PROPOSED PLANTING SCHEDULE

TREES

Number	Girth	Height	Pot Size	Species	Specification	Density
1	12-14cm	350-400cm		Malus 'Evereste'	Heavy Standard :Clear Stem 175-200 :RB	Counted
2	14-16cm	400-450cm		Betula 'Edinburgh'	Extra Heavy Standard :Clear Stem min. 200 :RB	Counted
1	14-16cm	400-450cm		Ulmus 'New Horizon'	Extra Heavy Standard :Clear Stem 175-200 :RB	Counted
1	Multi stem	300-350cm	45L	Sorbus aucuparia	Multi-Stemmed :3 Stems :RB or :C	Counted

SHRUBS

Number	Species	Height	Pot Size	Specification	Density
5	Choisya 'Aztec Pearl'	40-60cm	10L	Bushy :C	3/m²
4	Cornus mas 'Elegantissima'	60-80cm		Hedge stock :Feathered Whip :BR	1.5/m²
3	Cornus sanguinea	60-80cm		Hedge stock :Feathered Whip :BR	1.5/m²
4	Cornus sanguinea 'Midwinter Fire'	60-80cm		Hedge stock :Feathered Whip :BR	1.5/m²
3	Hamamelis mollis 'Pallida'	60-80cm		Branched :C	1.5/m²
3	Hebe rakaiensis	30-40cm	5L	Bushy :C	4/m²
4	Lavandula angustifolia 'Hidcote'	30-40cm	5L	Bushy :C	4/m²
3	Rosmarinus offi.'Miss Jessop's Upright'	40-60cm	5L	Bushy :C	4/m²
6	Sarcococca confusa	40-60cm	5L	Bushy :C	4/m²

HERBACOUS

Number	Species	Pot Size	Specification	Density
5	Aster divaricatus	2L	C :Full Pot	4/m²
4	Aster frikartii 'Monch'	3L	C :Full Pot	4/m²
8	Astrantia major 'Shaggy'	2L	C :Full Pot	4/m²
5	Heuchera micrantha 'Palace Purple'	3L	C :Full Pot	4/m²
8	Liriope muscari 'Big Blue'	2L	C :Full Pot	4/m²
4	Salvia nemorosa 'May Night'	3L	C :Full Pot	4/m²
4	Sedum 'Autumn Joy'	3L	C :Full Pot	4/m²

