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BULBS

Quantity	ID	Latin Name
229	Hya non	Hyacinthoides non-scripta
155	Gal niv	Galanthus nivalis
71	Nar psd	Narcissus native
455		Plant at 1 5p/m2

SEED

Common Name	Rate
Pictorial Meadows Native mix	2g/m2

HEDGE

Quantity	ID	Latin Name	Scheduled Size	Height
True	Ile aqi	Ilex aquifolium 10	10L	120-150
True	Pru spn	Prunus spinosa 10	10L	120-150
True	FaG Syl	Fagus sylvatica hedge	10L	80-100
True	Vib tin	Viburnum tinus Eve Price	10L	40-60
True	Vib opu	Viburnum opulus 10	10L	80-100
True	Lon nit	Lonicera nitida	10L	40-60
True	Cor sng	Cornus sanguinea 10	10L	120-150
True	Crat mon	Crataegus monogyna 10	10L	120-150
8		Plant at 4p/m for clipped frontages and for Native mixed hedge boundaries 3/m		

SHRUBS & PERENNIALS

Quantity	ID	Latin Name	Scheduled Size	Height
2804	31	31	31	31
62	Pru lus	Prunus lusitanica	3L	20-30
143	Euo Gol	Euonymus fortunei 'Emerald 'n Gold'	3L	20-30
399	Lav Hid	Lavandula angustifolia 'Hidcote'	3L	30-40
98	Alc mols	Alchemilla mollis	3L	20-30
203	Ger Mac	Geranium macrorrhizum 'Album'	3L	20-30
18	Cor Mfre	Cornus alba Midwinter Fire	5L	40-60
358	Heb rak	Hebe rakaiensis	3L	20-30
26	Cea Bmo	Ceanothus x Blue mound	3L	20-30
56	Pru Zab	Prunus laurocerasus 'Zabeliana'	3L	30-40
171	Heb red	Hebe albicans 'Red Edge'	3L	20-30
98	Ela Mac	Elaeagnus pungens Maculata	3L	20-30
200	Bra Sun	brachyglottis sunshine	3L	20-30
12	Vib div	Viburnum davidii	5L	30-40
66	Euo sil	Euonymus fortunei silver queen	3L	20-30
156	Cor Ele	Cornus alba 'Elegantissima'	5L	40-60
30	Cor max	Corylus maxima 'Purpurea'	5L	20-30
31	Ame lam	Amelanchier lamarckii	5L	40-60
98	LuSy	Luzula sylavtica	3L	30-40
104	Ber nan	Berberis thunbergii 'Atropurpurea Nana '	3L	20-30
34	Mah Cha	Mahonia x media 'Charity'	3L	30-40
27	Pho red	Photinia x fraseri 'Red Robin'	3L	30-40
233	Pru Ott	Prunus laurocerasus 'Otto Luyken'	3L	30-40
41	Cor san	Cornus sanguinea	5L	30-40
3	Ber Ott	Berberis Ottawensis	3L	20-30
26	Hyp mos	Hypericum x moseranum	3L	20-30
18	Spi Bum	Spiraea x bumalda 'Goldflame'	3L	30-40
34	Spi awa	Spiraea x bumalda 'Anthony Waterer'	3L	30-40
19	Heb Pin	Hebe pinguifolia pagel	3L	20-30
7	Ger MacP	Geranium macrorrhizum	3L	20-30
11	Per aff	Persicaria affinis Darjeeling red	3L	10-20
22	Epi Fro	Epimedium x perralchicum 'Frohnleiten'	3L	10-20
2804		PLant at 4/m2 unless stated otherwise		

TREES

Quantity	ID	Latin Name	Scheduled Size	Height
3	BeP	Betula pendula	12 -14	Hvy Std
5	Sor AucS	Sorbus aucuparia Streetwise	12-14	Hvy Std
6	Mal tri	Malus trilobata	12-14	Hvy Std
9	PyCa	Pyrus calleryana	12-14	Hvy Std
4	PrCe	Prunus cerasifera	12-14	Hvy Std
4	Pr SuB	Prunus Sunset Boulevard	12-14	Hvy Std
4	SoMa	Sorbus aria majestica	12-14	Hvy Std
13	QuRo	Quercus robur	12-14	Hvy Std
4	BeMu	Betula pendula multi stem	12 -14	Hvy Std
1	Pru Avi	Prunus avium	12-14	Hvy Std
53		All trees root balled		

***NOTE TREE TAG NOS IN RED ARE TAKEN FROM SURVEY CW /7019-P-TC 2611.13

Trees
All trees to be planted in separate pits a minimum of 1m x 1m.

Trees to be backfilled with topsoil: tree planting compost 1:6 volume. All plant material to comply with BS 3936-4:2007, be obtained from a nursery certified by the HTA and transported to the site in accordance with HTA Plant Handling Guide 1996. All trees to be planted to the original root collar and all trees not secured with an underground guying system should be single staked at 45 degrees to perpendicular. Secured with a tie and spacer at a height not exceeding 1/3 of the tree height.
All whips and hedging to be planted with spiral guards and supports.

