

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

- The agreed landscape scheme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) after substantial completion of the development, or (where applicable) prior to sale of any individual plot(s), whichever is the sooner.

- The public/communal landscaped area(s) will be managed in perpetuity, it will be competently monitored and follow best landscape management practice principals, it will follow a maintenance schedule sufficient to keep it well maintained, safe, tidy and in a good state of repair'. The native hedge to the southern boundary of the site will be maintained at a minimum mature height of 3m.

TOPSOIL

- Importation:** Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:

- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING

- Seeding:** Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:

- As and when required to ensure healthy establishment of plants. During drought periods the plants should be watered twice a week.

Site Clearance:

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:

- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:

- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- Trees to be staked with a single low stake at 45degrees to the stem and tied with an adjustable rubber tie.
- Hedge and shrub whips to be slot planted and unprotected in order to encourage more natural growth form.
- Newly planted mixed native hedges to be maintained at a height of 1.5m within the Site.
- Single species hedges to be maintained at a height of 800mm.

Timing:

- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:

- Well-rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
 - removal of leaf litter and any other debris
 - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
 - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Protection of existing vegetation:

- Existing trees on the peripheries of the site will be retained where possible. Protection of trees would be in accordance with BS 5837: 2012 trees in relation to design, demolition and construction. n should be taken when working adjacent to the existing trees and hedges, particularly in relation to the washing out of machines, storage of materials and other activities which may be deemed hazardous to the health and well being of the existing vegetation.

Inspection Timetable:

- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in.

KEY

- SUDS Grass Mix
- Grass - lawns
- Shrub-Specimen
- Planting-Hedges
- Planting-Shrubs
- Tree-proposed
- Black top wearing surface for pedestrian areas designed to engineers detail. Colour: Black.
- Gravel top dressed asphalt.
- Black top wearing surface for trafficable areas designed to engineers detail. Colour: Black.
- Marshalls Tegula Priora permeable black paving (Traditional), size 100 x 200mm, laid in a herringbone pattern.
- Marshalls Tegula Priora permeable black paving (charcoal), size 100 x 200mm, laid in a herringbone pattern.
- Marshalls Towingate® (grey multi) sandstone slab paving, size 610 x 305 x 18 & 610 x 610mm, laid stretcher pattern.
- Timber closeboard fence, 1800mm high.
- Timber post and twin rail fence, 1200mm high.
- Gate.
- 1m Black Estate style fence.



PLANT SCHEDULE

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
10No.	Sar Hum	Sarcococca haakeriana 'humilis'	C 3L	20-30cm	3/m2
10No.	Vib Judd	Viburnum x juddii	C 3L	20-30cm	2/m2

CLIMBERS

QTY	CODE	PLANT NAME	STOCK	HEIGHT	HABIT
3No.	Heed Den	Hedera colchica 'Dentata Variegata'	C 3L	60-80cm	Self-clinger
3No.	Par hen	Parthenocissus henryana	C 3L	60-80cm	Self-clinger

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
2No.	ACE CAM hs	Acer campestre	B	STD	12-14cm
3No.	ALN GLU ss	Alnus glutinosa	B	STD	10-12cm
4No.	BET PEN hs	Betula pendula	B	STD	12-14cm
2No.	CAR FRA hs	Carpinus betulus 'Frans Fontaine'	B	STD	12-14cm
1No.	CAR BET hs	Carpinus betulus	B	STD	12-14cm
1No.	Cer Can f	Cercis canadensis 'Forest Pansy'	C 10L	FTH	180-210cm
1No.	CRA MON hs	Crataegus monogyna	B	STD	12-14cm
4No.	FRU AVI hs	Prunus avium	B	STD	12-14cm
1No.	Sal cap f	Salix caprea	B	FTH	180-210cm
1No.	SOR AUC ss	Sorbus aucuparia	B	STD	10-12cm
2No.	TIL COR hs	Tilia cordata	B	STD	12-14cm

HEDGES

QTY	CODE	PLANT NAME	STOCK	SIZE
153m	Hornbeam Hedge	Carpinus betulus	B Trans	60-80cm
612No.	Plants spaced @ 4/m in a Double Staggered Row			

