A1 File Reference D3296-FAB-00-XX-DR-L-1000-1013.dwg Plot Date 8-Feb-24

LEGEND				
SOFT LANDSCAPE				
EXISTING TR	REES & VEGETATION			
\bigcirc	Existing Trees to be Retained To be protected in accordance with BS 5837:2012 'Trees in relation to Design, Demolition and Construction' Note: Refer to arboricultural survey & report for details			
	Existing Vegetation to be retained Existing vegetation to be cut back away from roads/pathways as appropriate to allow clear routes through the site Note: Refer to arboricultural survey & report for details			
Note: No-dig within RPA of further details	construction to be carried out in any location where construction is existing trees. Refer to Arboriculturalist's drawings & reports for			
PROPOSED	PLANTING			
	Proposed Native Scrub Planting Product: Bare root stock Size/Spec: Refer to indicative plant schedule for further information			
+	Proposed Tree Planting Size/Spec: Refer to indicative plant schedule for further information Note: Final location of trees to be determined with services alignment.			
	Proposed Shrub Planting Product: Container grown plant stock Size/Spec: Refer to indicative plant schedule for further information			
}	Proposed Single Species Hedge Planting Product: Container grown plant stock Size/Spec: Refer to indicative plant schedule for further information			
	Proposed Mixed Native Native Planting Product: Field grown plant stock Size/Spec: Refer to indicative plant schedule for further information			
	Proposed Shallow Water Marginals Viability subject to detailed design of SuDS basin; marginal shelves to be allowed to colonise naturally			
	Proposed Planting to Rain Garden Product: Container grown plant stock Size/Spec: Refer to indicative plant schedule Supplier: Local source to be approved Note: All batches of species are to be labeled prior to delivery			
GT1	Grass Type 1 - Proposed Amenity Grassland Product: EG22 Strong Lawn Grass Mixture Supplier: Emorsgate or similar approved			
♥ ♥ ♥ GT2 ♥ ♥ ♥ ♥	Grass Type 2 - Proposed Meadow Grassland Product: EM7 Meadow Mixture for Sandy Soils Supplier: Emorsgate Seeds			
,	Grass Type 3 - Proposed Meadow Grassland Spec: EM4 Meadow Mixture for Clay Soils Supplier: Emorsgate Seeds or similar approved			
// GT4 // 3	Grass Type 4 - Proposed Wetland Mixture Spec: EM8 Meadow Mixture for Wetlands Supplier: Emorsgate Seeds or similar approved			
+ + + GT5 + + +	Grass Type 5 - Proposed Grassland Spec: EG7 Meadow Grass Mixture for Sandy Soils Supplier: Emorsgate Seeds or similar approved			
+ + + + + + + + + + + + + + + + + + +	Existing Grassland Spec: Existing sward retained and managed to maximise ecological benefit Supplier: n/a			
	Mown Wildflower Meadow Grass			

Note: Specification of seed mixes subject to soil testing, analysis and Agronomist's recommendations.

STREET FURNITURE

FT1a	Furniture Ty - used to ret Size: Product: Supplier:	ype 1a - Curved Concrete Seating ain adjacent earth mounding 500(d) x 500mm(h) Elementale Hardscape or similar and approved
FT1b	Furniture Ty - used to reta Size: Product: Supplier:	ype 1b - Concrete Base ain adjacent earth mounding 500(d) x 500mm(h) Elementale Hardscape or similar and approved
FT2	Furniture Ty Size: Product: Finish: Supplier:	ype 2 - Curved Timber Seat 500mm(d) Hyde Seat with Backrests Timber slats with steel legs powder coated in Murphy green Bailey Streetscene or similar and approved
FT3	Furniture Ty Size: Product: Finish: Supplier:	ype 3 - Circular Timber Seat 500mm(d) Hyde Seat with Backrests Timber slats with steel legs powder coated in Murphy green Bailey Streetscene or similar and approved
FT4	Furniture Ty Table Size: Bench Size: Product: Finish: Supplier:	ype 4 - Picnic Set 1800(I) x 600(d) x 745mm(h) 1800(I) x 410(d) x 450mm(h) Greengate Timber slats with steel legs powder coated in Murphy green Bailey Streetscene or similar and approved
FT5	Furniture Ty Size: Product: Finish: Supplier:	ype 5 - Seat 1800(I) x 550(d) x 775mm(h) Greengate Seat with Backrests Timber slats with steel legs powder coated in Murphy green Bailey Streetscene or similar and approved
FT6	Furniture Ty Size: Product: Finish: Supplier:	ype 6 - Bench 1800(I) x 550(d) x 775mm(h) Greengate Bench no Backrests Timber slats with steel legs powder coated in Murphy green Bailey Streetscene or similar and approved
FT7	Furniture T y Size: Product: Finish: Supplier:	ype 7 - Litter Bin 50L capacity; 440(d) x 710mm(h) Urbanis Quadrat Timber Litter Bin Timber with steel components powder coated in Murphy green Bailey Streetscene or similar and approved

