed as close to the utility as possible (maximizing rooting area for the tree) and if possible, in new service infrastructure projects, be installed in the same trench (against the side of the trench nearest the tree) at the same time as the utility is being laid.

All utilities should be protected (in accordance with the following depth guidance) with the exception of electrical cabling concealed within solid plastic conduit which does not usually require protection. Generally the majority of root growth is found within the top 600mm of the soil surface, therefore all utilities up to a maximum depth of 600mm should have a root barrier installed to 300mm below invert level as protection for both the services and the trees themselves. For services at a depth of between 600-900mm a root barrier should be installed at the same depth as the invert level.

Tree roots are not commonly found deeper than 900mm below the surface however, in some circumstances this can occur. Therefore services at a depth of 900-2000mm should be protected only when specifically requested by the individual service provider, and using a root barrier installed at a depth equal to the invert level. Lastly, utilities deeper than 2000mm only require protection in extreme circumstances and where specifically requested'.

Tree Planting
All tree pits within soft landscape areas should be excavated in accordance with the size and containment of the tree root system on arrival at site. Typically tree pits should be 2 - 3 times the with of the root ball/ root spread, and to the depth of the rootball/ root system. The root flare of the tree, which should also be the soil level it has been growing at in the nursery should match the level of the top of the tree pit excavated, although setting the planting level 25-50mm above this would allow for settlement. This can be achieved by creating a lightly consolidated mound at the base of the pit to place roots over and set the level of the pit at the surface.

All tree pits should be prepared and topsoil installed at the appropriate time during construction to avoid abortive works. Once tree pits have been constructed they are to be capped using temporary semi permeable membrane on tree pit surface to allow soil to breathe, water to permeate tree pit and prevent contamination during further construction works.

No tree planting is to take place until all hard works are complete.

Where practicable trees pits should be excavated to provide continuous length of improved quality tree backfilling material as detailed below.

Trees should be staked in full accordance with details and specification provided on drawing 1161_01. Abrasion shall be avoided by using a buffer between the tree and stake. Biodegradable tree ties will be used and shall be checked during the defects period and adjusted/replaced as necessary to allow for growth.

All tree pits are to be backfilled with approved quality top soil, mixed with tree planting/mulching compost, fertiliser/ameliorant and moisture retentive granules to the following quantities per each tree pit:

250L Tree Planting Compost
150gms SAI Enmag
800gms Broadleaf P4

The above backfill mixture shall be prepared away from the planting area and in sufficient quantity for efficient handling and use. All compost shall be moistened to between 30-40% water content. For bare root specimens, shake the tree as you backfill to encourage good soil contact between the roots. Firm soil to lightly consolidate the backfill in layers of 150 - 200mm.

On completion of planting water the trees well, using a least 20 litres, or field capacity if practical. If trees are in areas which will be subject to regular grass cutting interlocking strimmer guards shall be installed.

Hedge
As scheduled, all hedge planing is to be planted in double staggered rows, 300mm apart and at 350mm centres.

Rotovate and/or double dig trenches which are 400mm deep, remove stones, clay balls exceeding 50mm width, roots, grass, tufts, and foreign matter.

Each trench shall be backfilled with approved quality top soil, mixed with tree planting/mulching compost, fertiliser/ameliorant and moisture retentive granules

Grass Areas
Break up compacted top soils to full depth; reduce top 100mm to tilth (10mm down to particles); remove surface stones, clay balls exceeding 50mm width, roots, grass tufts and foreign matter; further reduce top 25mm to a fine tilth; rake to true, even, lightly firmed surface; remove surface stones and clay balls exceeding 25mm width. Spray with approved herbicide to remove any perennial weeds from the soil.

Immediately before cutting all stones >20mm in any dimension shall be removed by hand. All arisings shall be removed from site. Prior to the initial cut, a meeting is to be held between the Contractor and the Employer's Agent to agree the extent of re-sowing and weeding necessary, and cutting heights required.

Sow wildflower mixes on 50mm sterile mulch or compost to aid the successful establishment of the seed.

Defects Liability
Bare areas and areas of dead grass will be regarded as defects due to materials and workmanship; they must be made good by re-cultivation and re-seeding/re-turfing. Dead/failing shrubs and trees shall also be regarded as defects due to materials and workmanship and shall be replaced. When planting is carried out by the Contractor post Practical Completion, subject to the approval of the Employer, the landscaping defects liability period will commence from the date of completion of the additional works.

Maintenance
The landscape contractor will have one years maintenance responsibility to coincide with 1 years initial defects rectification period. Maintenance is to be undertaken in accordance with a standard maintenance schedule as provided by the employer. A management and maintenance company will be responsible for all areas following the first year, for a minimum period of 4 years, full details of management and maintenance to be confirmed by the employer.

Rev.	Description	By.	Chk.	Date.
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NOTES - IF IN DOUBT, ASK
1. Do not scale directly from this drawing.
2. All dimensions are in millimetres.
3. All levels are shown in metres Above Ordnance Datum (AOD).
4. All levels and dimensions are to be checked on site by the site manager/contractor prior to commencing any works or ordering any materials.
5. This drawing is to be viewed in conjunction with all other detailed drawings and specifications from all members of the design team.
6. Any conflicts/discrepancies are to be highlighted to Southern Green prior to commencing works or ordering any materials.

CDM - SAFETY, HEALTH & ENVIRONMENTAL INFORMATION
Principal Designer: .....
In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following project specific risks which require attention/ mitigation by the contractor undertaking the works:

Construction: (add notes) or (none identified)
Maintenance / Cleaning: (add notes) or (none identified)
Decommissioning / Demolition: (add notes) or (none identified)

It is assumed that all works will be carried out by a competent contractor, working where appropriate, to their own approved method statement. This is not an exhaustive list and reference must be made to the Construction Phase Plan or Health and Safety File and any additional Risk Assessment documents available.

1032_Gainford

Drawing Issue Status
- [ ] Comment / Approval
- [ ] Costing
- [X] Planning
- [ ] Tender
- [ ] Contract
- [ ] Construction
- [ ] Record Dwg
- [ ] BIM

Kebbell Homes

Detailed Planting Plan (5 of 5)

1032_06		Rev -
1:250 @ A1	31.07.19	Post Code

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