KEY

- Application Boundary
- Existing vegetation to be retained / Refer to ACD AIA Drawing
- Hedgerow to be removed / Refer to ACD AIA Drawing
- Landscaping which forms part of Eastern Gate Landscape proposals to be relocated
- Verge tree planting
- POS tree planting
- Proposed native hedgerow
- Relocated Eastern Gateway hedgerow
- Proposed areas of native shrub planting
- Amenity grass
- Wildflower meadow grassland Emorsgate EM1 Basic General Purpose Meadow Mix - Top of Basin
- Wildflower meadow e.g. Emorsgate EM8 Meadow mixture for Wetlands - Bottom of Bas
- Proposed rain gardens
- Visibility splays - Ref to dwg. A389 - LR - 101- P5 Gen. Arrangement plan

INDICATIVE STREET TREES



Acer x freemanii 'Armstrong'
Mature Height: 7-12m
Mature Spread: 5-10m
Crown Shape: Upright/Columnar
NHBC offset: 9m
Soil Volume requirement: 14m³
Moderately tolerant to drought
Moderately tolerant to waterlogging



Liquidambar styraciflua 'Slender Silhouette'
Mature Height: 7-12m
Mature Spread: 1.5-2.5m
Crown Shape: Columnar
NHBC offset: 9m
Soil Volume requirement: 10m³
Moderately sensitive to drought
Moderately tolerant to waterlogging



Gleditsia tricanthos 'Draves Street Keeper'
Mature Height: 12-17m
Mature Spread: 5-7m
Crown Shape: Ovoid
NHBC offset: 7m
Soil Volume requirement: 17m³
Tolerant to drought
Moderately tolerant to waterlogging

PLANTING SCHEDULE

TREE PLANTING

Species	Specification	Girth	Height cm	Clear Stem (cm)	Root Condition
Acer x freemanii	EHS	14-16	400-450	Min 200	BSL
Alnus cordata	EHS	14-16	425-600	175-200	BSL
Alnus glutinosa	EHS	14-16	400-450	Min 200	BSL
Betula nigra	EHS	14-16	400-450	Min 200	BSL
Betula pendula	EHS	14-16	400-450	Min 200	BSL
Betula pubescens	EHS	14-16	400-450	Min 200	BSL
Gleditsia triacanthos	EHS	14-16	400-450	175-200	BSL
Quercus palustris	EHS	16-18	400-450	Min 200	BSL
Salix caprea	EHS	14-16	400-450	175-200	BSL

RAIN GARDEN TREE PLANTING

Species	Specification	Girth	Height (cm)	Clear stem	Root condition
Acer x freemanii 'Armstrong'	EHS	14-16	400-450	Min 300	BSL
Amelanchier Arborea 'Robin Hill'	EHS	14-16	425-600	Min 300	BSL
Gleditsia tricanthos 'Draves Street Keeper'	EHS	16-18	400-450	Min 200	BSL

NATIVE SHRUB PLANTING MIX - to be planted at 2/m²

Species	%	Height/ Spread cm	Specification	Root Condition
Acer campestre	5	60-80	1+1branched; 3 breaks	B
Cornus sanguinea	20	60-80	1+1branched;3 breaks	B
Euonymus europaeus	15	60-80	Branched; 5 breaks	B
Rosa canina	10	60-80	1+1branched;3 breaks	B
Salix cinerea	20	60-80	1+1branched;3 breaks	B
Sambucus nigra	10	60-80	1+1branched;3 breaks	B
Viburnum opulus	10	60-80	branched; 3 breaks	B

NATIVE HEDGEROW PLANTING - to be planted at 0.45 centres in double staggered rows (5 per linear metre)

Species	%	Height/ Spread cm	Specification	Root Condition
Carpinus betulus	10	100-125	1+2; Feathered	B
Corylus avellana	10	80-100	1+2; Transplant; Branched; 4 breaks	B
Crataegus monogyna	45	100-125	1+2; Transplant	B
Ilex aquifolium	2.5	80-100	Leader with laterals	3L
Prunus spinosa	5	100-125	1+2; Transplant	B
Rosa canina	2.5	60-80	1+1; Transplant/ branched; 3 breaks	B
Salix caprea	15	80-100	0/1 Transplant	B
Quercus robur	10	100-125	1+2 Transplant	B

EMORSGATE EM8 MEADOW MIXTURE FOR WETLANDS

Mixture to be sown at a rate of 4g/m2.

