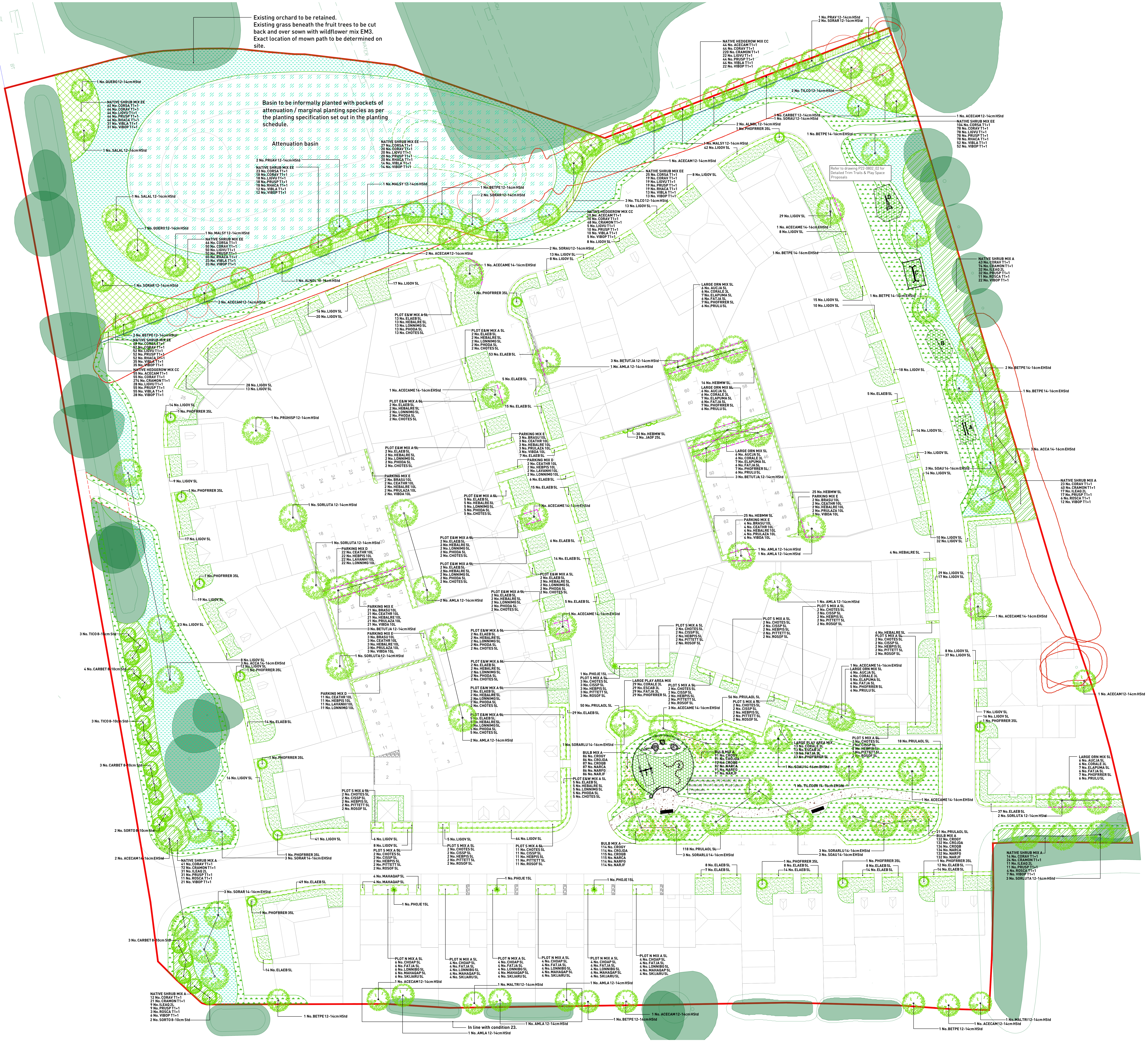
Existing orchard to be retained.
Existing grass beneath the fruit trees to be cut back and over sown with wildflower mix EM3.
Exact location of mown path to be determined on site.
Basin to be informally planted with pockets of attenuation / marginal planting species as per the planting specification set out in the planting schedule.
Attenuation basin
Refer to drawing P22-0802_02 for Detailed Trim Trails & Play Space Proposals
NATIVE HEDGEROW MIX CC
NATIVE SHRUB MIX EE
NATIVE SHRUB MIX A
LARGE ORN MIX 5L
LARGE PLAY AREA MIX
PARKING MIX D
PARKING MIX E
PLOT E&W MIX A 5L
PLOT N MIX A 5L
PLOT S MIX A 5L
BULB MIX A
In line with condition 23.