All soft landscaping works to be carried out in accordance with BS4428:1989.

Topsoil
To be supplied and spread by the main contractor to the approval of the landscape contractor, in accordance with Bs3882:2015 To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8. Not more than slightly stony and free from pernicious weeds. Subsoil to be well broken up prior to top soiling to relieve compaction. Topsoil depths should be areas of ornamental shrub planting 450 mm.

Cultivation
Weeds to be prevented from seeding or becoming established. Compacted soil to be broken up to a depth of 100mm with any stones, grass tuffs or rubbish larger than 50mm in any direction removed, leaving a regular even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all shrub planted beds.

Soil ameliorant
Spent mushroom compost containing only well rotted manure to be spread over ornamental / shrub beds (not the meadow) @ 50mm deep prior to cultivation.

Shrub planting
All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread have the base ground thoroughly broken up before planting and backfilled with compost. Where numbers allow plant in groups of 3 - 5.

Mulch
50mm depth 8 - 35mm ornamental bark mulch to be supplied and spread to all shrub planting areas.

Maintenance

All planting areas to be maintained to a high standard for 5 years after practical completion to ensure the landscape scheme is successful and discourage decline of the site. The first twelve months of the scheme is to be provided by the Contractor.

The site is to be visited at a minimum once per month. For the twelve months . Any defects or plant losses to be occurring in the first twelve months to be replaced at the contractor's expense. Similarly within the remianing four year plants defects, diseased or damaged material should be replaced like for like.

All planting beds to be re firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of much is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned and divided at the appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed.

Hedges should be maintained to a height in maturity of 1.5m, annual cutting in August should retain foliage for winter.

Trees should have clear stems to a minimum of 2m. Prune trees and shrubs as required to promote healthy growth and natural shape. Remove dead, dying, diseased wood and suckers. When pruning trees favour a single central shoot Watering of trees should be sufficient for them to thrive eg 125 litres per week)

The Meadow planted area will require two cuts per year

You are looking to cut the sward twice in year 1 . The easiest method is to use a mower set on the highest cutting. The first time needs to be late spring when the growth gets to around 6 inches.

Second cut is around mid summer using the same system.

In Year 2, late February you should cut and rake the meadow again.

Annual Management

The meadow strip will only require one cut per year after year one.

KEY:

SOFTWORKS
- Turfed front and rears
- Shrub Areas
- Native bulb planting
- Native Perennial meadow area
- Clipped hedge to frontages
- Native hedge mix to boundaries
- Existing tree planting to remain, with cleared woodland understorey
- Existing tree RPA's

HARDWORKS
- New heavy standard trees
- Area of no dig surfaces to protect tree RPA 15.8% T15
- No dig pedestrian access path

BOUNDARY TREATMENT
- 1800mm Closed Board Fence (timber posts)
- 1500mm Closed Board Fence (timber posts)
- 1100mm post and four rail timber fence
- 1800mm Screen wall
- Retaining wall See engineers details

IN SITU BAT BOXES
- In situ cavity bat boxes type Schwegler 1FR woodcrete fitted not above doors or windows. Note must be at soffit level. Locate away from street lighting to avoid light spill

REV	BY	DATE	REV
Changed boundary trees, removed southern hedge and updated min heights for hedging in line with tree and case officer comments	EM	29.09.16	L
Changed southern boundary planting to satisfy arb officer comments 27.9.16	EM	27.09.16	K
Southern boudnary changes to MR sketch	EM	19.09.16	J
Removed 1500cb fence / knee rail to southern boundary added 1100mm fence.	EM	19.09.16	I
Garages to Plots 46 and 47 moved forward	EM	08.09.16	H
Update all landscaping and schedules to conform with Rev R Rev S model updates below	EM	07.09.16	G
Plot 9 parking repositioned with adjacent turning facility. Visitor parking relocated. Plot 43 and garage reconfigured. All in line with Case Officer comments.	EM	07.09.16	G
Plots 6 -29 repositioned, all parking to these plots reviewed to increase landscaping. Visitor parking relocated. Plot 42 flipped to aid with turning facility to plot 43.			
Consolidated tree data added protective fencing. Added further hedge to frontage and changed tree species in line with officers comments. Modified planting to frontages 6-8, 44-47	EM	23.8.16	F
Added bat boxes in line with EC001 report recommendations	EM	2.8.16	E
Updated to 001revP, also added further trees to southern boundary and updated planting schedules	EM	26.7.16	D
Update to Rev L, changed extents of rear paving, added bin stores, paving rear to buff , keyblock to charcoal	EM	15.6.16	C
Removed rear doors from detached garages units 40 and 39. Added paving to rear of 45 and 31	EM	16.5.16	B
Removed doors to garages , side footpaths. Added additional rear paving	EM	13.5.16	A

BY EM	CHKD	DATE 11.11.15	
DWG NO 1531015_LS001	CLIENT LOVELL	REV L	
TITLE SOFT LANDSCAPE PLAN		SCALE 1:250 @ A0	

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