	Application Boundary
	Proposed Ground Modelling Within Soft Landscaped Areas Indicative to indicate proposed change in levels; subject to detailed design
+0.50	Indicative Spot Height Given in metres above existing levels. Subject to detailed design

Constructed to retain low earth mound, 500mm above ground level. Subject to detailed design.

RC RACE Indicative Location of Tree Root Cells Surface area of Root Cells based on Deeproot, Silva Cell product with 800mm depth to provide nominal 17m3 per tree. Full fabrication drawing, layout and design plans for cell system to be confirmed with manufacturer as part of detailed design. All drainage and utilities to be co-ordinated with trees and root

cells Root barrier to be confirmed by Engineers and co-ordinated with both drainage and utilities to ensure locations do not clash with rooting areas.

NOTES ON DRAWINGS

- Refer to Architect's drawings for detail on surface treatments, edging and boundary treatments
- Refer to engineers and specialist drawings and details for lighting, drainage, underground
- Final tree location to be fully coordinated with lighting layout, underground service runs and site drainage • Levels information for the areas of open space in relation to the built form FFL's and retaining
- walls are subject to detailed design and coordination with Engineers proposed levels. Slope profiles to the open space areas are to be as slack as possible considering access for

INDICATIVE PLANT SCHEDULE

Size/Spec

14-16cma

16-18cmg

14-16cmg

14-16cmg

2.0-2.5m ht

14-16cmg

16-18cmg

14-16cmg

14-16cmg

14-16cmg

16-18cmg

14-16cmg

14-16cmg

14-16cmg

14-16cmg

Size/Spec

120-150cm

120-150cm

120-150cm

120-150cm

120-150cm

120-150cm

120-150cm

120-150cm

120-150cm

Size/Spec

90-120cm

2.0-2.5m ht

Condition

RB

RB

RB

RB

RB

RB

RB

RF

BR

BF

BR

BR

BR

BR

BR

BF

BE

BR

BR

BR

Conditio

C5

C5

C5

C3

C5

C3

C3

C3

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C3

C3

C3

Conditior

C5 Full Pot

C5 Full Pot

C3 Full Pot

C5 Full Pot

C5 Full Pot

C3 Full Pot

Condition

C5 Full Pot

C5 Full Pot

C5 Full Pot

Condition

Dry Bulb

Dry Bulb

Dry Bulb

Conditio

Density

5/m

5/m²

5/m²

6/m²

5/m²

6/m²

6/m²

6/m²

6/m²

5/m²

5/m²

5/m

5/m

9/m

9/m

9/m²

9/m²

6/m²

9/m²

6/m²

9/m²

9/m²

9/m²

9/m²

9/m

Density

7/m²

7/m²

9/m²

7/m

7/m²

9/m²

Density

7/m²

7/m²

7/m²

Density

25/m²

25/m²

25/m²

9/m

9/m

Density

6/m

Condition

Condition

PLANT SCHEDULE

Proposed Trees Species Acer psedoplatanus Alnus glutinosa Amelanchier 'Robin Hill' Betula pendula Corylus avellana (Multistem) Crataegus monogyna Crataegus monogyna (Multistem) Parrotia persica Populus nigra 'Italica' Prunus avium Pyrus calleryana 'Chanticleer' Quercus robar Salix caprea Salix cinerea subsp. cinerea Salix x fragilis Salix petandra

Proposed Native Hedge Planting Species

Crataegus monogyna Cornus sanguinea Prunus spinosa Acer campestre Corylus avellana Rosa canina Ligustrum vulgare Euonymus europaeus Viburnham opulus