KEY

- Site boundary
- Existing trees and vegetation to be retained
- Existing trees and vegetation to be removed
- **Soft Landscape Proposals**
  Refer to plant schedule for details.
- **Informal mown footpath**
  1.20m wide informal mown footpath through public open space.
- **Gravel Margin**
  20mm river gravel or chippings, supplied as local native stone where possible, laid at 50mm over Terram Weedguard geotextile
- **Tree root barrier location**
  Reroot 600 linear protection, supplied by GreenBlue Urban or similar approved. Any trees within 2m of services to be reroot 1000 linear protection. Exact location and specification subject to be reviewed by engineers and to be agreed with the site engineer.
- **Bench seating**
  Ref: BX17 4001T 'Roslin Bench' steel framed timber slat version, as supplied by Broxap or similar approved. Bench to be installed with submerged fixing set in concrete footings to manufacturers specification.
- **Breedon Gravel footpaths**
  2.00m wide, 50mm depth amber Breedon gravel surface laid on 100mm type 1 sub base. To be timber edged and cambered on both sides to shed surface water. Fines are essential to ensure the surface compacts. Self binding gravel layer to be well compacted with vibratory roller.

EXISTING HEDGEROWS - REINFORCEMENT

Any gaps to the existing hedgerows wider than 1m to be filled with new mixed native hedgerow planting. Planting to be 0.3m apart on a double staggered row 0.3m apart. Species to accord with the Native Hedgerow Mix CC as found within the plant schedule. Gaps and reinforcement planting to be identified and agreed on site.

PLANT SCHEDULE

PROPOSED TREES

ABBR	SPECIES	COMMON NAME	SUPPLY	HEIGHT (CM)	GIRTH	QTY (No.)
ACECAM	Acer campestre	Common Maple	EHStd	400–450cm	14–16cm	2 –
ACCA	Acer campestre	Common Maple	EHStd	350–425cm	14–16cm	6 –
ACECAM	Acer campestre	Common Maple	HStd	350–400cm	12–14cm	10 –
ACECAME	Acer campestre 'Elsrijk'	Field Maple 'Elsrijk'	EHStd	350–425cm	14–16cm	11 –
ALNGL	Alnus glutinosa	Common alder	HStd	350–400cm	12–14cm	3 –
AMLA	Amelanchier lamarkii	Snowy Mesipilus	HStd	350–400cm	12–14cm	3 –
AMLA	Amelanchier lamarkii	Snowy Mesipilus	HStd	300–400cm	12–14cm	8 –
BETPE	Betula pendula	Common Silver Birch	EHStd	400–450cm	14–16cm	1 –
BETPE	Betula pendula	Common Silver Birch	HStd	350–400cm	12–14cm	6 –
BETPE	Betula pendula	Common Silver Birch	EHStd	350–425cm	14–16cm	5 –
BETUTJA	Betula utilis Jacquemontii	Himalayan Birch	HStd	300–400cm	12–14cm	9 –
CARBET	Carpinus betulus	Common Hornbeam	HStd	350–400cm	12–14cm	1 –
CARBET	Carpinus betulus	Common Hornbeam	Std	200–300cm	8–10cm	10 –
MALSY	Malus sylvestris	Common Crab Apple	HStd	350–400cm	12–14cm	3 –
MALTRI	Malus trilobata	Crab Apple	HStd	350–400cm	12–14cm	2 –
PRUHISP	Prunus 'Hillieri Spire'		HStd	300–400cm	12–14cm	1 –
PRAV	Prunus avium	Gean or Wild Cherry	HStd	350–400cm	12–14cm	1 –
PRUAV	Prunus avium	Gean or Wild Cherry	HStd	350–400cm	12–14cm	2 –
QUERO	Quercus robur	Common Oak	HStd	350–400cm	12–14cm	2 –
SALAL	Salix alba	White willow	HStd	350–400cm	12–14cm	2 –
SORAR	Sorbus aria	Whitebeam	EHStd	350–425cm	14–16cm	6 –
SORAR	Sorbus aria	Whitebeam	HStd	350–400cm	12–14cm	5 –
SORLUTA	Sorbus aria 'Lutescens'	Whitebeam	HStd	300–400cm	12–14cm	8 –
SORARLU	Sorbus aria 'Lutescens'	Whitebeam	EHStd	350–425cm	14–16cm	7 –
SORAU	Sorbus aucuparia	European mountain ash	HStd	350–400cm	12–14cm	3 –
SOAU	Sorbus aucuparia	European mountain ash	EHStd	350–425cm	14–16cm	7 –
SORTO	Sorbus torminalis	Wild Service Tree	Std	200–300cm	8–10cm	4 –
TILCO	Tilia cordata	Littleleaf linden	HStd	350–400cm	12–14cm	5 –
TICO	Tilia cordata	Littleleaf linden	Std	200–300cm	8–10cm	6 –
TILCOGR	Tilia cordata 'Green Spire'	Green Spire Lime	EHStd	350–425cm	14–16cm	1 –
						Total :140 –

