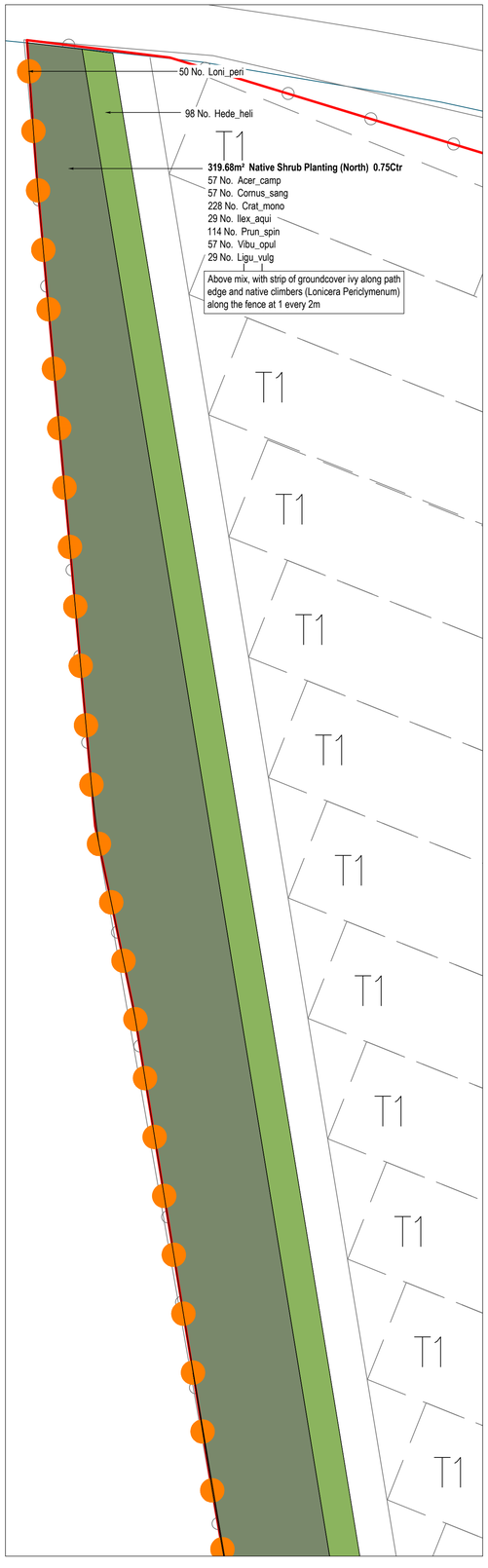
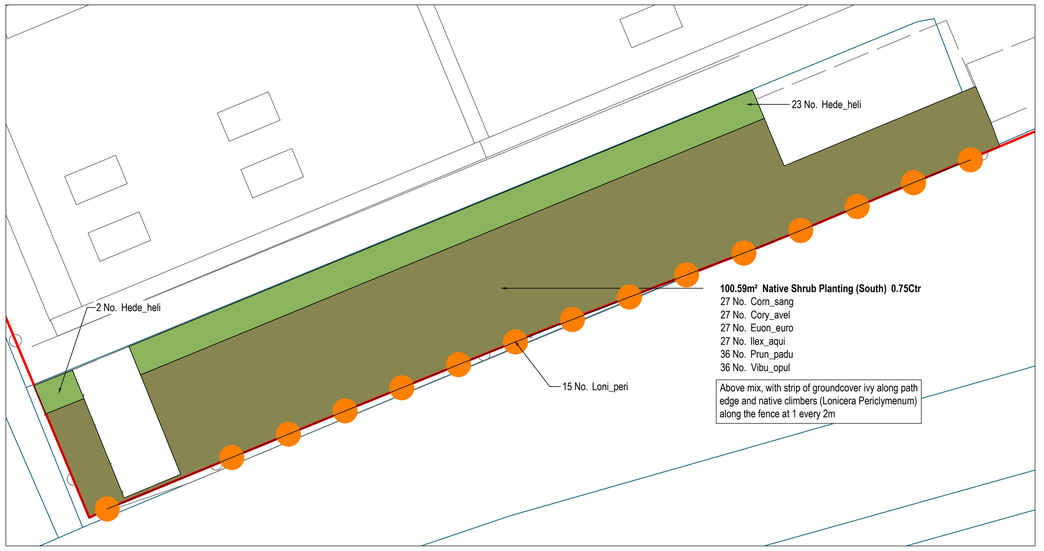
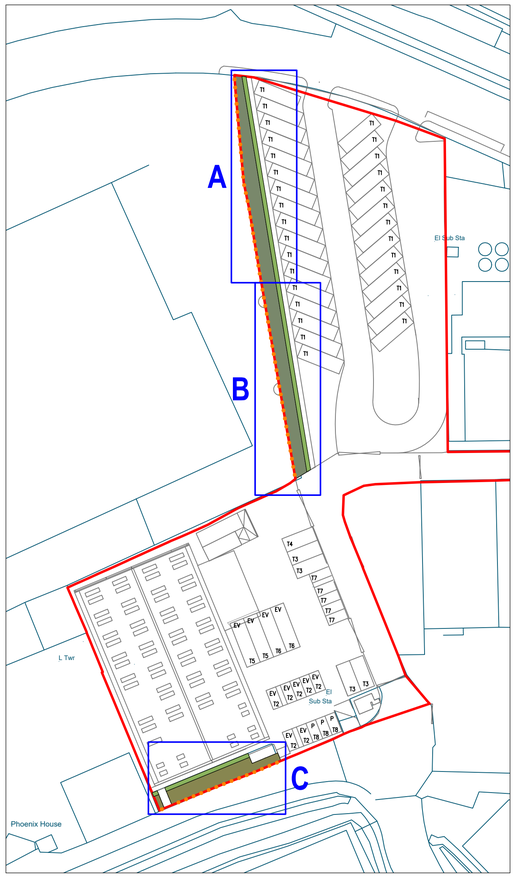


