



**LEGEND:**

- HARD SURFACES, GATES AND ENCLOSURE REFER TO HARD LANDSCAPE DRAWINGS (W.K. ARCHITECTS 5806 SERIES DRAWINGS)
- PROPOSED STANDARD TREE POSITION Refer to plant schedule
- PROPOSED HEDGE PLANTING Refer to plant schedule
- PROPOSED SHRUB PLANTING Refer to plant schedule
- CLIMBERS AND SPECIMEN SHRUBS Refer to plant schedule
- BUFFER PLANTING MIX Refer to plant schedule
- GENERAL AMENITY GRASS SEED MIX, BRITISH SEED HOUSES A22 MIX (OR SIMILAR APPROVED) 12-18no cuts per year
- PROPOSED GRASS AREA GENERAL AMENITY TURF FULLY TREATED AND CULTIVATED
- Perennial Ryegrass Lolium perenne  
Slender creeping red fescue Festuca rubra Litoralis  
Strong creeping red fescue Festuca rubra rubra  
Chewings fescue Festuca rubra Commutata  
Smooth stalked meadowgrass Poa pratensis  
Brown top bent Agrostis capillaris
- WETLAND WILDFLOWER AREAS (BANKS OF ATTENUATION FEATURES)  
To be: Water Margin and Wildflower Seed Mix  
80% native grasses and 20% wildflowers. Rate: 5g per Sq M.  
Mix to be: Pro Flora Mix 12  
Or as confirmed/agreed by Ecologist following soil testing.  
1-2 cuts per year
- WILDFLOWER MEADOW  
To be: Basic General Purpose Meadow Mix  
80% native grasses and 20% wildflowers. Rate: 4g per Sq M.  
Mix to be: Mix EMI  
Emorsgate Seeds or as confirmed/agreed by Ecologist following soil testing.  
1-2 cuts per year
- PLUG PLANTING Refer to plant schedule
- BULB PLANTING Refer to plant schedule
- HARD SCAPE AREAS  
20mm DIA GRAVEL (COLOUR AMBER/BUFF) IN ACCORDANCE WITH DETAIL OR AS AGREED WITH CLIENT.
- EXISTING VEGETATION (RETAINED)  
To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment.  
NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING
- EXISTING VEGETATION (REMOVED)  
To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.
- ROOT BARRIER REFER TO ITEM 2.01.01+3.01.01 WITHIN SPECIFICATION NOTES.



**SPECIFICATION NOTES.**

**ESTABLISHMENT AND IMPLEMENTATION**  
No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.  
Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably covered off, refer to notes on chemical use below and then removed, including brambles, perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedges.  
Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994) and in accordance with finished ground levels on external works drawings. All subsoil to be broken up to min depth of 300mm prior to topsoil application, to improve root zone drainage and remove compaction.  
Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds, weed seeds, contamination, rubble, stones and stones bigger than 50mm with a maximum stone content of 20% (contractor to organise sample to be sent for lab testing and to make results available for approval).  
Topsoil areas to be cultivated by hand or machine prior to planting.  
(Topsoil planting depths to be min 400mm for shrub/tree beds and 150mm for turfseeded areas.  
All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending)  
Extra Heavy Standards - 800mm square pit, 450-750mm deep. Standards - 650mm square pit, 400mm deep.

1.01.05 All areas of public open space and/or tree planting to be proactively protected from compaction  
A. To unrestricted larger service/road protection areas (RPA), tree areas and construction soil decompaction measures will comprise soil ripping sufficient to break up any subsoil plant within any compacted areas. B. To restricted compacted areas incorporating existing services and/or RPAs these areas will be secured through the erection of robust barriers and/or ground protection erected in accordance with BS 5857 recommendations) sufficient to fully restrict/clude access to these areas as a whole for the life of the developments construction period.

1.01.06 All trees above half standard size within public open space, verges or hard landscaped areas to be underground girdled.

1.01.07 All tree stakes and fixings to be sufficiently low to allow free movement of the crown.  
Tree support to comprise a stake set at uniform height/300mm min depth below ground level with a biodegradable tie toward the head of the stake. Or be underground girdling using Arborguy tree guying system (Green leaf Planting Products) or similar approved.  
(single stake with single biodegradable tie - standard trees, double with double biodegradable tie for heavy) triple with triple biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections.  
Stakes to be removed at between 2-3 years, in accordance with management plan or when trees are established.