PROPOSED SPECIMEN SHRUBS & CLIMBERS

ABBR	SPECIES	SUPPLY	HEIGHT (CM)	HABIT	CENTRES	QTY (No.)
PHOFRRER	Photinia fraseri 'Red Robin'	35L	175–200cm	3/4 Std	Counted	13 –
PHOJE	Phormium 'Jester'	15L	80–100cm	Triple Crown	Counted	4 –

PROPOSED CLIMBING PLANTS

ABBR	SPECIES	SUPPLY	HEIGHT (CM)	HABIT	CENTRES	QTY (No.)
JAOF	Jasminum officinale	25L	180cm	On trellis	Counted	2 –

PROPOSED HEDGEROWS

ABBR	SPECIES	SUPPLY	HEIGHT (CM)	HABIT	CENTRES (M)	QTY (No.)
ELAEB	Elaeagnus x ebbingei	5L	60–80cm	Bushy	0.5Ctr	359 –
LIGOV	Ligustrum ovalifolium	5L	40–60cm	Bushy	0.5Ctr	685 –
PRULAOL	Prunus laurocerasus 'Otto Luyken'	5L	40–60cm	Bushy	0.5Ctr	263 –

PROPOSED INDIVIDUAL SHRUBS

ABBR	SPECIES	SUPPLY	HEIGHT (CM)	HABIT	CENTRES (M)	QTY (No.)
HEBALRE	Hebe albicans 'Red Edge'	5L	30–40cm	Bushy	0.65Ctr	8 –
HEBMW	Hebe 'Mrs Winder'	5L	30–40cm	Bushy	0.65Ctr	96 –
MAHAQAP	Mahonia aquifolium 'Apollo'	5L	30–40cm	Bushy	0.7Ctr	8 –

