Landscape Layout

Proposed Tree Planting - 24N° Trees (Total within Development)

The following trees are to be planted:

Abbreviation	Species	Height (cm)	Specification	N°
AC	Acer campestre	350-425	Heavy standard: 3x RB	1
APDR	Acer platanoides 'Drummondii'	200-250	Heavy standard: 3x RB	1
APDE	Acer platanoides 'Debora'	200-250	Heavy standard: 2x RB	1
BPs	Betula pendula	125-150	Feather: 2x C	2
Вр	Betula pendula	250-300	Selected standard: 3x RB	8
CBF	Carpinus betulus 'Frans Fontaine'	350-425	Heavy standard: 3x RB	1
MD	Malus domestica	300-350	Selected standard: 3x B	3
MS	Malus sylvestris	300-350	Selected standard: 2x BR	3
tc	Tilia Cordata	400-450	Selectedstandard: 3x RB	1
QR	Quercus robur	350-425	Heavy standard: 3x RB	3
				24 tree

Proposed Enhanced Native Scrub - *Area:* 229m² (Total within Development)

The following native species mix is to be applied to the existing areas of Mixed Scrub within the site, to provide overall enhancement and to increase species diversity, habitat and visual quality. The existing habitat area is to be supplemented based upon a 20% additional stocking rate of 1,500 plants per hectare - based upon the following species composition and

Abbreviation	Species	Height (cm)	CG / BR	%	N°
CM	Crataegus monogyna	60-80	BR	15	28
CA	Corylus avellana	60-80	BR	15	28
FA	Frangula alnus	60-80	BR	15	28
CS	Cornus sanguinea	60-80	BR	10	18
SCA	Salix caprea	60-80	BR	5	9
SCI	Salix cinera	60-80	BR	5	9
PS	Prunus spinosa	60-80	BR	10	18
VO	Viburnum opulus	60-80	BR	10	18
RC	Rosa canina	60-80	BR	10	18
AC	Acer campestre	60-80	BR	5	9
	,				183 plants

Proposed New Native Shrub / Scrub Planting - Area: 305m² (Total within Development)

The following native species mix is to be applied internally within the developement to supplement the street scene and its landscape structure, together with its biodiversity potential.

Abbreviation CM CA FA CS SCA SCI PS VO	Crataegus monogyna Corylus avellana Frangula alnus Cornus sanguinea Salix caprea Salix cinera Prunus spinosa	Height (cm) 60-80 60-80 60-80 60-80 60-80 60-80 60-80	CG / BR BR BR BR BR BR BR BR	% 15 15 15 10 5 10	N° 142 142 142 95 47 48 96

Proposed Ornamental Shrub Planting (Total within Development)

The following shrubs are to be planted:

Proposed Hedgerows

The following hedgerow species are to be planted to plot frontages / street scene:

Type A - Length: 361m (Total within Development)

	Abbreviation PL	Species Prunus laurocerasus	Height (cm) 60-80	CG / BR CG (5L Pot)	Density 4/m	N° 1,444
Type B - Length: 172m (Total within Development)						
	Abbreviation FSh	Species Fagus sylvatica	Height (cm) 60-80	CG / BR CG (5L Pot)	Density 5/m	N° 942

LEGEND

Application Site Boundary

- to be Enhanced & Managed

Existing Woodland / Hedgerows / Individual Trees

xisting Mixed Scrub - to be Enhanced & Managed

Grassland - Area: 4,677m² (Total within Development)

The following grass seed mix (Emorsgate EG22 or similar) is to be utilised for areas of defined grassland - supplied as both turf and seed.



oosed Mixed Native Scrub / Shrub Planting

oposed Grassland to Managed Plot Frontages

posed Shrub Planting to Plot Frontages

evelopment Street Scene

Development Street Scene

SPECIFICATION **Ground Preparation Genera**

Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by and, by heavy rotavator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeks, tree roots (excluding living roots) coarse vegetation and other extraneous matter.

Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas.

Ground shall at no time be traversed by heavy machinery, for grading or any other purposes after subsoiling and / or topsoiling has taken place.

When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated ad left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete, or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882:2007. Recommendations and clarification for the topsoil, clause 4.1a. The soils hall be free of weeks, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down into a fine tilth.

The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been

Prior to topsoil replacement, the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas the be plated shall be covered by topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated, the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect

Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated. Pick off stones, bricks, timber and all other debris arising which

Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickenss and incorporated, by rotovating, into the stop 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm

All plant material should comply with the minimum requirements in BS 3936:part 1, specification for trees and shrubs and part 4, specification for forest trees; BS 4043, recommendations for transplanting semi-mature trees and BS 5236 recommendations for cultivation and planting trees in the advanced nursery stock category. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly

All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or ntainer grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting

The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slightly deeper, as they wore grown. Roots shall not be bent. broken or forced into inadequate pits or notches. Plants shall be upright, finned in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal

Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise: Feathered trees 900 x 900 x 450 up to 3 metres high Extra heavy standards 1200 x 1200 x 600 Excavated subsoil or stone shall be carted off site to tip. The bottom 250mmof the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise

Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on sile, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates: Feathered trees - 1 bag: 80 litres Extra heavy

Stakes shall be peeled round softwood, pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior io placing the tree and Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise: Feathered trees - 750mm (one tie) Extra heavy standards - 1200mm (2 stakes, one tie each) The stake shall be long enough to drive until they hold the tree firmly without rocking.

Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved, Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcom, Ashford, Kent, TN27 9SH. Feathered Type 04 Extra heavy standards Type L3

The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard tees shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house

Soll preparation and cultivation

All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be Drought to a fine tilth. Allow for

Turf shall be extra-quality meadow turf and shall comply to BS 3969 and shall be laid in accordance with BS 4426 section 6, Turfing. The contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf

Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given for autumn and early winter operations. No turf shall be laid in exceptionally dry or

For large areas, turf shall be delivered al appropriate intervals throughout the work so as to avoid stacking for long periods.

No turf snail be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving

Turf shall not be laid to within 300mm of any tree trunk.

The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

All beds to be kept weed free by cultivating and by using approved herbicides. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Site to be kept free of litter.

Proposed Individual Tree Planting (Street / Garden Trees)

Bird & Bat Boxes (14No.)

Enhanced Grassland to POS - to be managed for conservation

Proposed Hedgerow Type A

The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall

The recommendations in BS 5637 (2012), Trees in Relation to Design, Demolition & Construction must be complied with at all times. No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority. Any work to the existing trees is to be carried out by a qualified tree surgeon. The position and construction of protective fencing shall be agreed with the local authority prior to any site works commencing. Under no circumstances must any materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near them. No vehicles should pass under the canopy of existing trees. No fires should be lit in close proximity to existing trees. No ropes, cables, services or notice boards shall be fixed to existing trees. Under no circumstances should the levels around existing trees be either raised or reduced. Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837, Any excavations



Development at Raunds Road / Spencer Street, Ringstead

Landscape Layout

KD.RGST.D.001

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