Proposed Native Shrub Planting

Species Cornus sanguinea Corylus avellana Crataegus monogyna Frangula alnus llex aquifolium Ligustrum vulgare Prunus spinosa Rosa canina Salix cinerea Sambucus nigra Ulex europaeus Lonicera periclymenum

Proposed Ornamental Shrub Planting

Brachglottis 'Sunshine' Cornus alba 'Elegantissima' Choisya ternata Calluna vulgaris Cytisus x praecow 'Allgold' Daphne odora 'Aureomarginata' Deutzia gracilis 'Nikko' Erica cineria Potentilla fruticosa Salvia rosmarinus Erica x darleyansis 'Ghost Hills' Genista lydia Viburnum tinus 'Eve Price' Viburnum davidii

Proposed Herbaceous Planting

Anthemis tinctoria 'E.C.Buxton' Anemone × hybrida 'Königin Charlotte' 30-40cm Scabiosa columbaria subsp. ochroleuca 30-40cm Aruncus 'Horatio' Phlomis russeliana Nepeta 'Walker's Low' Bergenia 'Silberlicht' Salvia yangii 'Blue Spire' Hylotelephium 'Herbsttreude' Geranium 'Brookside' Geranium sylvaticum 'Mayflower' Tiarella 'Spring Symphony' Brunnera macrophylla 'Jack Frost' Libertia grandiflora

Proposed Ornamental Grasses

Miscanthus sinensis 'Kleine Fontaine' Deschampsia cepitosa Festuca glauca 'Elija Blue' Calamagrostis 'Karl Foerester Panicum virgatum Shenandoah Sesleria autumnalis

Proposed Ferns Dryopteris affinis

Dryopteris filix-mas Polystichum setiferum

Species

Proposed Bulb Planting

Species Allium cristophii Tulip sylvestris Narcissus pseudonarcissus Size/Spec Top size Top size Top size

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External References:

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GRASS MIXTURES

Proposed Strong Lawn Grass Seed Mix [GT1]

Product: Strong Lawn Grass Mixture EG22

Suggested Sowing Rates: 250kg/ha 100kg/acre 25g/m2 Description:

EG22 is an excellent all purpose lawn mixture suited to a wide range of domestic and landscape applications. EG22 contains finer bent and fescue grasses plus some dwarf perennial ryegrass and smooth-stalked meadow-grass. This combination produces both an attractive fine turf structure and resilience to wear for pathways and play areas. EG22 is a highly adaptable mix; on heavily used areas and fertile around the stronger rvegrass will predominate, whilst in other areas a finer sward will develop. As well as being tolerant of a