1.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertilizer added, firms after planting. All trees to have irrigation system units fitted to fully surround the root ball.

1.01.09 backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost.

1.01.10 All trees to have root zone suitably irrigated prior to planting.  
Trees/shrubs or other planting damaged by plant handling will not be accepted this includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.

1.01.11 All plant material delivered to site must be healthy and well established compact fibrous root system be free from pest and disease other defects, be healthy and display good form characteristics of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and varieties specified on drawing.

1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting, remove unwanted secondary shoots, weak forks, or crossing/irregular branches or dead material.

1.01.13 All trees/shrubs etc to be planted at depth of soil mark from nursery or soil of the container.  
All trees/shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.

1.01.14 All plant material to be Certified nursery stock of local provenance and in accordance with B.S.3936:1992  
All planting operations to be in accordance with B.S.4428:1989  
Where herbicides and other chemicals are utilised in accordance with the following plan these are to be in strict accordance with COSH and Control of Pesticide Regulations  
Shrub planting(container grown) to be planted in a planting hole big enough to accommodate the plant without root damage, to a min of 300mm cubed. Min pot size to be 20 litre unless specified differently in schedule.  
All climbers rooted TR require wire or trellis support  
All hedges are specified as double staggered rows  
In shrub specification all breaks are to be strong and within the lower third (Where no breaks are identified assume min 3 breaks in lower third)

1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE: to all public/common/shared space, plot frontages) and planting beds exposed to the public realm.

1.01.19 All plants to be firm, amendments added, watered in and dead or damaged branches removed after planting prior to sheet mulch and bark mulch being added.  
All planting beds should be mulched with 75mm min deep layer dark mulched woodchip.  
All much to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch (Mulch sample and source to be approved).  
NOTE:  
1.01.20 All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/seed free base with 50mm depth bark mulch or to incorporate a strimmer guard.  
All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/seed free base with 50mm depth bark mulch or to incorporate a strimmer guard.

2.01.01 HIGHWAY TREES:  
All trees to be underground girdled and be adequately supplied with a root protection system (GR100S or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with approving professional)

3.01.01 ROOT BARRIERS (PRIVATE AND ADOPTED SEWERS - SEPERATE TO TREE PIT DETAIL Tp1)  
Unless geotextile root barrier to depth of filler layer (Min 1.0M) to outer edge of pit and to min 300mm either side of tree or as shown on drawing.  
To be 1000 (RER1000A) by Greenleaf Planting Products/Green Blue Urban.

3.01.02 TREE PITS WITHIN HARD AREAS. (Tp1)  
To be in accordance with tree pit construction detail GBU 2015 (Green Blue Urban Standard detail)

4.01.01 All native/indigenous planting should utilise plants of local provenance  
All bare root plant material delivered to be lifted November - early March dependent on weather conditions.  
To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by heaving into ground, covered with bare earth, hessian sacking or min 300mm of straw (adequately irrigated and kept moist to avoid roots drying).  
Native wild and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting.  
Plant between mid November and mid March, slit planted incorporating slow release fertiliser.

4.01.03 Plant between mid November and end February, slit planted or pit planted incorporating slow release fertiliser.  
Hedge planting 1x1 or 1+2 transplants or container grown stock to be planted in double staggered rows 300mm apart on raised cams at 45mm intervals. Plants to be case supported much matting/photodegradable or biodegradable) and rabbit/urine guard (recycled) firm in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting.  
Transplants to be planted between mid november and end February. (NOTE: Refer also to shrub planting for amendments).  
NOTE: All plants to be photo degradable Do not smother plants with mulch.  
NB: All much matting must have specified and proven minimum useful life expectancy of 25k growing seasons and be covered with min 50mm dark bark chip layer.

4.01.04 The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs.  
Prior to turfing remove and level topsoil as required and remove any debris and stones above 30mm diameter and add pre turfing fertiliser to manufacturers recommendations.  
Use cultivated, weed free amenity turf laid with broken joints well butted up.  
Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.  
Seeding to be undertaken during March, April or September. Rotovate and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recommendations. Apply at 50gms per square metre.  
Lightly rake after sowing (Contractor to specify mix details and source for approval)

4.01.05 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428, 3936&537)  
NATIONAL PLANTING SPECIFICATION GUIDELINES, HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1, 2 AND 3), CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

4.01.06 SUBSTITUTION TO SUBMITTED DETAILS.  
ANY SUBSTITUTION TO THE LANDSCAPE DEPOSIT, ONCE FORMALLY AGREED WILL ONLY BE MADE FOLLOWING REVISION TO THE DEPOSIT AND SUBSEQUENT FORMAL AGREEMENT BY THE LOCAL PLANNING AUTHORITY.