PROPOSED ORNAMENTAL SHRUB MIXES

MIX NAME	ABBR	SPECIES	SUPPLY	HEIGHT (CM)	HABIT	CENTRES (M)	QTY (No.)	PLANT TO FRONT
LARGE ORN MIX 5L	AUCJA	Aucuba japonica	5L	40–60cm	Bushy	0.7Ctr	28 –	
LARGE ORN MIX 5L	CORALE	Cornus alba 'Elegantissima'	3L	60–80cm	Branched	0.7Ctr	28 –	
LARGE ORN MIX 5L	ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40–60cm	Bushy	0.7Ctr	33 –	
LARGE ORN MIX 5L	FATJA	Fatsia japonica	5L	40–60cm	Bushy	0.7Ctr	28 –	
LARGE ORN MIX 5L	PHOFRRER	Photinia x fraseri 'Red Robin'	5L	40–60cm	Bushy	0.7Ctr	33 –	
LARGE ORN MIX 5L	PRULU	Prunus lusitanica	5L	40–60cm	Bushy	0.7Ctr	28 –	
LARGE PLAY AREA MIX	CORALE	Cornus alba 'Elegantissima'	3L	60–80cm	Branched	0.7Ctr	42 –	
LARGE PLAY AREA MIX	ESCAB	Escallonia 'Apple Blossom'	3L	30–40cm	Bushy	0.7Ctr	42 –	
LARGE PLAY AREA MIX	FATJA	Fatsia japonica	3L	30–40cm	Bushy	0.7Ctr	42 –	
LARGE PLAY AREA MIX	PHOFRRER	Photinia x fraseri 'Red Robin'	5L	40–60cm	Bushy	0.7Ctr	42 –	
PARKING MIX D	CEATHR	Ceanothus thyrsiflorus repens	10L	40–60cm	Bushy	0.7Ctr	35 –	
PARKING MIX D	HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30–40cm	Bushy	0.7Ctr	35 –	
PARKING MIX D	LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30–40cm	Bushy	0.7Ctr	35 –	
PARKING MIX D	LONNIMG	Lonicera nitida 'May Green'	10L	40–60cm	Bushy	0.7Ctr	35 –	
PARKING MIX E	BRASU	Brachyglottis 'Sunshine'	10L	40–60cm	Bushy	0.7Ctr	35 –	
PARKING MIX E	CEATHR	Ceanothus thyrsiflorus repens	10L	40–60cm	Bushy	0.7Ctr	35 –	Yes
PARKING MIX E	HEBALRE	Hebe albicans 'Red Edge'	10L	30–40cm	Bushy	0.7Ctr	35 –	Yes
PARKING MIX E	PRULAZA	Prunus laurocerasus 'Zabeliana'	10L	60–80cm	Bushy	0.7Ctr	35 –	
PARKING MIX E	VIBDA	Viburnum davidii	10L	40–60cm	Bushy	0.7Ctr	35 –	
PLOT E&W MIX A 5L	CHOTES	Choisya ternata 'Sundance'	5L	40–60cm	Bushy	0.7Ctr	48 –	
PLOT E&W MIX A 5L	ELAEB	Elaeagnus ebbingei	5L	60–80cm	Bushy	0.7Ctr	48 –	
PLOT E&W MIX A 5L	HEBALRE	Hebe albicans 'Red Edge'	5L	30–40cm	Bushy	0.7Ctr	48 –	Yes
PLOT E&W MIX A 5L	LONNIMG	Lonicera nitida 'May Green'	5L	40–60cm	Bushy	0.7Ctr	48 –	Yes
PLOT E&W MIX A 5L	PHODA	Phormium 'Dazzler'	5L	40–60cm	Full pot	0.7Ctr	48 –	
PLOT N MIX A 5L	CHOAP	Choisya 'Aztec Pearl'	5L	40–60cm	Bushy	0.7Ctr	26 –	
PLOT N MIX A 5L	FATJA	Fatsia japonica	5L	40–60cm	Bushy	0.7Ctr	26 –	
PLOT N MIX A 5L	LONNIBG	Lonicera nitida 'Baggesen's Gold'	5L	40–60cm	Bushy	0.7Ctr	26 –	
PLOT N MIX A 5L	MAHAQAP	Mahonia aquifolium 'Apollo'	5L	30–40cm	Bushy	0.7Ctr	26 –	Yes
PLOT N MIX A 5L	SKIJARU	Skimmia japonica 'Rubella'	5L	40–60cm	Bushy	0.7Ctr	26 –	Yes
PLOT S MIX A 5L	CHOTES	Choisya ternata 'Sundance'	5L	40–60cm	Bushy	0.7Ctr	34 –	
PLOT S MIX A 5L	CISSP	Cistus 'Silver Pink'	5L	30–40cm	Bushy	0.7Ctr	34 –	Yes
PLOT S MIX A 5L	HEBPIS	Hebe pinguifolia 'Sutherlandii'	5L	30–40cm	Bushy	0.7Ctr	34 –	Yes
PLOT S MIX A 5L	PITTETT	Pittosporum tenuifolium 'Tom Thumb'	5L	30–40cm	Bushy	0.7Ctr	34 –	
PLOT S MIX A 5L	ROSOF	Rosmarinus officinalis	5L	40–60cm	Bushy	0.7Ctr	34 –	