CLIMBERS

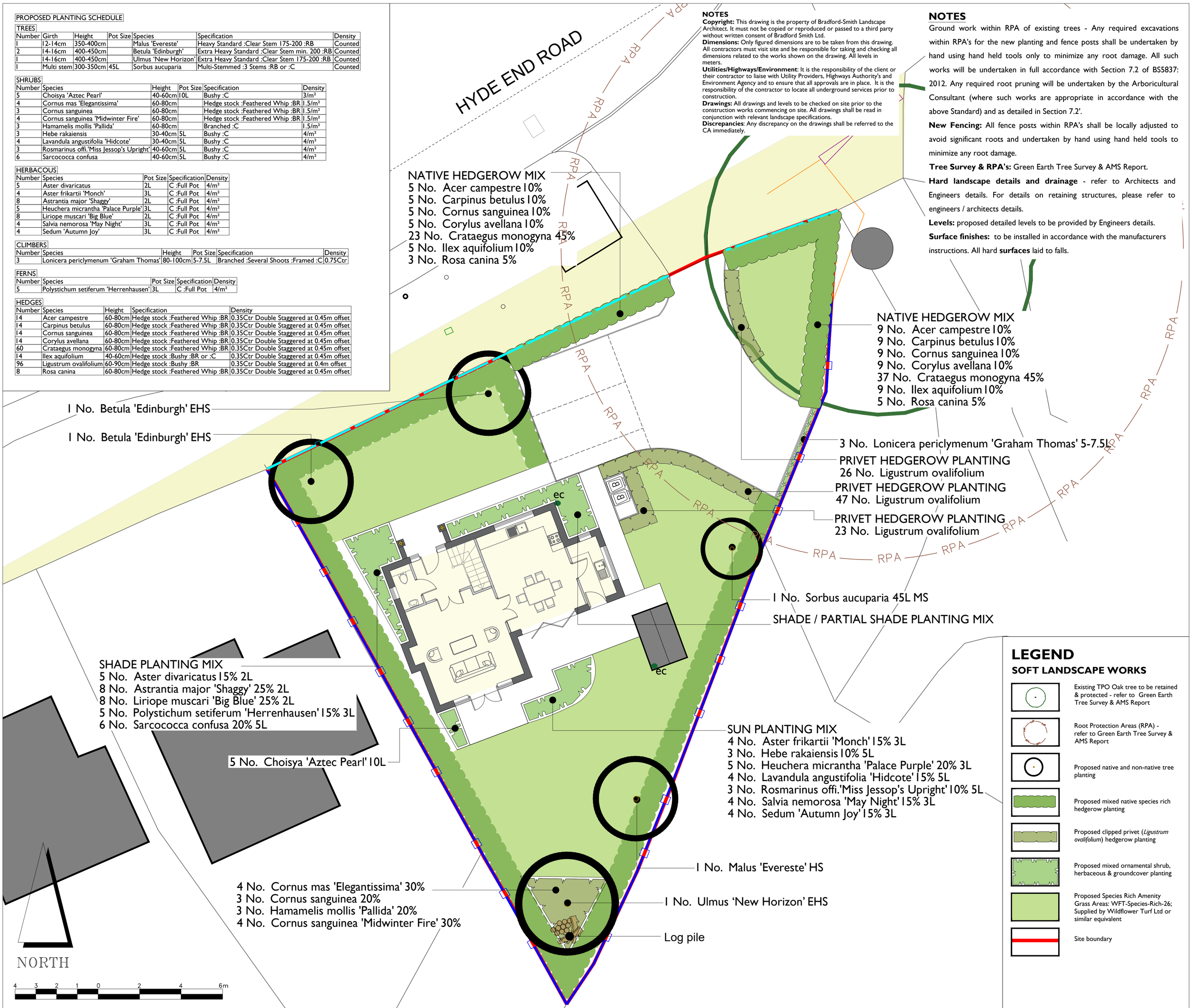
Number	Species	Height	Pot Size	Specification	Density
3	Lonicera periclymenum 'Graham Thomas'	80-100cm	5-7.5L	Branched :Several Shoots :Framed :C	0.75Ctr

FERNS

Number	Species	Pot Size	Specification	Density
5	Polystichum setiferum 'Herrenhausen'	3L	C :Full Pot	4/m²

HEDGES

Number	Species	Height	Specification	Density
14	Acer campestre	60-80cm	Hedge stock :Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset
14	Carpinus betulus	60-80cm	Hedge stock :Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset
14	Cornus sanguinea	60-80cm	Hedge stock :Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset
14	Corylus avellana	60-80cm	Hedge stock :Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset
60	Crataegus monogyna	60-80cm	Hedge stock :Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset
14	Ilex aquifolium	40-60cm	Hedge stock :Bushy :BR or :C	0.35Ctr Double Staggered at 0.45m offset
96	Ligustrum ovalifolium	60-90cm	Hedge stock :Bushy :BR	0.35Ctr Double Staggered at 0.4m offset
8	Rosa canina	60-80cm	Hedge stock :Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset



SCALE 1:100 @ A1

NOTES

Copyright: This drawing is the property of Bradford-Smith Landscape Architect. It must not be copied or reproduced or passed to a third party without written consent of Bradford Smith Ltd.
Dimensions: Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing. All levels in meters.
Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highways Authority's and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.
Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.
Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

NOTES

Ground work within RPA of existing trees - Any required excavations within RPA's for the new planting and fence posts shall be undertaken by hand using hand held tools only to minimize any root damage. All such works will be undertaken in full accordance with Section 7.2 of BS5837: 2012. Any required root pruning will be undertaken by the Arboricultural Consultant (where such works are appropriate in accordance with the above Standard) and as detailed in Section 7.2'.

New Fencing: All fence posts within RPA's shall be locally adjusted to avoid significant roots and undertaken by hand using hand held tools to minimize any root damage.

Tree Survey & RPA's: Green Earth Tree Survey & AMS Report.

Hard landscape details and drainage - refer to Architects and Engineers details. For details on retaining structures, please refer to engineers / architects details.