	position		
100%	Grass Seed		
5.0	Agrostis capillaris	Common Bent	
50.0	Festuca rubra	Red Fescue	
25.0		Perennial Pupar	255
20.0	Poa pratensis	Smooth-stalked	ass Meadow-grass
20.0		Shiodin-Staiked	incadow-grass
Prop	osed Meadow for Sandy Soils S	Seed Mix [GT2]	
Prod	uct: Meadow Mixture for Sandy S	Soils EM7	Antra O
Sugg	Jested Sowing Rates: 40kg/na	Tokg/acre	4g/m2
Desc	ription:		
Sand	ly soils can vary considerably in p	H, humus content, fertil	ity and structure but are usually infertile, well drained and prone to d
EM7	contains wild flowers and grasses	s that are deep rooting a	and tolerant of drought.
•			
Com	position		
1 E	Ashilles millefolium	Verneuu	
1.5	Achiliea milieiolium	Yarrow	
0.15	Anthyllis vulneraria	Kidney Vetch	
0.15	Betonica officinalis	Betony	
3.0	Centaurea nigra	Common Knapw	/eed
3.0	Cruciata laevipes	Crosswort	
0.15	Cynoglossum officinale	Hound's-tongue	
0.6	Daucus carota	Wild Carrot	
0.75	Echium Vulgare	Viper's-bualoss	
4.5	Galium verum	Lady's Bedstraw	1
0.3	Hippocrepis comosa	Horseshoe Veta	h
0 15	Leontodon hispidus	Rough Howkhit	
1.8		Moon daiey	
0.15		Rind's fast Trafs	i l
15	Malva Moschota	Muck Mellow	1
1.5			
0.3	Nedicago lupulina	DIACK Medick	
4.5	Plantago lanceolata	Ribwort Plantain	
4.8	Poterium sanguisorba	Salad Burnet	
0.3	Ranunculus bulbosus	Bulbous Butterci	qr
1.5	Rhinanthus minor	Yellow Rattle	
0.15	Rumex acetosella	Sheeps Sorrel	
0.75	Silene vulgaris	Bladder Campio	n
Gras	ses 80%		
4.0	Agrostis capillaris	Common Bent	
4.0	Agrostis vinealis	Brown Bent (w)	
4.0	Anthoxanthum odoratum	Sweet Vernal-or	ass (w)
45.6	Cvnosurus cristatus	Crested Doostai	
9.6	Festuca ovina	Sheen's Fescue	
9.6	Festuca rubra	Red Fescue	
3.2	Koeleria macrantha	Crested Hair-ora	ISS
		e. setted i idii-gre	
Prop	osed Meadow for Clay Seed Mi	x [GT3]	
Drad	ust: Moodow Misture for Olive O		
Suga	uct. Meadow Mixture for Clay So	16kg/sore	4a/m2
Sugg	Jested Sowing Rates: 40kg/na	Toky/acte	49/112
Desc	ription		
EM4	is composed of species that are a	adapted to growing on s	oils with a high clay content. Clay soils are generally mildly acid to
neutr	al, prone to waterlogging, sticky a	ind heavy when wet, an	d hard to crumble when dry.
•			-
Com	position Flowers - 20%		
	Aphillo millofolium	V	
1.2		rarrow	
0.2	Agrimonia eupatoria	Agrimony	
-	Betonica officinalis	Betony	
0.1		Common Knapw	/eed
0.1 3.0	Centaurea nigra	• • • • • • • • • • • • • • • • • • •	
0.1 3.0 0.4	Centaurea nigra Daucus carota	Wild Carrot	
0.1 3.0 0.4 0.3	Centaurea nigra Daucus carota Filipendula ulmaria	Wild Carrot Meadowsweet	
0.1 3.0 0.4 0.3 1.5	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum	Wild Carrot Meadowsweet Ladv's Bedstraw	
0.1 3.0 0.4 0.3 1.5 0.4	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's	, s-bill
0.1 3.0 0.4 0.3 1.5 0.4 0.5	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetebli	s-bill
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlii Oyeye Daisy	s-bill ng
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus comiculatus	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdefort Trofo'l	, s-bill ng
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdsfoot Trefoil	s-bill ng
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdsfoot Trefoil Musk Mallow	, s-bill ng
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlii Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain	y s-bill ng
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1 0.2	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchiu Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip	, s-bill ng
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1 0.2 1.6	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris Ranunculus acris	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlir Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip Meadow Butterc	, s-bill ng up
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1 0.2 1.6 1.5	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris Ranunculus acris Rhiananthus minor	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip Meadow Butterc Yellow Rattle	r s-bill ng up
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1 0.2 1.6 1.5 0.2	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris Ranunculus acris Rhiananthus minor Rumex acetosa	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip Meadow Butterc Yellow Rattle Common Sorrel	ng up
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1 0.2 1.6 1.5 0.2 0.2 1.5 0.2	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris Ranunculus acris Rhiananthus minor Rumex acetosa Silaum silaus	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip Meadow Butterc Yellow Rattle Common Sorrel Pepper Saxifrag	r s-bill ng up e
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1 0.2 1.6 1.5 0.2 1.6 1.5 0.2 0.1 1.5 0.2 0.1 1.5 0.2 0.1 1.5 0.2 0.1 1.5 0.2 0.1 1.5 0.1 1.0 0.1 1.0 0.1 1.0 0.1 1.0 0.1 1.0 0.1 1.0 0.1 1.0 0.1 0.1 0.1 0.2 0.1	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris Ranunculus acris Rhiananthus minor Rumex acetosa Silaum silaus Silene flos-cuculi	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchil Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip Meadow Butterc Yellow Rattle Common Sorrel Pepper Saxifrag Ragged Robin	r s-bill ng up e
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1 0.2 1.6 1.5 0.2 0.1 1.0 Gras :	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris Ranunculus acris Rhiananthus minor Rumex acetosa Silaum silaus Silene flos-cuculi ses – 80%	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip Meadow Butterc Yellow Rattle Common Sorrel Pepper Saxifrag Ragged Robin	r s-bill ng up e
0.1 3.0 0.4 0.3 1.5 0.4 0.5 1.0 0.2 2.5 4.1 0.2 1.6 1.5 0.2 0.1 1.0 Gras: 2.4	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris Ranunculus acris Rhiananthus minor Rumex acetosa Silaum silaus Silene flos-cuculi ses – 80% Agrostis capillaris	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip Meadow Butterc Yellow Rattle Common Sorrel Pepper Saxifrag Ragged Robin Common Bent	r s-bill ng up e
).1 3.0).4).3 (.5).4).5 (.0).2 (.5).2 (.5).2 (.5).2 (.5).2 (.5).2 (.5).2 (.5).2 (.5) (.2).2 (.5) (.2).2 (.2).2 (.2).2 (.2).2 (.2) (.2)	Centaurea nigra Daucus carota Filipendula ulmaria Galium verum Geranium pratense Lathyrus pratensis Leucanthemum vulgare Lotus corniculatus Malva moschata Plantago lanceolata Primula veris Ranunculus acris Rhiananthus minor Rumex acetosa Silaum silaus Silene flos-cuculi ses – 80% Agrostis capillaris Anthoxanthum odoratum	Wild Carrot Meadowsweet Lady's Bedstraw Meadow Crane's Meadow Vetchlin Oxeye Daisy Birdsfoot Trefoil Musk Mallow Ribwort Plantain Cowslip Meadow Butterc Yellow Rattle Common Sorrel Pepper Saxifrag Ragged Robin Common Bent Sweet Vernal-or	r s-bill ng up e