PROPOSED NATIVE MIXED HEDGEROWS / INFILL MIXES

MIX NAME	ABBR	SPECIES	SUPPLY	HEIGHT (CM)	CENTRES (M)	MIX %	QTY (No.)
NATIVE HEDGEROW MIX CC	ACECAM	Acer campestre	T1+1	60–80cm	0.3Ctr Double Staggered at 0.25m offset	10%	109 –
NATIVE HEDGEROW MIX CC	CORAV	Corylus avellana	T1+1	60–80cm	0.3Ctr Double Staggered at 0.25m offset	10%	109 –
NATIVE HEDGEROW MIX CC	CRAMON	Crataegus monogyna	T1+1	60–80cm	0.3Ctr Double Staggered at 0.25m offset	50%	542 –
NATIVE HEDGEROW MIX CC	LIGVU	Ligustrum vulgare	T1+1	60–80cm	0.3Ctr Double Staggered at 0.25m offset	5%	55 –
NATIVE HEDGEROW MIX CC	PRUSP	Prunus spinosa	T1+1	60–80cm	0.3Ctr Double Staggered at 0.25m offset	10%	109 –
NATIVE HEDGEROW MIX CC	VIBLA	Viburnum lantana	T1+1	60–80cm	0.3Ctr Double Staggered at 0.25m offset	10%	109 –
NATIVE HEDGEROW MIX CC	VIBOP	Viburnum opulus	T1+1	60–80cm	0.3Ctr Double Staggered at 0.25m offset	5%	55 –

PROPOSED NATIVE SHRUB MIXES

MIX NAME	ABBR	SPECIES	SUPPLY	HEIGHT (CM)	HABIT	CENTRES (M)	MIX %	QTY (No.)
NATIVE SHRUB MIX A	CORAV	Corylus avellana	T1+1	60–80cm	Transplant	1Ctr	20%	133 –
NATIVE SHRUB MIX A	CRAMON	Crataegus monogyna	T1+1	60–80cm	Transplant	1Ctr	35%	231 –
NATIVE SHRUB MIX A	ILEAQ	Ilex aquifolium	2L	60–80cm	Bushy	1Ctr	15%	100 –
NATIVE SHRUB MIX A	PRUSP	Prunus spinosa	T1+1	60–80cm	Transplant	1Ctr	15%	100 –
NATIVE SHRUB MIX A	ROSCA	Rosa canina	T1+1	60–80cm	Transplant	1Ctr	5%	35 –
NATIVE SHRUB MIX A	VIBOP	Viburnum opulus	T1+1	60–80cm	Transplant	1Ctr	10%	68 –
NATIVE SHRUB MIX EE	CORAV	Corylus avellana	T1+1	60–80cm	Transplant	3/m²	15%	283 –
NATIVE SHRUB MIX EE	CORSA	Cornus sanguinea	T1+1	60–80cm	Transplant	3/m²	20%	376 –
NATIVE SHRUB MIX EE	LIGVU	Ligustrum vulgare	T1+1	60–80cm	Transplant	3/m²	15%	283 –
NATIVE SHRUB MIX EE	PRUSP	Prunus spinosa	T1+1	60–80cm	Transplant	3/m²	15%	283 –
NATIVE SHRUB MIX EE	RHACA	Rhamnus cathartica	T1+1	60–80cm	Transplant	3/m²	15%	283 –
NATIVE SHRUB MIX EE	VIBLA	Viburnum lantana	T1+1	60–80cm	Transplant	3/m²	10%	190 –
NATIVE SHRUB MIX EE	VIBOP	Viburnum opulus	T1+1	60–80cm	Transplant	3/m²	10%	190 –

