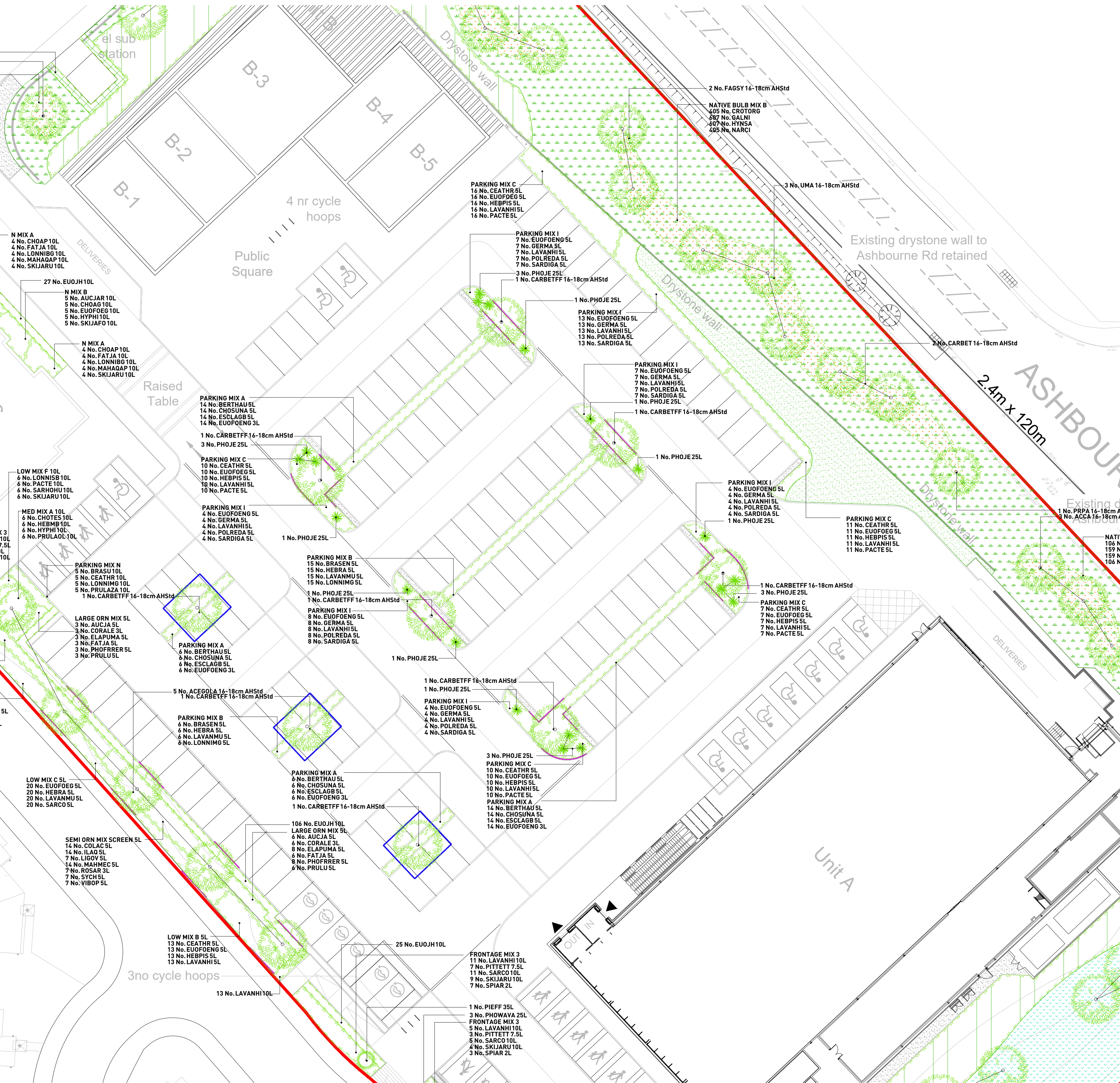




NOTES

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/hedgerow/ornamental species to be planted in groups of 3-9.

Individual species with ornamental shrub mixes to be planted in groups of 3-9.

Lower growing species with ornamental shrub mixes to be planted at the foot of the shrub bed (as indicated).

Individual bulb species to alternate every 2 linear metres.

New hedgerow shrubs to be supplied as bare root unless stated.

Hedgerow shrubs to be planted within a 30cm 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 hedgerow stock to have a upright central stem furnished with evenly spread and balanced lateral growth the full length of the stem. If hedgerow hedgerow stock is proposed, shrubs are to be attached to a double line support for hedgerow stock to be high and low for transplant stock at 50cm high fence using an approved clip and cut back to 1.2m in height at time of planting.