4.01.07 PREPARATION OF SPECIES RICH GRASSLAND/WILDFLOWER AREAS.  
(Implementation of seeded areas. Turf areas refer to general specification and manufacturers guidance notes)

4.01.08 MOW OFF AND REMOVE VEGETATION WITHIN WILDFLOWER ZONE.  
REMOVE TOPSOIL, ZONE 300-400mm DEPTH ON SITE CONDITIONS) AS REQUIRED TO REACH SUBSOIL ZONE.

4.01.09 CULTIVATE SEED BED AREA (MIN WEEKS PRIOR TO SOWING) TO MIN DEPTH 80-100mm (GRAVE OFF GROWTH ON SEED BED). PRIMARY ANNUAL WILD SEED GROWTH WITH APPROPRIATE HERBICIDE (GRIND UP OR SIMILAR APPROVED).  
REMOVE ALL DEBRIS ONCE WEEDS HAVE DIED BACK.  
BRING SEED BED TO FINE TILTH BY REPEATED SURFACE CULTIVATION.  
REMOVE ALL DEBRIS AND STONES OVER 20mm FROM SEED BED.  
UNDERSTAKE AUTUMN SOWING (LATE AUGUST - MID SEPTEMBER) SOON ONLY AFTER SEPTEMBER IF AGREEMENT WITH LANDSCAPE ARCHITECT/ECOLOGIST HAS BEEN CONFIRMED.  
SOW SEED WITH DRY SILVER SAND AT 1:9 RATIO, SOW IN COLA AND MIXING CONDITIONS.  
SOW ACROSS AREA IN TWO DIRECTIONS (EAST OR WEST) AT 90 DEGREES TO EACH OTHER.  
INSURE SEED BED IS MOST MIX SEEDS INTO TOP 100mm OF SOIL. LIGHTLY RAKE AND FIRM IN WITH ROLLER.  
RESTRICT SEED MIX TO SPECIES SPECIFIED WITHIN SURFACES MIX (AS STATED BELOW) ALL TO BE NATIVE AND OF LOCAL PROVENANCE.  
SOW AT 20gms PER HA FOR SPECIES RICH GRASSLAND/WILDFLOWER MIX AND 15-20gms PER HA (FOR ANNUAL MIX) MIX TO BE AS SPECIFIED WITH KEY.

4.01.10 MAINTENANCE - YEAR 1:  
LATE JUNE/EARLY JULY - CUT TO 4cm AFTER CORNFIELDS ANIMALS HAVE FLOWERED.  
CUT MONTHLY FOR REMAINDER OF YEAR ONE.  
ROLL SEED BED PRIOR TO FIRST CUT.  
REMOVE ALL DEBRIS ONCE WEEDS HAVE DIED BACK.

4.01.11 MAINTENANCE - YEAR 2, ONWARDS:  
Subsequent cutting regimes will be dependent on quality of germination/establishment success and local preference. The two management regimes are as follows:  
1No cut and collection in autumn after flowering and sward die back (September to November)  
ONLY TO 4cm AFTER FLOWERING  
IN ALL CASES USE SHARP BLADED ROTARY CUTTER BAR MOWER AND REMOVE ARISING FROM SITE.  
CUT CUT MEADOW BETWEEN FLOWERING CUT - APRIL - IF MOWER REACHES 100mm HEIGHT)

4.01.12 NOTE: 2.0M wide strip of edge of hedge/row to be rotationally cut every alternate year in autumn as above or as agreed with Ecologist following annual review.