PROPOSED BULBS

MIX NAME	ABBR	SPECIES	COMMON NAME	HABIT	CENTRES (M)	MIX %	AREA	QTY (No.)
BULB MIX A	CROGY	Crocus 'Golden Yellow'	Dutch Crocus	Bulb	30/m²	16.6%	14.0317m²	423 –
BULB MIX A	CROJDA	Crocus 'Jeanne D' Arc'	Dutch Crocus	Bulb	30/m²	16.6%	14.0317m²	423 –
BULB MIX A	CROQB	Crocus 'Queen of the Blues'	Dutch Crocus	Bulb	30/m²	16.8%	14.2007m²	428 –
BULB MIX A	NARCA	Narcissus 'Canaliculatus'	Dwarf Daffodils	Bulb	30/m²	16.8%	14.2007m²	428 –
BULB MIX A	NARFG	Narcissus 'February Gold'	Dwarf Daffodil	Bulb	30/m²	16.6%	14.0317m²	423 –
BULB MIX A	NARJF	Narcissus 'Jet Fire'	Dwarf Daffodil	Bulb	30/m²	16.6%	14.0317m²	423 –
							Total :84.5282m²	

PROPOSED LAWN TURF (or similar approved)

MIX NAME	SEED MIX SUPPLIER	AREA
Medalion Turf	Rolawn Limited	1342.9447m²

PROPOSED AMENITY SEED MIX (or similar approved)

MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
A22 (Low Maintenance) Amenity	Germinal GB Limited	1791.6131m²	50g/m²

PROPOSED WILDFLOWER MEADOW (or similar approved)

MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
EM3 – Special Gen. Purpose Meadow	Emorsgate Seeds	2303.7715m²	4g/m²

PROPOSED WETLAND WILDFLOWER MEADOW (or similar approved)

MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
EM8 – Meadow Mix for Wetlands	Emorsgate Seeds	2093.2347m²	4g/m²

MARGINAL PLANTING TO ATTENUATION BASIN

Random planting of the following marginal mix with the attenuation basin.

Species mix 1:

Caltha palustris (20%)
Filipendula ulmaria (15%)
Iris pseudacorus (15%)
Juncus effusus (15%)
Potentilla palustris (15%)
Sagittaria sagittifolia (20%)

Plug plants, 195cc min. Planted at 25 per sqm.

Species mix 2:

Carex pendula
Carex riparia
Eriophorum angustifolium
Lythrum salicaria

1L pots, planted at 10 per sqm.

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer. Tree planting implementation and maintenance to conform to BS 8545:2014 Trees 'From Nursery to Independence in the Landscape'.

If the formation level is compacted it should be ripped through before topsoiling.
Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation

Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75gm/m2 and Tree Planting and Mulching Compost at the rate of 20litres/m2 are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting

Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well firmed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas,ensuring groundcover plants are not buried

2.3 Maintenance

The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

The site is to be visited monthly throughout the year to undertake the following operations.
Weed clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment.
Litter clearance: All litter is to be removed from planting beds.
Watering: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.
Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.
Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens..

3.0 NATIVE SHRUB PLANTING

3.1. Ground Preparation

The extent of the planting area shall be set out using 38x38x1200mm timber stakes at each change in direction and at a maximum of 50m intervals.

Either : for notch planting
All herbaceous material within the proposed planting area shall be sprayed out using an approved herbicide at least two weeks before planting and the ground shall be cultivated to a depth of 150mm.
or : for pit planting
A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.

3.2 Planting

All bare rooted stock is to be root dipped in water retaining polymer. Proposed planting is to be planted on an informal grid. To avoid straight lines each planting station can be moved by up to 300mm in any direction.

Either a for shelters or b for rabbit fence
a. All stock to be protected from rabbit damage using approved proprietory tree and shrub shelters, 900mm and 600mm high respectively, secured with stakes and ties as advised by the manufacturer.
b. All stock to be protected from rabbit damage by 900mm high rabbit fencing erected in accordance with the manufacturers recommendations.

3.3 Maintenance

Using approved herbicides a 900mm diameter circle centered on each planting station shall be kept weed free throughout the maintenance period.

Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these during the following planting season.

4.0 GRASS

4.1 Preparation

The area to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m2.

4.2 Turf

Turfing operations shall be in accordance with BS 4428.

Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

4.3 Seeding

Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m2. After sowing the contractor shall lightly rake the seed into intimate contact with the soil. All seed mixes to be specified in accordance with those set out in the approved management plan.