Levels: proposed detailed levels to be provided by Engineers details.

Surface finishes: to be installed in accordance with the manufacturers instructions. All hard **surfaces** laid to falls.

LEGEND

SOFT LANDSCAPE WORKS

- Existing TPO Oak tree to be retained & protected - refer to Green Earth Tree Survey & AMS Report
- Root Protection Areas (RPA) - refer to Green Earth Tree Survey & AMS Report
- Proposed native and non-native tree planting
- Proposed mixed native species rich hedgerow planting
- Proposed clipped privet (*Ligustrum ovalifolium*) hedgerow planting
- Proposed mixed ornamental shrub, herbaceous & groundcover planting
- Proposed Species Rich Amenity Grass Areas: WFT-Species-Rich-26; Supplied by Wildflower Turf Ltd or similar equivalent
- Site boundary

SPECIFICATION NOTES - These implementation and maintenance specification notes are for planning purposes only and do not constitute a detailed landscape specification.

SITE PREPARATION

Imported Topsoil

Imported topsoil shall be to BS 3882: 2015: *Specification for topsoil and requirements for use*, Multi-purpose grade - (Landscape 20) and be of medium texture with a high proportion of loamy material. It shall be free from subsoil, rubbish, roots of perennial weeds and other injurious to plant growth. Imported topsoil shall be from an approved source and a sample submitted and analyzed/tested at an independent approved laboratory. Soil Handling: The soils shall be handled in accordance to the Good Practice Guide for Handling Soils. Soil handling shall only take place during the driest parts of the year to prevent compaction of the insitu soils. All topsoil used for planting shall be tested by an approved Topsoil Analysts and any required amelioration or soil improver required shall be carried out in accordance with the topsoil Analyst Report.

The topsoil shall be free from harmful trace elements, including phytotoxic and zootoxic elements harmful both to plant growth and man. The topsoil should be tested by physical and chemical analysis and should state clearly the physical characteristics of the soil, levels of micro-nutrients and chemical content. All fertilizers and added nutrients shall be applied by a qualified staff or supervised so the correct application is undertaken.

Preparation for Topsoil Re-spread

Topsoil shall be spread following completion of all hard landscape building works, following a thorough clearance and removal of building debris. Bottom of tree pit broken up to a depth of 150-200mm and scarify sides. Tree pits within soft landscape areas: min. 1000 x 1000mm x 300mm deep (min). Depth of tree pit dependant of depth of rootball; check dimensions of rootballs prior to planting. Tree pits backfilled with 300mm imported topsoil over subsoil. Hedge and shrub planting areas: minimum 300mm deep.

Grass areas: minimum 150mm deep. No new top soiling operations to take place within the RPA's.

Ameliorant's: Fertilizers & composts: Landscape contractor responsible to submitting imported topsoil analysis to inform requirements. All topsoil ameliorant's (compost & fertilizers), approved peat - free to PAS100 & incorporated during backfilling & cultivation at required rate to full depth of growing medium.

Root Protection Area beneath Existing Trees: No new top soiling operations to take place within the RPA - all new native hedgerow and shrub planting within RPA's to be notched planted into existing soil on site, using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and plants locally adjusted. **Existing trees:** All existing trees to be retained shall be protected in accordance with BS 5837:2012 - Trees in Relation to Construction. Existing levels shall be retained around existing trees to be retained. Any tree works pruning to existing trees within the site shall comply with the BS 3998: 2010, Tree Work Recommendations and undertaken by an Arboricultural Association approved Contractor.

Backfilling with Topsoil

Tree pits and shrub beds shall be backfilled, in layers, with previously prepared topsoil excavated from the tree pit and imported topsoil as required. Topsoil thoroughly mixed with planting organic compost and slow release fertilizer shall be used to plant all trees, shrubs and hedges. All finished levels shall be 25mm above adjacent paving. The shrubs shall be shaken during backfilling to avoid air pockets and the soil must be firmed as the hole is filled. All backfilled material shall include an organic compost and slow release fertilizer. No new top soiling operations to take place within the RPA.

Cultivation: Topsoil shall be cultivated to a minimum of 400-450mm deep on planting areas to a medium tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 50mm in any one dimension and raked to even levels. No cultivation operations to take place within the RPA's.