Plant material to be sourced from certified local provenance plant stock.

Sowing 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 Architect's 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 planter should be adjusted if necessary to accommodate the required 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.

KEY

- Site boundary
- Soft Landscape Proposals
- Gravel margin

- Extend of underground tree pit
- Root barriers

- Refer to Typical Tree Pit Details for information.
- Root barriers to hard surfaces within 3m of tree planting. ReRoot 1000 as supplied by Green Urban or similar approved. Exact location and specification subject to reviewed by drainage engineer and to be agreed with the site engineer.

SHEET LOCATION PLAN

NTS

Soft landscape proposals to the nursery and retail units to the north of the site to be reviewed against building layout once available.

PLANT SCHEDULE

PROPOSED TREES	ABBR	SPECIES	COMMON NAME	SUPPLY HEIGHT (CM)	GIRTH	QTY (No.)
ACCA	Acer	campestre	Common Maple	AHStd	400-450cm 16-18cm	12
AC	Acer	compestre	Common Maple	AHStd	400-450cm 16-18cm	3
ACCA	Acer	campestre	Common Maple	SSd	250-350cm 10-12cm	3
ACEGOLA	Acer	platanoides 'Princeton Gold'	Norway Maple 'Princeton Gold'	AHStd	400-450cm 16-18cm	5
ACEPS	Acer	pseudoplatanus	Sycamore	SSd	250-350cm 10-12cm	3
ACEPS	Acer	pseudoplatanus	Sycamore	AHStd	400-450cm 16-18cm	1
CARBET	Carpinus	betulus	Common Hornbeam	AHStd	400-450cm 16-18cm	2
CARBETFF	Carpinus	betulus 'Frans Fontaine'	Hornbeam 'Frans Fontaine'	AHStd	400-450cm 16-18cm	9
FAGSY	Fagus	sylvatica	Common Beech	AHStd	400-450cm 16-18cm	5
PRPA	Prunus	padus	Bird Cherry	AHStd	400-450cm 16-18cm	1
SOAU	Sorbus	aucuparia	European mountain ash	SSd	250-350cm 10-12cm	6
UMA	Ulmus	'Morton' ACCOLADE	Elm	SM	400-500cm 16-20cm	2
UMA	Ulmus	'Morton' ACCOLADE	Elm	AHStd	400-450cm 16-18cm	3

PROPOSED SPECIMEN SHRUBS	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES	QTY (No.)
PHOJE	Phormium	'Jester'	25L	100-125cm Triple Crown	Counted	20
PHOWAVA	Phormium	'Yellow Wave'	25L	80-100cm Triple Crown	Counted	9
PIEFF	Pieris	'Forest Flame'	35L	100-125cm Bushy	Counted	2

PROPOSED HEDGEROWS	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	QTY (No.)
ELABGE	Elaeagnus	x ebbingei 'Gilt Edge'	10L	60-80cm Bushy 0.5Ctr	514	—
EUGHA	Eucynymus	'Jean Hughes'	10L	40-60cm Bushy 0.5Ctr	218	—
ILEAQ	Ilex	aquifolium	3L	60-80cm Bushy 0.5Ctr	37	—

PROPOSED INDIVIDUAL SHRUBS	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	QTY (No.)
LAVANH	Lavandula	angustifolia 'Hidcote'	10L	30-40cm Bushy 0.6Ctr	13	—