%	Latin Name	Common Name
	Wildflowers (20%)	
2	Achillea millefolium	Yarrow
0.6	Agrimonia eupatoria	Agrimony
3.6	Centaurea nigra	Common Knapweed
1	Filipendula ularia	Meadowsweet
2	Galium verum	Lady's Bedstraw
0.2	Geum rivale	Water avens
0.5	Lathyrus pratensis	Meadow Vetchling
0.1	Leontodon hispidus	Rough Hawkbit
1.2	Leucanthemum vulgare	Oxeye Daisy (Moon Daisy)
0.1	Lotus corniculatus	Birdsfoot Trefoil
0.4	Lotus pendunculatus	Greater Birdsfoot Trefoil
3.2	Plantago lanceolata	Ribwort Plantain
0.2	Primula veris	Cowslip
0.1	Prunella vulgaris	Selfheal
0.4	Ranunculus acris	Meadow Buttercup
1.4	Rhinanthus minor	Yellow Rattle
1.2	Rumex acetosa	Common Sorrel
1	Sanguisorba officinalis	Great Burnet
0.3	Silene flos-cuculi	Ragged Robin
0.1	Succisa pratensis	Devil's-bit Scabious
0.4	Vicia cracca	Tufted Vetch
	Grasses (80%)	
4	Agrostis capillaris	Common Bent (w)
4	Anthoxanthum odoratum	Sweet Vernal-grass (w)
2	Carex divulsa ssp divulsa	Grey Sedge (w)
38.4	Cynosurus cristatus	Crested Dogstail
1.6	Deschampsia cespitosa	Tufted Hair-grass (w)
20	Festuca rubra	Red Fescue
4	Hordeum secalinum	Meadow Barley (w)
8	Poa trivalis	Rough-stalked Meadowgrass
2.4	Schedonorus arundinaceus	Tall Fescue

EMORSGATE EM1 BASIC GENERAL PURPOSE MEADOW MIXTURE

EM1 - Mixture to be sown at a rate of 4g/m2.

%	Latin Name	Common Name
	Wildflowers (10%)	
0.3	Achillea millefolium	Yarrow
1.6	Centaurea nigra	Common Knapweed
1.6	Leucanthemum vulgare	Oxeye Daisy
1.6	Malva moschata	Musk Mallow
1.6	Plantago lomceolata	Ribwort Plantain
1.6	Poterium sanguisorba ssp sanguisorba	Salad Burnet
0.7	Ranunculus acris	Meadow Buttercup
0.5	Rhinatus minor	Yellow Rattle
0.5	Daucus carota	Wild Carrot
	Grasses (90%)	
9	Agrostis capillaris	Common Bent
31.5	Cynosurus cristatus	Crested Dogstail
27	Festuca rubra	Red Fescue
4.5	Phleum bertolonii	Smaller Cat's-tail
18	Poa pratensis	Smooth-stalked Meadow grass

RAIN GARDEN MIX

Species	Mix (%)	Specification	Pot Size	Density /m2
Aster frikartti 'Monch'	10	C	3L	6
Bergenia cordifolia	5	C		
Geranium Rozanne	15	C		
Iris sibirica	10	C		
Liatris spicata 'Kobold	10	C		
Panicum virgatum 'Shenandoah	10	Full pot		
Persicaria officinalis 'Darjeeling Red'	10	C		
Rudbeckia 'Goldstrum'	5	C		
Sanguisorba officinalis 'Pink Tanna'	10	C		
Sesleria autumnalis	15	Full Pot		

NOTE:

Planting location and quantities in blue are shown indicatively and will be confirmed within the residential reserved matters planning applications. Proposed hedgerow planting is to be provided as shown on this plan for BNG. All planting is to be in accordance with The Landscape Design Statement (P19-0052_41) and ensure planting is appropriate for it's location (including but not limited to NHBC requirements, soil volume, soil condition, visibility splay requirements, nature of growth and character of landscape and/or streetscape as set out within the Design Code and Landscape Design Statement)

PLANTING SPECIFICATION

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL

1.1. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

1.2. 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.

1.3. Prior to planting soil percolation tests will be undertaken to ensure the soil is free draining and that planting will not become waterlogged. If soil is not free-draining the landscape architect should be informed and advice should be sought from a soil scientist, following which remediation/drainage solutions undertaken to ensure planting will thrive.

1.4. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to10 and Annexes E to F.

1.5. 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.

1.6. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

2.1. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate based herbicide will be avoided unless large areas need clearing – following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.

2.2. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

2.3. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

2.4. Drainage prior to tree planting a review of the soil type should be undertaken to ensure that the tree pit base will allow water to percolate, and the pit will not become waterlogged. If free vertical drainage will not occur through the base of the tree pit, then a drainage system must be put in place, such as connection to a land drain or additional excavation to reach the gravel seam. Professional advice should be sought from a soil scientist and, if required, a drainage engineer.

Tree Planting

2.5. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.

2.6. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.

2.7. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level – the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.

2.8. Tree pits should be backfilled with the excavated topsoil. If the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 200mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.

2.9. General-purpose slow release fertiliser (at the rate of 75grm/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.

2.10. Standard trees are to be single staked with 75mm dia stakes. All extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.

2.11. Staked trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers.

2.12. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.