PLANTING

Plant Stock and Timing

Plant material shall conform to BS 3936 Part 1: 1992, Part 2: 1990; Part 9: 1998; Part 10: 1990 and BS4043: 1989 and shall be protected at all times in transit to the site. The planting season shall be from 1st October to the 31st March. Planting shall not be carried out during periods of frost, drought, cold drying winds, or when the soil is waterlogged.

The planting shall be carried out in the first planting season following practical completion of the building and hard landscaping. Planting outside the planting season will require adequate watering to ensure establishment. All new native hedgerow and shrub planting within RPA's to be pit planted into existing soil on site, using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and plants locally adjusted.

Planting

All trees, hedges & shrub planting shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. Allow at least 300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the root ball. Trees shall be planted upright and at the same depth as the grown nursery soil level with the root collar being at finished soil level, and evenly spaced, leaving room for growth. Allow at least 150-300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the rootball.

Individual trees: All tree planting in accordance with BS8545:2014 Trees: From Nursery to Independence in the Landscape - Recommendations. Trees shall be pit planted and supported by either double staking or for multi stem trees underground guying system to BS 4043:1989. Stakes shall be softwood, peeled chestnut or larch, free from projections and large knots, with one end pointed. Each stake secured to cross bar using galvanised nails. Tree secured to stake with rubber tree tie and tree cushion spacer/pad, fixed to support the tree. All fixing nails shall be galvanized annular ring. For underground guying system: the underground guying system shall be the designed to secure the root ball/ container grown trees/ multi-stem trees: supplied and installed in accordance with the manufactures instructions/ specification. Green Blue Arborguy system or equivalent approved shall be used. Use of aluminum ratchet strainers or equivalent approved. Immediately following planting, all plants shall be watered-in to field capacity.

AMENITY GRASS AREAS: amenity garden grass areas shall be turfed with a hard wearing, multi purpose high quality turf - Species Rich Turf supplied by Wildflower Turf Ltd or similar equivalent. Turf shall be in accordance with BS 3969: 1990 and be good quality, uniform in size and thickness with a dense cover of good colour and free from weeds, pests and diseases. The turf shall be between 18-30mm thick. Pre-turfing fertiliser shall be applied to all seeded and turf areas and shall be laid in accordance with BS 4428: 1989.

MULCH: Prior to the application of mulch, the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a layer of fine composted bark mulch (0-8mm bark) to a depth of 50-75mm, ensuring that the low branches of shrubs plants are not smothered. Supplied by AHS Ltd or similar approved. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm.

IMPLEMENTATION

All trees, hedges and shrub planting areas shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.

AFTER CARE PERIOD

Maintenance :The Aftercare Period shall extend for a five year period. During the Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas. Maintenance operations shall include: watering, firming-up all plants and adjust tree ties, stakes, pest and disease control, grass cutting, general pruning, hedge trimming, weed control, removal of litter, fork over beds, top up mulch and autumn tidying. Removal of defective plants and plant replacements in the following planting season.

Replacement plant stock if required or necessary shall be of similar species, size and form with the appropriate support as the original specification. Minor pruning all woody plants to remove deadwood and achieve an overall balanced canopy - where necessary. Need to consider and avoid breeding bird season (March- July/August). Hedge trimming - Trimmed annually outside the bird nesting season which is March-July/August. Check for invasive species and remove from site. Health & Safety: Trees adjacent to public paths or adjacent to buildings to be inspected annually and remedial tree works carried out where necessary. All plants, which have died, are missing or have failed to thrive, shall be noted and replaced annually for a period of five years with the same size and species as originally planted, in the following planting season.

A 06-03-2024 Amendments to trees species and added additional hedgerows
Revisions

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Client

Drawing Title
DETAILED PLANTING PLAN & SCHEDULE

Scale	Date	Drawn
1:100 @ A1	February 2024	MS

Drawing No.	Status	Revision
993-LA-P -03	**PLANNING CONDITION 5**	A

- [] Preliminary
- [] Issued for Design/Information
- [x] Issued for Planning Approval
- [] Issued for Tender
- [] Issued for Construction
- [] As Built