**MANAGEMENT OF LANDSCAPE AREAS.**  
NOTE: FOR ESTABLISHMENT AND MAINTENANCE OF SPECIES RICH GRASSLAND/WILDFLOWER AREA SEE SEPERATE SECTION ON THIS DRAWING.  
NOTE: CONTRACTOR TO BE RESPONSIBLE FOR ASSESSMENT AND CONFIRM MANAGEMENT ACTIONS (ALL LANDSCAPE, ECOLOGICAL AND ARBORICULTURAL CONSULTANTS TO REVIEW)

7.01.01 ANKS OF PAVEMENT TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO DARK BARE AREAS)  
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE. GOOD BRANCH STRUCTURE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED. ASSESS NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS  
MAINTENANCE OPERATIONS (BASED ON A MINIMUM NUMBER OF VISITS OF 6M during growing season and 2No during dormant season)  
WATER ALL SOFT LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT  
WEED ALL PLANTING AREAS (Including spot treatment of all grass and planting)  
APPLY FERTILISER TO ALL PLANTING AREAS  
REMOVE OF TREE SHRUB STAKES/TIE GUARDS (Including spot treatment of all grass and planting)  
REPAIR PLANTING  
REPLACE DEAD/DYING/DEFECTIVE/DANGEROUS TREES AND DEAD/DEFECTIVE/DYING SHRUBS.  
1. Monthly

7.01.02 REPLACE DISTRESSED/FALLING TURF  
LITTER PICK, REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPINGS OF LANDSCAPE AREAS.  
PRIOR TO REMOVAL OF TREES - Remove dead/dying branches and plant material  
Trees to be maintained with open centre to crown to allow development of new wood.  
REMOVE TOPSOIL, ZONE 300-400mm DEPTH ON SITE CONDITIONS) AS REQUIRED TO REACH SUBSOIL ZONE.  
NOTE: Mow hedge to have min 80cm height each year back by year 1. 1.3  
NOTE: After year 3 - Native hedges to be cut in September to November on 3 year cycle  
NOTE: After year 3 - Native hedges to be cut in September to November on 3 year cycle  
Established hedges to be cut as "X" profile with thick base unless good ground form at base. Then standard profile.  
TOP UP BARK MULCH  
GRAVE: 100mm medium grain grit - 15 cavity (Short Grass paths and edges min 16 cavity)  
BRO BOXES: All boxes monitored annually (November) all repairs and removal of old resting material.  
INVERTED/REFUGIA All monitored every three years (October) - repairs and additions.  
ASSOCIATED HARD MAINTENANCE OPERATIONS (PUBLIC OPEN SPACE)  
REPAIR OF DEFECTIVE HARD SURFACING (BASED ON 12m monthly visits during each 12 month period)  
REPAIR OF DEFECTIVE HARD SURFACING (INCLUDING CURBS, GATES AND A Mainline hedgerow remedy fence as required)

7.01.03 STREET FURNITURE  
WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES INCLUDING REMOVAL OF LEAF LITTER.  
IN ALL CASES USE SHARP BLADED ROTARY CUTTER BAR MOWER AND REMOVE ARISING FROM SITE (NO DARK BARE AREAS)  
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED  
ASSESS NEED TO THIN OUT FASTEST GROWING SPECIES OR THOSE UP UNDERDEVELOPED AREAS OF THE SCHEME IN STRICT ACCORDANCE WITH THE APPROVED PLANTING PLAN  
INSURE NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS  
INSURE THAT ALL MAINTENANCE AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 YEAR 8 ONWARDS  
ANKS OF PAVEMENT  
AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING  
AS SHOWN SPECIES RICH GRASSLAND/WILDFLOWER AREAS WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE  
ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

**EXISTING TREES/VEGETATION.**  
FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES, TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE, VIGOUR, SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANT'S REPORTS AND DRAWINGS.

**DRAWING REFERENCE**  
This drawing to be read in conjunction with the following:  
Architectural details and Site Layout (Wincon Kievenaar 5806 Series)  
Tree Survey, Assessment and Method Statement ( )  
Adopted road, footpath and highway verge. ( )

7.01.03 This drawing to be read in conjunction with drainage and service information. minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect (Trees not to be moved closer to buildings than shown on drawings)

7.01.04 NOTE: SURFACE LEVELS /DRAINAGE.  
FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.  
**IMPLEMENTATION AND MONITORING PROGRAMME.**  
(Covers Hard and soft landscape proposals)

8.01.01 The landscape scheme/implementation program is confirmed as being timetable for implementation by or during the first planting season (mid november to mid march) after substantial completion of the development.

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**Landscape Institute**  
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**FOR APPROVAL**

**OAKLAND COUNTRY HOMES**

**SOFT LANDSCAPE PROPOSALS.**  
SHEET 5 OF 5.

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
1:250@A1.	17.01.23	OB	AH	23.5440.05

No dimensions are to be scaled from this drawing  
All written dimensions to be checked by the contractor  
discrepancies notified immediately to this consultant