PROPOSED ORNAMENTAL SHRUB MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	QTY (No.)	PLANT TO FRONT
FRONTAGE MIX 3	LAVANH	Lavandula angustifolia 'Hidcote'	10L	30-40cm Bushy	0.7Ctr	26	—	
FRONTAGE MIX 3	PITTETT	Pittosporum tenuifolium 'Tom Thumb'	7.5L	30-40cm Bushy	0.7Ctr	16	—	
FRONTAGE MIX 3	SARCO	Sarcococca confusa	10L	30-40cm Bushy	0.7Ctr	26	—	
FRONTAGE MIX 3	SKIJARU	Skimmia japonica 'Rubella'	10L	30-40cm Bushy	0.7Ctr	21	—	
FRONTAGE MIX 3	SPAR	Stipa arundinacea	2L	Full pot	0.7Ctr	16	—	
LARGE ORN MIX 5L	AUCJA	Aucuba japonica	5L	40-60cm Bushy	0.7Ctr	14	—	
LARGE ORN MIX 5L	CORALE	Cornus alba 'Elegantissima'	3L	60-80cm Branched	0.7Ctr	14	—	
LARGE ORN MIX 5L	CORALE	Cornus alba 'Elegantissima'	3L	60-80cm Branched	0.7Ctr	8	—	
LARGE ORN MIX 5L	ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40-60cm Bushy	0.75Ctr	10	—	
LARGE ORN MIX 5L	ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40-60cm Bushy	0.7Ctr	10	—	
LARGE ORN MIX 5L	FATJA	Fatsia japonica	5L	40-60cm Bushy	0.75Ctr	14	—	
LARGE ORN MIX 5L	FATJA	Fatsia japonica	5L	40-60cm Bushy	0.7Ctr	8	—	
LARGE ORN MIX 5L	PHOFFRR	Photinia x fraseri 'Red Robin'	5L	40-60cm Bushy	0.75Ctr	17	—	
LARGE ORN MIX 5L	PHOFFRR	Photinia x fraseri 'Red Robin'	5L	40-60cm Bushy	0.7Ctr	10	—	
LARGE ORN MIX 5L	PRULU	Prunus lusitanica	5L	40-60cm Bushy	0.75Ctr	14	—	
LARGE ORN MIX 5L	PRULU	Prunus lusitanica	5L	40-60cm Bushy	0.7Ctr	8	—	
LOW MIX B 5L	CEATHR	Ceanothus thyrsiflorus repens	5L	30-40cm Bushy	0.7Ctr	83	—	
LOW MIX B 5L	EUOFOENG	Eunymus fortunei 'Emerald n' Gold'	5L	30-40cm Bushy	0.7Ctr	83	—	
LOW MIX B 5L	HEBPS	Hebe pinguifolia 'Sutherlandii'	5L	30-40cm Bushy	0.7Ctr	83	—	
LOW MIX B 5L	LAVANH	Lavandula angustifolia 'Hidcote'	5L	30-40cm Bushy	0.7Ctr	83	—	
LOW MIX C 5L	EUOFOEG	Eunymus fortunei 'Emerald Gaiety'	5L	30-40cm Bushy	0.7Ctr	47	—	Yes
LOW MIX C 5L	HEBRA	Hebe rakaiensis	5L	30-40cm Bushy	0.7Ctr	47	—	Yes
LOW MIX C 5L	LAVANMU	Lavandula angustifolia 'Munstead'	5L	30-40cm Bushy	0.7Ctr	47	—	Yes
LOW MIX C 5L	SARCO	Sarcococca confusa	5L	30-40cm Bushy	0.7Ctr	47	—	Yes
LOW MIX F 10L	LOANUB	Loniceria nitida 'Silver Beauty'	10L	60-80cm Bushy	0.7Ctr	6	—	
LOW MIX F 10L	PACTE	Pachysandra terminalis	10L	40-60cm Bushy	0.7Ctr	6	—	
LOW MIX F 10L	SARHOU	Sarcococca hookeriana humilis	10L	40-60cm Bushy	0.7Ctr	6	—	
LOW MIX F 10L	SKIJARU	Skimmia japonica 'Rubella'	10L	60-80cm Bushy	0.7Ctr	6	—	
MED MIX A 10L	CHOTES	Choiysia ternata 'Sundance'	10L	40-60cm Bushy	0.7Ctr	6	—	
MED MIX A 10L	HEBMA	Hebe 'Midsummer Beauty'	10L	30-40cm Bushy	0.7Ctr	6	—	
MED MIX A 10L	HYPHI	Hypericum 'Hidcote'	10L	40-60cm Bushy	0.7Ctr	6	—	
MED MIX A 10L	PRULAU	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm Bushy	0.7Ctr	6	—	