62.4 Cynosurus cristatus Crested Dogstail 10.0 Festuca rubra Red Fescue 1.2 Trisetum flavescens Yellow Oat-grass (w)

Proposed Wetland Wildflower Seed Mix [GT4]

Product: Meadow Mixture for Wetlands EM8

Suggested Sowing Rates: 40kg/ha 16kg/acre 4g/m Descriptio

2.0 Briza media

EM8 contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer. the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

Quaking Grass (w)

Common Knapweed

Hedge Bedstraw

Lady's Bedstraw

Birdsfoot Trefoil

Ribwort Plantain

Pepper Saxifrage

Devil's-bit Scabious

Common Bent (w) Sweet Vernal-grass (w)

Quaking Grass (w)

Tufted Hair-grass (w)

Crested Dogstail

Ragged Robin

Cowslip Meadow Buttercup Yellow Rattle Common Sorrel

Meadow Vetchling

Oxeve Daisy – (Moon Daisy)

Greater Birdsfoot Trefoil

Composition Wild Flowers 20%

.4	Achillea millefolium	Yarrow
.1	Betonica officinalis	Betony
.0	Centaurea nigra	Common Kna
.1	Daucus carota	Wild Carrot
.4	Filipendula ularia	Meadowsweet
.6	Galium album	Hedge Bedstra
0.	Galium verum	Lady's Bedstra
.4	Lathyrus pratensis	Meadow Vetch
.3	Leucanthemum vulgare	Oxeye Daisy -
.2	Lotus corniculatus	Birdsfoot Trefo
.4	Lotus pedunculatus	Greater Birdsf
.2	Medicago lupulina	Black Medick
0.	Plantago lancelata	Ribwort Planta
.1	Primula veris	Cowslip
4	Ranunculus acris	Meadow Butte
5	Rhinanthus minor	Yellow Rattle
.1	Rumex acetosa	Common Sorre
1	Siloum cilouo	Denner Covifre

0.1 Silaum silaus 1.6 Silene flos-cuculi

Grasses 80%

0.1 Succisa pratensis

Agrostis capillaris

2.0	Agrostis capillaris
2.0	Anthoxanthum odoratum
4.0	Briza media
48.0	Cynosurus cristatus
2.0	Deschampsia cespitosa
22.0	Festuca rubra

Red Fescue Proposed Meadow Grass for Sandy Soils Mix [GT5]