Planting Area A
Scale 1:100

Planting Area B
Scale 1:100



Planting Area C
Scale 1:100



Key Plan
Scale: 1:750

SPECIFICATION NOTES

1. General.
This plan to be read in conjunction with the following documents:
- Landscape works specification and other drawings by terra firma
- Risk Register by terra firma

2. General landscaping.
i. Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837: 2012 during construction.
ii. All landscape works to be undertaken by competent persons, with appropriate training and equipment.
iii. All arisings to be removed from site at contractor's expense unless noted otherwise.

3. Services.
The contractor must ascertain for himself/herself the exact location of underground services before commencing work.

4. Soil Materials Generally.
i. Purity: Soils shall be free from roots, stolons, rhizomes, propagules of perennial or invasive weeds couch grass, bindweed, docks, Japanese knotweed, giant hogweed and horsetail/marestail (Equisetum avense).
ii. Foreign matter: On visual inspection, free from non-soil material, brick and other building materials and wastes, sharps, and any other foreign matter or material or substance that would render the soil or soil ameliorant unsuitable for use.
iii. Contamination: Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:
- Corrosive, explosive or flammable;
- Hazardous to human or animal life;
- Detrimental to healthy plant growth.
iv. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil, subsoil, sand or compost or other planting media to be used.

5. Soil testing
Each soil source (imported and site-won subsoil and topsoil - see items 6-7 and 8 below) shall be analysed by Tim O'Hare Associates, Howbery Park, Wallingford, Oxon OX10 8BA, Tel: 01491 822653, Email: info@toha.co.uk, www.toha.co.uk (or equivalent approved).

6. Subsoil for general planting areas (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use for planting; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	35
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	90
Stones (2-50mm)	%DW	--	50
Stones (>50mm)	%DW	--	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	--	1.5

7. Topsoil for general landscapes (sample of site-won and/or imported topsoil to be sent for testing to check compliance with parameters below and to inform any necessary amelioration - see 8 below)
Existing topsoil to be stripped and re-used, provided soil is within parameters given below when analysed. Imported topsoil to be good quality sandy loam or manufactured topsoil (from approved source, meeting parameters given below). Topsoil (site-won or imported) is to be tested to determine suitability for proposed use and should be free from commonly tested contaminants, including asbestos; test report to be submitted to Landscape Architect for approval and to enable amelioration recommendations to be made:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	85
Stones (2-20mm)	% dry wt.	0	20
Stones (20-50mm)	% dry wt.	0	15
Stones (>50mm)	% dry wt.	--	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	4.0	8.0
Total Nitrogen	%	0.15	--
Carbon: Nitrogen Ratio	--	--	20:1
Extractable Phosphorus	mg/l	26	100
Extractable Potassium	mg/l	240	1200
Extractable Magnesium	mg/l	50	600

8. Ameliorant: fertilizer and compost (contractor is responsible for submitting a sample of imported or site-won topsoil (to inform requirements).
Topsoil amelioration to be determined by analysis. Once amelioration requirements ascertained as required, approved (peat free) composts to PAS100 and/or fertilizers to be incorporated during cultivation at required rate to full depth of growing medium.

9. Soil handling and depths.
Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites
i. Topsoil and subsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. All topsoil and subsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as required. If compaction is suspected in sub-grade, subsoil or topsoil surfaces, these should be ripped as necessary to decompact and ensure adequate drainage.
ii. Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible ie adjacent to kerbs, manholes and footpath junctions, around retained trees etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Topsoil and subsoil is to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should regrade the sides and top of stockpile to firm surface by tracking across it to form a smooth gradient.
iii. Final topsoil depth (allowing for settlement) to be 300mm for general planting areas and 150mm for grass. Finished soil levels to be 25mm above/below adjoining paving or kerbs: not less than 150mm below dpc of adjoining buildings; shrub areas to be higher than adjoining grass areas by 25 mm. Topsoil to be spread in lightly compacted layers, max. 150mm depth, gently firm each layer before spreading the next.

10. Plant handling and establishment.
Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE through the JCLI. (https://www.csdhub.com/wp-content/uploads/2014/12/The-National-Plant-Specification-Handling-and-Establishment.pdf). The contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.