N MIX A	CHOA	Choiysia 'Aztac Pearl'	10L	40-60cm Bushy	0.7Ctr	8	—	
N MIX A	FATJA	Fatsia japonica	10L	60-80cm Bushy	0.7Ctr	8	—	
N MIX A	LOANUB	Loniceria nitida 'Baggesen's Gold'	10L	40-60cm Bushy	0.7Ctr	8	—	
N MIX A	MAHAQAP	Mahonia aquifolium 'Apollo'	10L	30-40cm Bushy	0.7Ctr	8	—	Yes
N MIX A	SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm Bushy	0.7Ctr	8	—	Yes
N MIX B	AUCJAR	Aucuba japonica 'Rozanne'	10L	40-60cm Bushy	0.7Ctr	5	—	
N MIX B	CHOA	Choiysia 'Aztac Gold'	10L	40-60cm Bushy	0.7Ctr	5	—	
N MIX B	EUOFOEG	Eunymus fortunei 'Emerald Gaiety'	10L	30-40cm Bushy	0.7Ctr	5	—	Yes
N MIX B	HYPHI	Hypericum 'Hidcote'	10L	40-60cm Bushy	0.7Ctr	5	—	
N MIX B	SKIJARO	Skimmia japonica 'Foremanii'	10L	40-60cm Bushy	0.7Ctr	5	—	Yes
PARKING MIX A	BERTHAU	Berberis thunbergii 'Aurea'	5L	30-40cm Bushy	0.7Ctr	44	—	Yes
PARKING MIX A	CHOSUNA	Choiysia ternata 'Sundance'	5L	30-40cm Bushy	0.7Ctr	44	—	Yes
PARKING MIX A	ESCLAB	Escallonia laevis 'Gold Brien'	5L	40-60cm Bushy	0.7Ctr	44	—	Yes
PARKING MIX A	EUOFOENG	Eunymus fortunei 'Emerald n' Gold'	3L	30-40cm Bushy	0.7Ctr	44	—	Yes
PARKING MIX B	BRASEN	Brachyglottis 'Sunshine'	5L	30-40cm Bushy	0.7Ctr	21	—	Yes
PARKING MIX B	HEBRA	Hebe rakaiensis	5L	30-40cm Bushy	0.7Ctr	21	—	Yes
PARKING MIX B	LAVANMU	Lavandula angustifolia 'Munstead'	5L	20-30cm Bushy	0.7Ctr	21	—	Yes
PARKING MIX B	LOANUB	Loniceria nitida 'May Green'	5L	30-40cm Bushy	0.7Ctr	21	—	Yes
PARKING MIX C	CEATHR	Ceanothus thyrsiflorus repens	5L	30-40cm Bushy	0.7Ctr	54	—	Yes
PARKING MIX C	EUOFOEG	Eunymus fortunei 'Emerald Gaiety'	5L	30-40cm Bushy	0.7Ctr	54	—	Yes
PARKING MIX C	HEBPS	Hebe pinguifolia 'Sutherlandii'	5L	30-40cm Bushy	0.7Ctr	54	—	Yes
PARKING MIX C	LAVANH	Lavandula angustifolia 'Hidcote'	5L	30-40cm Bushy	0.7Ctr	54	—	Yes
PARKING MIX C	PACTE	Pachysandra terminalis	5L	30-40cm Bushy	0.7Ctr	54	—	Yes
PARKING MIX I	EUOFOENG	Eunymus fortunei 'Emerald n' Gold'	5L	30-40cm Bushy	0.7Ctr	51	—	Yes
PARKING MIX I	GERMA	Geranium macrorrhizum	5L	30-40cm Bushy	0.7Ctr	51	—	Yes
PARKING MIX I	LAVANH	Lavandula angustifolia 'Hidcote'	5L	20-30cm Bushy	0.7Ctr	51	—	Yes
PARKING MIX I	POLREDA	Polarella affinis 'Darjeeling Red'	5L	40-60cm Bushy	0.7Ctr	51	—	Yes
PARKING MIX I	SARCA	Sarcococca hookeriana digyna	5L	40-60cm Bushy	0.7Ctr	51	—	Yes
PARKING MIX N	BRASU	Brachyglottis 'Sunshine'	10L	40-60cm Bushy	0.7Ctr	5	—	Yes
PARKING MIX N	CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm Bushy	0.7Ctr	5	—	Yes
PARKING MIX N	LOANUB	Loniceria nitida 'May Green'	10L	40-60cm Bushy	0.7Ctr	5	—	Yes
PARKING MIX N	PRULAZA	Prunus laurocerasus 'Zabeliana'	10L	60-80cm Bushy	0.7Ctr	5	—	Yes