HEDGE MIXES

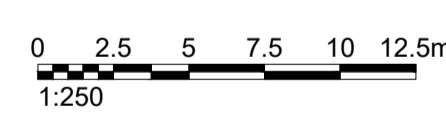
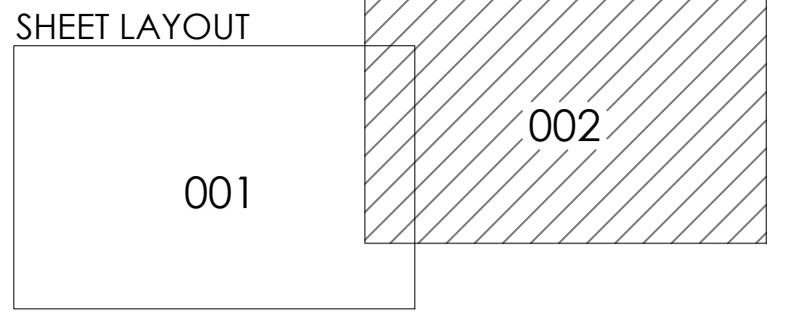
PERCENT	QTY	PLANT NAME	STOCK	SIZE
20%	20No.	Crataegus monogyna	B Trans	60-80cm
10%	10No.	Cornus sanguinea	B Trans	60-80cm
20%	20No.	Cornus sanguinea	B Trans	60-80cm
5%	5No.	Ilex aquifolium	C 3L	40-60cm
10%	10No.	Prunus spinosa	B Trans	60-80cm
5%	5No.	Malus sylvestris	B Trans	60-80cm
5%	5No.	Eucryphia europaea	B Trans	40-60cm
10%	10No.	Viburnum opulus	B Trans	40-60cm
15%	15No.	Acer campestre	B Trans	60-80cm

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
14m2 NORTH FACING SHRUB MIX 1 planted @ 3/m2				
15%	6No.	Skimmia Nymans'	C 3L	40-60cm
15%	6No.	Sarcococca cornulosa	C 3L	40-60cm
20%	8No.	Colanthe lacteus	C 3L	40-60cm
20%	8No.	Viburnum davidii	C 3L	40-60cm
30%	13No.	Eucryphia 'Emerald Gaiety'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 10.				
24m2 ORNAMENTAL SHRUB MIX 4 planted @ 3/m2				
20%	14No.	Nandina domestica 'Obsessed'	C 3L	30-40cm
20%	14No.	Viburnum x juddii	C 3L	30-40cm
20%	14No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
25%	18No.	Hebe 'Red Edge'	C 3L	20-30cm
15%	11No.	Pittosporum 'Tom Thumb'	C 3L	30-40cm
20%	14No.	Ceanothus thyrsiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				
32m2 WEST FACING SHRUB MIX planted @ 3/m2				
15%	14No.	Chiosya terrata 'Sundance'	C 3L	40-60cm
20%	19No.	Cornus alba 'Elegantissima'	C 3L	40-60cm
15%	14No.	Eucryphia fortunei 'Emerald Gaiety'	C 3L	40-60cm
20%	19No.	Viburnum x juddii	C 3L	40-60cm
30%	29No.	Spartea japonica 'Goldflame'	C 3L	40-60cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				

NOTES AND ABBREVIATIONS:

- B = Bare root (bagged).
- C = Container (or pot) grown, followed by size of the container (or pot).
- FORM = Shape of tree as supplied by the nursery.
- FTH = Feather.
- HABIT = Juvenile habit or plant shape as supplied by the nursery.
- QTY = Quantity
- RB = Rootballed (balled and wrapped).
- SIZE = Height or Spread of juvenile plant.
- STD = (clear stem) Standard.
- STOCK = Root condition/protection method eg Bare root.
- Trans = Transplant (or undercut seeding).



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REVISION	DATE	DESCRIPTION

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Client Hartog Hutton Ltd.

Drawing Title Landscape Proposals - Sheet 2 of 2

Drawn by:	Purpose of issue:
KB	Planning

Date	Scale
03.10.2023	1:250 @ A1

Job Number	Drawing No.	Rev
2023_110	002	