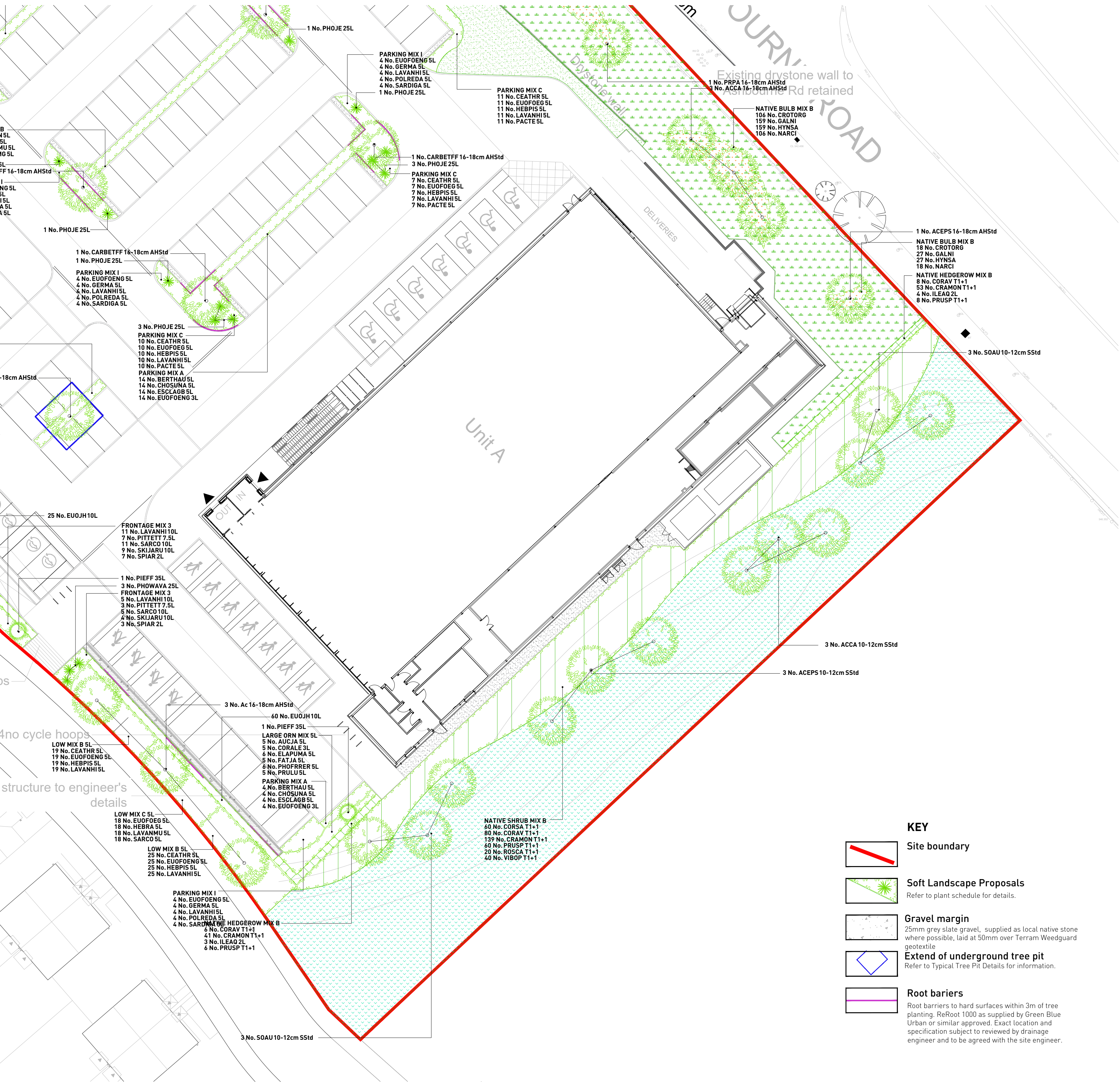




NOTES

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 species within ornamental shrub mixes to be planted in groups of 3-7.

Individual species within ornamental shrub mixes to be planted in groups of 3-7.

Lower growing species to alternate every 2 linear metres.

Individual bulbs species to alternate every 2 linear metres.

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

Individual shrubs to be planted within a 60cm 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 bare rooted stock to have a upright central stem furnished with evenly spread and balanced lateral growth to the full length of the stem. If bare rooted hedgerow stock is proposed, shrubs are to be attached to a double line support line for bare rooted stock at 1m high and one for transplant stock at 60cm 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 latter should be adjusted if necessary to accommodate the required tree position.

All planting must be matched 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.

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

KEY

Site boundary

Soft Landscape Proposals

Refer to plant schedule for details.

Gravel margin

25mm grey slate gravel, supplied as local native stone where possible, laid at 50mm over Terram Weedguard geotextile

Extend of underground tree pit

Refer to Typical Tree Pit Details for information.

Root barriers

Root barriers to hard surfaces within 3m of tree planting. ReRoot 1000 as supplied by Green Blue Urban or similar approved. Exact location and specification subject to reviewed by drainage engineer and to be agreed with the site engineer.