11. General planting notes.
Details for tree, hedge and general planting to be finalised once final site conditions are known (i.e compaction and permeability of ground). General plant stock to conform to BS 3936, advanced nursery stock to BS 8545, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged. All planting operations to be in general compliance with BS4428: 'Code of Practice for general landscape operations'.
Only carry out all planting while soil and weather conditions are suitable:
- Do not plant during periods of frost or strong winds. Plant only during the following periods
- Deciduous and conifer trees: Late October to late March (rootball and bare root)
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering is provided

Setting out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas as specified above. All planting beds are to be mulched with approved bark mulch to 75mm depth after planting.

12. Plant biosecurity
Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specified species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HTA Plant Health Assurance Scheme (still in development phase)).
Selected plants, including trees should be propagated and grown on a UK nursery, or containerised and grown-on in the UK for a minimum of 5 years (trees) or 2 years (shrubs). Any Xylella host plants specified must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (ideally back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender

13. Native shrub mix.
All plants to be planted in cultivated planting beds with species randomly mixed for natural effect, and planted in groups of 3-5 plants of any one species. Plants to be notch- or pit-planted. Plant on grid at spacing given in schedule. Provide and install each plant with an appropriate sized recyclable staked green tree or shrub shelter (available from Tubex Ltd phone 01621 874201 or similar approved). Position shelter stake on windward side of plant, drive vertically into bottom of pit before planting, to a min. depth of 300mm and consolidate backfill material around stake; attach shelter to stake with a minimum of two ties.

14. Shrub and Ground Cover Planting.
All plants to be planted into cultivated planting beds (with 300mm depth specified topsoil) at densities shown in plant schedule, backfilled with same topsoil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

15. Climbers.
All climbers to be planted as 19. above and provided with steel line wires attached to the fence (min 3 no.) at 300mm vertical spacing with climbers spread out and tied to wires using appropriate horticultural ties. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

16. Maintenance.
Establishment maintenance for all planting for 5 years from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following failure.
i. All plant material to receive annual pruning and hedges and groundcover to be trained and edged with minimum 2 trims per year.
ii. Check shrub shelters at least twice annually to remove weeds and any soil build up inside tube. Shelters to be removed in year 3 and recycled.
iv. Native shrubs plants to be trimmed during winter just after planting, then twice annually in summer and autumn to encourage lower branching and dense growth.

0m 5m

north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing, do not scale except for planning purposes. Dimensions to be checked on site.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 900mm height) refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

Planting Schedule

Native Shrub Planting (South)

Abbreviation	Species	Specification	Density	% Mix	Qty.
Corn_sang	Cornus sanguinea	80-100cm ht. whips	0.75Ctr	15%	27 No.
Cory_avel	Corylus avellana	80-100cm ht. whips	0.75Ctr	15%	27 No.
Euon_euro	Euonymus europaeus	80-100cm ht. whips	0.75Ctr	15%	27 No.
Ilex_aqui	Ilex aquifolium	80-100cm ht. whips	0.75Ctr	15%	27 No.
Prun_padu	Prunus padus	80-100cm ht. whips	0.75Ctr	20%	36 No.
Vibu_opul	Viburnum opulus	80-100cm ht. whips	0.75Ctr	20%	36 No.

Native Shrub Planting (North)

Abbreviation	Species	Specification	Density	% Mix	Qty.
Acer_camp	Acer campestre	80-100cm ht whips	0.75Ctr	10%	57 No.
Cornus_sang	Cornus sanguinea	80-100cm ht whips	0.75Ctr	10%	57 No.
Crat_mono	Crataegus monogyna	80-100cm ht whips	0.75Ctr	40%	228 No.
Ilex_aqui	Ilex aquifolium	80-100cm ht. whips	0.75Ctr	5%	29 No.
Ligu_vulg	Ligustrum vulgare	80-100cm ht whips	0.75Ctr	5%	29 No.
Prun_spin	Prunus spinosa	80-100cm ht whips	0.75Ctr	20%	114 No.
Vibu_opul	Viburnum opulus	80-100cm ht whips	0.75Ctr	10%	57 No.

Shrubs

Abbreviation	Species	Density	Qty.
Hede_heli	Hedera helix	1/m²	123 No.

Climbers

Abbreviation	Species	Density	Qty.
Loni_peri	Lonicera periclymenum	Counted	65 No.

Site boundary

Native groundcover planting

Native shrub planting mix (north of site)

Native shrub planting mix (south of site)

Climbers

rev.	date	by	chk	notes
P03	12.12.23	AG	AG	Key changed; drawing number corrected
P02	11.12.23	MS	AG	Northern planting areas amended to allow for pedestrian pathway, planting area names & spec revised.
P01	06.12.23	MS	AG	First issue

project	2473	Therapia Lane, Croydon	
title	Soft Landscaping		
status	Planning	scale @ A1	As Shown
dwg no	TLVD-TFC-XX-00-DR-L-3001		
references	WDC-R721-01 rev. n/a, by GRIDPOINT dated 21.06.2023 TLVD-BAP-ZZ-ZZ-D-A-4003 by Bickerdike Allen, 04.12.2023		

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