Product: Meadow Grass Mixture for Sandy Soils EG7 Suggested Sowing Rates: 50kg/ha 20kg/acre

Description

EG7 contains fine grasses that are tolerant of drought and low fertility common with sandy soils. EG7 is a 100% grass seed mixture which can be sown alone or sown with wild flowers eg EM7F. EG7 is available premixed with this flower mixture as complete meadow mixture EM7. Generally when sowing EG7 grasses without wild flowers the sowing rate may be increased to 10-15g/m2 without compromising the development of diversity

5g/m2

Composition 100% Grass Seed

0	Agrostis capillaris	Common Bent
0	Agrostis vinealis	Brown Bent (w)
0	Anthoxanthum odoratum	Sweet Vernal-grass (w)
7.0	Cynosurus cristatus	Crested Dogstail
2.0	Festuca ovina	Sheep's Fescue
2.0	Festuca rubra	Red Fescue
0	Koeleria macrantha	Crested Hair-grass (w)

SOFT SPECIFICATION NOTES

Proposed Tree Planting

Nursery Stock and Selection

Note: This is to only be done as a temporary measure as the tree is establishing, after which the hessian is All trees and planting are to be selected and tagged by the landscape architect prior to any stock being to be removed. delivered to site. All planting should comply with the requirements specified in BS 3936:1992 'Nursery Stock' Monitoring of the trees is to be carried out during the rectification period and as part of the long term (Part One). All nursery stock and trees are to be free of pest and diseases prior to being delivered to site. All management. The following points are to be considered and monitored; delivered stock is to be inspected by the landscape architect prior to any planting being carried out. The Landscape architect reserves the right to reject trees and nursery stock that do not meet specifications Watering, trees will require watering for the first two years after planting, after which they will generally as set out in the requirements and guidelines in BS 3936:1992 or in accordance with the landscape look after themselves. The number of times will depend on location, weather conditions and growing architects drawings. If a particular defect or substandard element can be corrected easily, appropriate season. Therefore, as the tree is a growing organisum the required experience and knowledge will remedies shall be applied and agreed with the landscape architect. If destructive inspection of a root ball is determine the number of times the tree is watered to ensure establishment. It is better to give the tree a to be carried out, agreement should be in place prior as to the time and place of inspection. Inspection of lot of water once a week rather than water every day as this will encourage root development and shrub roots in containers or rootball can be carried out on site if required.

Tree Handling

It is recommended that companies that do not have experience with handling large trees or the required equipment to do so seek advice from the landscape architect or tree supplier. Furthermore, specialist hauliers are to be used who will have the correct lifting equipment to deal with unloading large trees. The landscape contractor is to follow standards set out in BS 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations' The landscape contractor must follow the industry guidance method for handling trees. Below are recommended industry standards.

Dormant trees sizes of 12-16cmg

These can be lifted and unloaded using a root hook and hoist. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading maintaining the lifting • All shrubs are to be planted as container stock unless otherwise specified (5 or 10 litre), all stock is to weight on the root hooks.

Dormant trees sizes of 18-20cmg - 25-30cmg

These can be lifted and unloaded using a 3 tonne sling in combination with a chain and root hooks. Even when the tree is dormant it is recommended to wrap the stem in hessian for additional protection when unloading.

Tree Planting

The tree supplier is to be approved by landscape architect prior to any ordering of stock. All trees are to be planted in the first available planting season after construction as root balled stock unless otherwise specified • All topsoil and testing to conform to BS 3882: 2015 'Specification for Topsoil and Requirements for Use'. and agreed with the client. All tree pits are to be excavated 24 hours prior to delivery to reduce the time the rootball is out of the ground. All tree pits are to be excavated under favourable weather conditions to avoid deterioration of the soil structure and glazing. All excavations are to be carried out using a toothed bucket ensuring tree pit walls are not glazed, the walls of the tree pit can also be loosened with hand held tools. Tree pit dimensions are subject to soil conditions, soil report provided by agronomist and rootball size. Tree • Nurseries to provide protocols for ensuring that plant stock is free of invasive species. pits can never be excavated too wide in an unrestricted space (open ground), however they can be too deep. • No planting is to be carried out when the site is covered by frost.