2.13. Ornamental composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

3. NATIVE SHRUB PLANTING

Ground Preparation

3.1. Cut existing rough grass and weeds to between 20mm and 30mm and remove 300x300mm squares of turf at 1m².

Planting

3.2. The minimum overall recommended rooting depth for shrubs is 600mm and for trees is 900mm. The first 300mm shall be made up of multi-purpose topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.

3.3. Shrub / tree planting is to be as per the planting pattern as set out on the planting plan and planting schedule, with shrubs / trees planted at even spaces into the prepared soil at the specified number per centre, with minimal disturbance to the rootball, and well firmed in. Planting should avoid man-made grids and lines, and should group species together in groups of 5-7 plants. Spread ornamental pine bark mulch to a depth of 75mm to a 900mm diameter around each planting station.

3.4. All bare-root planting stock will be protected from rabbit damage using approved proprietary 0.6m (for shrub species) or 1.2m (for tree species) plastic shrub/tree guards, supported with 0.9m (or 1.35m for trees) x 32mm x 32mm softwood stakes as advised by the manufacturer

3.5. All container-grown planting stock will be protected from rabbit damage using approved proprietary 600mm plastic shrub shelters, supported with 0.9m x 32mm x 32mm softwood stakes as advised by the manufacturer.

Maintenance

3.6. Using approved herbicides, a 900mm diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. In the autumn following planting the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season.

4. NATIVE HEDGE PLANTING

4.1. Ground Preparation

4.2. Where necessary existing weeds will be treated with a glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.

4.3. All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter will be removed from site to a registered waste disposal facility.

Planting

4.4. The planting arrangement shall be as set out in the plant schedule on the relevant planting plan.

4.5. Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 5 plants per linear metre (using V- shaped notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed and the soil will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).

4.6. All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm clear plastic spiral guards, supported with 0.9m 12/14lb canes as advised by the manufacturer.

Maintenance during first growing season

4.7. All dead, dying or diseased hedge plants will be replaced with plants of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur then an alternative species may be used as replacement if agreed with the LPA.

4.8. The planting area will be kept weed free throughout the maintenance period using approved herbicides in April, June and August

5. SHRUB/ HERBACEOUS PLANTING

5.1. Shrubs/herbaceous plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.

5.2. Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrubs/herbaceous, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment, this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.

5.3. Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

5.4. Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas, taking care not to bury groundcover plants.

5.5. Shrubs to be planted as ornamental hedges, to be planted in trenches 150 mm wider than roots when fully spread and 300 mm deep. Set out plants evenly in a single row at the density indicated on the associated planting schedule. Upon completion hedge trenches are to be mulched with 75mm depth bark mulch or similar.

6. AMENITY GRASS

Preparation

6.1. Areas to be turfed or 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. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m2. Meadow grass areas will not be fertilised.

6.2. The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface

6.3. Grass/turf finish levels will be 25mm above surrounding kerbs, paving and plant bed edges.

Turf

6.4. Turf shall be supplied in accordance with BS3969. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. 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.

Seeding

6.5. Grass seed shall be sown either in April/May or September/October 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 for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

Initial Cut

6.6. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All arisings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing. Long or rough mown grass will be maintained between 50 and 75mm during the first season after sowing.

7. WILDFLOWER MEADOWS GRASSLAND

Preparation

7.1. Areas of wildflower meadow 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 75mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth.

Seeding

7.2. Seeds shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged.

7.3. To achieve an even sowing, bulk with an inert carrier, such as sand. Seed shall be sown in two equal sowings in transverse directions at e.g. 4g/m2 for Emorsgate EM1 Basic General Purpose Meadow Mixture and EM8 Meadow mix for Wetlands. After sowing the contractor shall roll in the seed to guarantee intimate contact with the soil, ensuring not to rake or cover the seed with soil.

Initial Cut

7.4. During first 12 months sward to be regularly cut to minimise competition and weed seed production. Cutting should be frequent enough to disperse the cuttings, or if less frequent remove the cuttings. Cutting to be suspended between April and July to allow flowering of the cornfield annuals.

7.5. Both amenity and meadow grass shall be regularly maintained between 25 and 50mm during the first season after sowing. The meadow mixture for seasonally wet areas – EM8 and EM1 will then be maintained at a height of approx. 600-1000mm.

24/03/2025	E	Landscape updated to revised road layout
17/12/2024	D	Revised to LPA comments
30/10/2024	C	Updated to BNG requirements and LPA (Landscape) comments
05/09/2024	B	Landscape updated to LPA comments (landscaping) and revised road layout
26/03/2024	A	Revised to red line and inclusion of Eastern Gateway Planting
20/02/2024	First Issue	

Landscape Proposals

R10/R14 Link Road

CLIENT
Miller Homes, Kier Ventures, Kingacre Estates

DATE	SCALE	TEAM	APPROVED
24/03/2025	1:500 @A0	ASK	RVF

DRAWING NUMBER
P23-1686_EN_008E

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