PROPOSED NATIVE MIXED HEDGEROWS / INFILL MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT (CM)	CENTRES (M)	MIX %	QTY (No.)
NATIVE HEDGEROW MIX B	CORAV	Corylus avellana	T+1	80-100cm 0.3Ctr	10%	14	—
NATIVE HEDGEROW MIX B	CRAMON	Crotaegus monogyna	T+1	80-100cm 0.3Ctr	75%	94	—
NATIVE HEDGEROW MIX B	ILEAQ	Ilex aquifolium	2L	80-100cm 0.3Ctr	5%	7	—
NATIVE HEDGEROW MIX B	PRUSP	Prunus spinosa	T+1	80-100cm 0.3Ctr	10%	14	—

PROPOSED NATIVE SHRUB MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	MIX %	QTY (No.)
NATIVE SHRUB MIX B	CORAV	Corylus avellana	T+1	60-80cm	Transplant 1Ctr	20%	168	—
NATIVE SHRUB MIX B	CORSA	Cornus sanguinea	T+1	60-80cm	Transplant 1Ctr	15%	126	—
NATIVE SHRUB MIX B	CRAMON	Crotaegus monogyna	T+1	60-80cm	Transplant 1Ctr	35%	292	—
NATIVE SHRUB MIX B	PRUSP	Prunus spinosa	T+1	60-80cm	Transplant 1Ctr	15%	126	—
NATIVE SHRUB MIX B	ROSCA	Rosa canina	T+1	60-80cm	Transplant 1Ctr	5%	43	—
NATIVE SHRUB MIX B	VIBOP	Viburnum opulus	T+1	60-80cm	Transplant 1Ctr	10%	85	—

PROPOSED SEMI-ORNAMENTAL MIXES	MIX NAME	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	MIX %	QTY (No.)
SEMI ORN MIX SCREEN 5L	COLAC	Cotoneaster lacteus	5L	40-60cm Bushy	0.75Ctr	20%	14	—
SEMI ORN MIX SCREEN 5L	ILAQ	Ilex aquifolium	5L	60-80cm Bushy	0.75Ctr	20%	14	—
SEMI ORN MIX SCREEN 5L	LIGOV	Ligustrum ovalifolium	5L	60-80cm Bushy	0.75Ctr	10%	7	—
SEMI ORN MIX SCREEN 5L	MAHWE	Mahonia x media 'Charity'	5L	40-60cm Bushy	0.75Ctr	20%	14	—
SEMI ORN MIX SCREEN 5L	ROSA	Rosa arvensis	3L	40-60cm Bushy	0.75Ctr	10%	7	—
SEMI ORN MIX SCREEN 5L	SYCH	Symphoricarpos chenaultii	5L	40-60cm Bushy	0.75Ctr	10%	7	—
SEMI ORN MIX SCREEN 5L	VIBOP	Viburnum opulus	5L	40-60cm Bushy	0.75Ctr	10%	7	—

PROPOSED BULBS	MIX NAME	ABBR	SPECIES	COMMON NAME	HABIT	CENTRES (M)	MIX %	AREA	QTY (No.)
NATIVE BULB MIX B	CROROT	Crocus tommasinianus	'Ruby Giant'	Snowdrops	10/m ²	20%	75.591m ²	758	—
NATIVE BULB MIX B	GALNI	Galanthus nivalis		Snowdrops	10/m ²	20%	113.367m ²	1137	—
NATIVE BULB MIX B	HYNEA	Hymenocallis non-scripta		Bluebells	10/m ²	30%	113.367m ²	1137	—
NATIVE BULB MIX B	NARCI	Narcissus pseudonarcissus		Daffodils	10/m ²	20%	75.591m ²	758	—
									Total 377,958m ²

PROPOSED LAWN TURF (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
Medial Turf	Rowland Limited	171,585m ²		

PROPOSED WILDFLOWER MEADOW (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
EM3 - Special Gen. Purpose Meadow	Emeragote Seeds	1234.522m ²	4g/m ²	

PROPOSED FLOWERING LAWN MIX (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
EL1 - Flowering Lawn Mix	Emeragote Seeds	1966.9846m ²	4g/m ²	

IMPLEMENTATION AND MAINTENANCE GUIDELINES

- GENERAL**

All plants shall conform to BS 3796 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 5832:2014. 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.
- ORNAMENTAL SHRUBS AND TREES**
 - Ground Preparation**

Where necessary root cutting 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 fertilizer at the rate of 75gm/m² and Tree Planting and Mulching Compost at the rate of 200mm/m² are to be incorporated into the top 100mm of topsoil during final cultivation. 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 native, 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.
 - Planting**

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

Trees are to be planted 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.
 - 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.

Staking: Planting areas are to be brought up to full capacity at each visit and each tree is to receive 20 galling.

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 shoot/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with arboricultural practice to maintain healthy well shaped specimens.
- NATIVE SHRUB PLANTING**
 - 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 100mm.

Or: for pit planting

A 600mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.
 - 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 shall be moved by up to 300mm in any direction.

Either a tree shelter or a tree rabbit fence

a. All stock to be protected from rabbit damage using approved proprietary 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.
 - Maintenance**

Using approved herbicides a