All trees are to be planted at the correct height which is the same depth as the tree was growing on the nursery. The root collar must remain visible. Tree pit sizes are to be agreed with landscape architect prior to • All new planting to be protected from mammal grazing by individual guards or stock proof fencing. excavations. All tree pits are to be inspected by the landscape architect prior to planting. All tree pits are to have suitable irrigation pipe and end cap and aeration tubes if required (aeration tubes tend to be required for trees planted in a hard landscape environment). They are only required for the first two years after which they are superfluous. All irrigation pipes are to be placed as high as possible not at the base of the rootball. The tree would also benefit from an earth reservoir around the rootball on the surface to aid watering. The reservoir is best backfilled with bark mulch to avoid soil glazing on the surface.

All trees and planting are to be selected and tagged by the landscape architect prior to any stock being
All landscaped areas are to be maintained for 24 months following practical completion of the phase or delivered to site. All planting should comply with the requirements specified in BS 3936:1992 'Nursery Stock' (Part One). All nursery stock and trees are to be free of pest and diseases prior to being delivered to site. All delivered stock is to be inspected by the landscape architect prior to any planting being carried out.

• The Landscape architect reserves the right to reject trees and nursery stock that do not meet appropriate remedies shall be applied and agreed with the landscape architect. If destructive inspection of a root ball is to be carried out, agreement should be in place prior as to the time and place of inspection. Inspection of shrub roots in containers or rootball can be carried out on site if required.

Note: Trees may sink after planting due to soil settlement. With sandy soils generally there will be a settlement of 10% and clay soils 20%, this will need to be considered by the landscape contractor when planting and therefore the tree may need to be planted slightly higher to accommodate soil settlement Note: Never excavate deeper than the highest water table to ensure organic matter does not come in contact Additional Notes with groundwater resulting in anaerobic digestion within the soil. All hessian and wire supports around the rootball are to remain in place when planting (in some case it may • Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012 be required to loosen the hessian and wire). The hessian will quickly decompose. The wire will oxidize and also disappear in the soil eventually. Note: Incorporate mycorrhizal fungi to the root zone to encourage establishment through nutrient

transference.

Trees are to be supported either by high anchoring, low anchoring or underground anchoring systems. The provided by engineers. type of anchoring system is to be agreed with the landscape architect and detailed within the specification of • Planting within visibility splays to include ground cover plants only and to be maintained at 600mm high. works. For trees that are <10-12cmg use 1no untreated softwood stake at min 10cm diameter driven into the ground at least 1m depth (30cm of which must be in undisturbed ground), the stake is to be placed on the side of the prevailing wind. Trees >10-12cmg use 2no untreated softwood stakes at min 10cm diameter driven into the ground at least 1m depth with horizontal bracing bar. Trees >25-30cmg use 3no stakes in a triangle around the tree (1.4m above ground level) with horizontal bracing bars, tree bands are to be secured to the posts with galvanised nails

Underground anchoring systems are to be used for large compact rootballs or trees within hard landscape with tree grilles to BS 4043: 1989' Recommendations for Transplanting Root-Balled Trees'. The type of anchoring system is to be agreed with the landscape architect. Biodegradable anchoring straps are to be used to ensure the straps do not grow into the trunk.

Note: There are benefits to using low level anchoring as field trials have demonstrated that the tree becomes independent in the ground quicker as a result of the wind rocking the tree that encourages root ground. However, this method is not recommended in exposed conditions or coastal locations due to a greater risk of the trunk breaking.

Ties and stakes are to be checked and adjusted every six months or after periods of strong wind and rain.

All topsoil is to conform to BS 3882:2007 'Multipurpose' or similar approved by an agronomist. The tree pit shall be backfilled with previously prepared topsoil excavated from the pit and additional topsoil as required. All backfilled material is to include an organic slow release fertilizer to ensure there is no adverse affect on soil organisms (Vitax Q4HN) or similar approved at a ratio of 10 -7.5 -10.2 + TE. The second application to be made 10-16 weeks after planting depending on soil type and weather conditions. Tree pit root barrier are to be installed to all trees within 3m of any underground service routes or within 2.0m of kerb lines & hard surfaces & building foundations. Type of root barrier material is to be agreed with the landscape architect. The landscape contractor is to confirm locations of all services prior to implementation of trees. Prior to installation NJUG specification and requirements are to be referred too. Guidance for Tree Pit Sizes within Soft Landscape Areas Final tree pit size will vary dependent on size of rootball, tree stock and soil type. Below are general guidance sizes only. The landscape contractor is to speak to the grower to obtain exact sizes prior to delivery. Landscape Architect to inspect tree pits prior to planting.