4.4 Initial cut

When newly seeded areas reach 50mm they should be cut back to a height of 30mm and then cut twice annually in early Spring and late Summer. All arisings shall be removed or spread evenly across grassland. Any bare patches shall be made good at this time.

5.0 TOPSOIL

5.1 Existing Topsoil

Pre-planting herbicide application:-
Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2002 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.

Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilize with 100g per metre square of Vitax "Nutricote 180" slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, fork over thoroughly or machine rotavate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of tree stems or 3 metres of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

5.2 Imported Topsoil

Any imported topsoil for making up ground, shall conform to BS:3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less 20% clay.

6.0 WILDFLOWER AND GRASSLAND MIX

6.1 Preparation

Grass seed mixtures to be sourced from certified local provenance seed stock. Ground surface will be cleared of weed growth either removed by hand or through the application of an approved Glyphosate based herbicide (all herbicides should only be handled by certified users and in accordance with the COSHH Regulations 2002). The ground will them be ploughed and raked to produce a medium tilth with debris and stones over 25mm diameter reomved. The surface shall be raked to smooth flowing contours with a fine to medium tilth.

6.2 Seeding

Meadow and wildflower seed mixes shall be sown in either August -September or March -April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 4 or 5 g/m2, according to supplier's recommendations. After sowing the contractor shall roll the seed into intimate contact with the soil with a ribbed Cambridge roller.

6.3 First year maintenance

All litter should be removed from areas prior to mowing. The following procedures should not be undertaken in adverse weather conditions or if ground conditions prevent the use of machinery without damage to the ground surface. Mow regularly throughout the first year of establishment to encourage basal growth and reduce weed competition. All arisings shall be removed or deposited in an area designated by the Contracts Manager. Any bare patches shall be made good at this time.

6.4 Second and subsequent year maintenance

Management of subsequent years comprises a single Autumn cut in September or October to allow plants to set seed. Arisings shall be left for a minimum of 24 hours and a maximum of 7 days before being removed or relocated to an area identified by the Contracts Manager.

NOTES

All trees, feature shrubs, climbers, shrubs and hedgerows to be planted in accordance with the implementation and maintenance guidelines. All landscape proposals must be referred to by the Structural Engineer during foundation design. No tree, feature shrub, climber, shrub and hedgerow species, size or location should be altered without prior approval from the Landscape Architect.

- Individual shrub/herbaceous/grass species to be planted in groups of 3-7.
- Individual species within ornamental shrub mixes to be planted in groups of 5-9.
- Lower growing species within ornamental shrub mixes to be planted at the front of the shrub bed (as indicated).
- Individual bulbs species to alternate every 2 linear metres.
- Native hedgerow shrubs to be supplied as bareroot stock unless stated.
- Hedgerow shrubs to be planted within a 80cm wide bed and mulched.
- Any native hedgerow shrubs to be planted on a double staggered row, 250mm apart with no less than 6 per linear metre within a 50cm wide bed in accordance with implementation and maintenance guidelines. Any feathered stock is to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. If feathered hedgerow stock is proposed, shrubs are to be attached to a double line support (one for feathered stock at 1m high and one for transplant stock at 60cm high) fence using an approved clip tie and cut back to 1.2m in height at time of planting.
- Pond marginal planting to be sourced from certified local provenance plant stock.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

H- (19/02/2024 SL) Updated to LPA comments.
G- (17/01/2024 AP) Updated to LPA comments.
F- (07/12/2023 AP) Tree planting updated.
E- (01/11/2023 SL) Updated to Boundary Treatment Plan.
D- (10/05/2023 AP) Updated to client comment.
C- (09/05/2023 AP) Updated to client comment.
B- (14/04/2023 AP) Inclusion of northern pos landscape plan design and VE exercise.
A- (04/01/2023 AP) Co-ordination with AIA tree retention and removal and the northern pos landscape plan.

Revisions:
First Issue- 14/04/2022 SL

NORTH

Garden Centre, High Street,
Codicote

Detailed Landscape Proposal

Drawing Ref: **P22-0802_01-H**
Client: **Taylor Wimpey North Thames**

Date : 12/04/2022
Drawn by : SL/JZA
Checked by : AP
Scale : 1 : 250 @ A0

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