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 campestre	Common Maple	AHStd	400-450cm	16-18cm	3
ACEA	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'	Elm	SM	400-500cm	18-20cm	2
UMA	Ulmus 'Morton'	Elm	AHStd	400-450cm	16-18cm	3

PROPOSED SPECIMEN SHRUBS	ABBR	SPECIES	SUPPLY HEIGHT (CM)	HABIT	CENTRES (M)	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.)
ELAEOGE	Elaeagnus x ebbingei 'Gilt Edge'	10L	60-80cm	Bushy	0.5Ctr	54
EUAGH	Eunymus 'Jean Hugues'	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	SPUR	Stipa arundinacea	2L	40-60cm	Bushy	0.7Ctr	16	
LARGE ORN MIX 5L	AUCJA	Aucuba japonica	5L	40-60cm	Bushy	0.75Ctr	14	
LARGE ORN MIX 5L	AUCJA	Aucuba japonica	5L	40-60cm	Bushy	0.7Ctr	8	
LARGE ORN MIX 5L	CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.75Ctr	14	
LARGE ORN MIX 5L	CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.75Ctr	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	8	
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	HEBPIS	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	LONNMB	Loniceria nitida 'Silver Beauty'	10L	60-80cm	Bushy	0.7Ctr	6	
LOW MIX F 10L	PACTE	Pachyandra 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	HESMB	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	PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	6	
N MIX A	CHOAP	Choiysa 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	8	
N MIX A	FATJA	Fatsia japonica	10L	60-80cm	Bushy	0.7Ctr	8	
N MIX A	LONNMB	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 'Rozannie'	10L	40-60cm	Bushy	0.7Ctr	5	
N MIX B	CHOAG	Choiysa 'Aztec 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	Choiysa ternata 'Sundance'	5L	30-40cm	Bushy	0.7Ctr	44	Yes
PARKING MIX A	ESCLAGE	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	LONNMB	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	HEBPIS	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	Pachyandra 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	
PARKING MIX I	LAVANH	Lavandula angustifolia 'Hidcote'	5L	20-30cm	Bushy	0.7Ctr	51	
PARKING MIX I	POLREDA	Persicaria affinis 'Darjeeling Red'	5L	40-60cm	Bushy	0.7Ctr	51	
PARKING MIX I	SARCOGA	Sarcococca hookeriana digyna	5L	40-60cm	Bushy	0.7Ctr	51	
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	LONNMB	Loniceria nitida 'May Green'	10L	40-60cm	Bushy	0.7Ctr	5	
PARKING MIX N	PRULAZA	Prunus laurocerasus 'Zobelliana'	10L	60-80cm	Bushy	0.7Ctr	5	

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	T1+1	80-100cm	0.3Ctr	10%	14
NATIVE HEDGEROW MIX B	CRAMON	Crotopogon monogyno	T1+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	T1+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	T1+1	60–80cm	Transplant 1ctr	20%	168	
NATIVE SHRUB MIX B	CORSA	Cornus sanguinea	T1+1	60–80cm	Transplant 1ctr	15%	126	
NATIVE SHRUB MIX B	CRAMON	Crotaegus monogyna	T1+1	60–80cm	Transplant 1ctr	35%	292	
NATIVE SHRUB MIX B	PRUSP	Prunus spinosa	T1+1	60–80cm	Transplant 1ctr	15%	126	
NATIVE SHRUB MIX B	ROSCA	Rosa canina	T1+1	60–80cm	Transplant 1ctr	5%	43	
NATIVE SHRUB MIX B	VIBOP	Viburnum opulus	T1+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	MAHMEO	Mahonia x media 'Charity'	5L	60-80cm	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	CROTORG	Crocus tommasinianus	'Ruby Giant'			10/m²	20%	75.591m²	758
NATIVE BULB MIX B	GALNI	Galanthus nivalis		Snowdrops		10/m²	30%	113.387m²	1137
NATIVE BULB MIX B	HYSC	Hypocytisus non-scripta		Bluebells		10/m²	30%	113.387m²	1137
NATIVE BULB MIX B	NARCI	Narcissus pseudonarcissus		Daffodils		10/m²	20%	75.591m²	758
									Total 377,958m²

PROPOSED LAWN TURF (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
Medialion Turf Ltd	171.5185m²			

PROPOSED WILDFLOWER MEADOW (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
EM3 - Special Gen. Purpose Meadow	Emeragote Seeds	1234.5225m²		4g/m²

PROPOSED FLOWERING LAWN MIX (or similar approved)	MIX NAME	SEED MIX SUPPLIER	AREA	DENSITY
EL1 - Flowering Lawn Mix	Emeragote Seeds	1966.9846m²		4g/m²

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3736 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HITA 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 582:2014. 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
Necessary frost avoiding works 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 75g/m² and Tree Planting and Mulching Compost at the rate of 200mm² are to be incorporated into the 150mm of topsoil during final cultivations. All excess 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 to 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 supplied with single 75mm diameter stakes. All rootball, container grown and trees over head and stem 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 planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well formed in.
Trees are to be planted into the pits and backfilled with topsoil incorporating slow release fertiliser 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.
Staking: Planting areas are to be kept up to and including a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supplied with single 75mm diameter stakes. All rootball, container grown and trees over head and stem 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). St