Tree pit size guidelines:		
Tree size	Rootball Size Tree	pit size (length, w
8-10 cmg	40x40cm	70x70x65cm
10-12 cmg	40x40cm	70x70x65cm
12-14 cmg	50x50cm	80x80x65cm
14-16 cmg	50x50cm	80x80x65cm

Tree aftercare and pruning

When a tree is lifted/harvested it will lose a percentage of it's root system. As a result the roots are unable to supply the crown with the water demand being placed on the root system which can cause stress to the tree. As a result the tree will respond by reducing the amount of foliage, in some cases when the water storage is great the tree will shed wood from the crown. Watering the tree is important in the first two years after transplanting. In very hot conditions the canopy can dry out even when the rootball is moist simply because there is not enough root development yet. Therefore, the only solution is to reduce the canopy volume to reduce the stress.

All pruning is to be done by removing first and second wood only, all pruning works are to be carried out by appropriately trained landscape contractors It is recommended that hessian is placed around the tree stems after planting to prevent the overheating of the trunks.

Location Plan

dth, depth)

- prevent the tree becoming "lazy". Over watering will push oxygen away from the root system preventing root development.
- Soil condition, these can be carried out by a specialist to monitor the oxygen levels (that should ideally be 18-21%, 16-18% will be sufficient levels, 12-16% will be poor levels <5% shows acute root mortality). Soil moisture levels both within the rootball and surrounding ground to also be monitored.
- Soil compaction, traffic over planted areas or areas to be planted are to be limited or ideally avoided completely. When soil compaction is higher than 2.5MPa root development will not be possible. • Canopy, monitor leaf development, size, colour and the amount of foliage that is within the crown. Length of new growth and bud development and size of buds.

Proposed Ornamental Shrub / Perennial Planting

- To be planted in a minimum of 300mm depth approved topsoil to BS 3882: 2015 'Multipurpose' in the first available planting season after construction
- be well rooted into the container but not pot bound. • All shrubs are to be planted with a slow release organic fertilizer (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50 mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Planting Guidelines

• All planting and landscape operations should comply with the requirements specified in BS 3936-4:2007 'Nursery Stock' (Part One) and BS4428:1989 'Code of Practice for General Landscape Operations' (excluding hard surfaces).

- All topsoil used for planting to be tested by an approved Topsoil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report.
- All fertilizers are to be applied or supervised by qualified staff to avoid the action of plasmolysis.
- Irrigation of plant material to be carried out during periods of drought will be required to ensure successful establishment of all plant stock.
- If planting is to be carried out outside the growing season, all bareroot / rootballed plant stock is to be substituted with containerised stock. Specification to be agreed with Landscape Architect prior to ordering and implementation.

Maintenance Notes - Overview

- Refer to separate landscape maintenance and management plan for detailed specification.
- until the plants have established, all tree planting to be maintained for 36 months.
- Planting to be protected from mammal and human damage by stock proof fencing. All planted areas to be kept clear of weeds at all times throughout maintenance period.
- specifications as set out in the requirements and guidelines in BS 3936:1992 or in accordance with the Planted areas to be forked through regularly to keep soil loose and aerated.
- landscape architects drawings. If a particular defect or substandard element can be corrected easily,
 All litter and debris to be removed from landscaped areas and carted off site.
 - Plants pruned as instructed by the Landscape Architect to promote healthy growth and to remove dead and diseased wood. Watering as required to maintain healthy growth.
 - Any species that dies or fails to establish in the first five years should be
 - replaced by an identical species, or alternative species as agreed with LPA.

- Existing levels to be preserved around existing trees and vegetation to be retained.
- 'Trees in Relation to Design, Demolition and Conservation Recommendations'. • Any necessary tree works to be carried out by an approved tree surgeon to BS 3998:2010
- 'Recommendations for Tree Works'. For all arboricultural issues refer to survey and reports carried out by the arboriculturalist. • Final location and tree species selection will be subject to service report and foundation depths to be

15

20

25m

0 1 2.5 5 7.5 10