

- PLANTING SPECIFICATION**
- GENERAL All planting and landscape operations to comply with Recommendations for General Landscape Operations BS 4428 (1989) and all plant material is to comply with the National Plant Specification. Locally produced peat-free topsoil, compost, turf, plants and mulch to be used wherever possible.
 - PREPARATION WITHIN THE CROWN SPREAD OF EXISTING TREES Remove weeds and existing vegetation by hand digging. Retain existing topsoil and cultivate by hand with no greater change of level than 100mm. Proposed new plants to be spaced to avoid damage to tree roots. Planting pits to be backfilled with fresh topsoil and compost mixed 50/50.
 - PREPARATION Break out any existing hard surface to full depth of construction and excavate to allow full depth of topsoil and compost indicated below. Remove any stones greater than 50mm in any dimension. Remove existing unwanted plants including their roots. Finished levels of topsoil with mulch dressing to be 50mm above adjacent pavings.
 - TOPSOIL Imported topsoil to BS 3882. Premium quality. Spread in layers no deeper than 150mm. Topsoil depths:
Grass areas – 150mm
Shrub beds – 450mm
Locally produced Eco Supersoil is recommended as it contains 30% compost.
 - FERTILISER All shrub beds to have incorporated bonemeal at the rate of 70g/m² into the topsoil. After planting all beds be top dressed with a slow release fertiliser such as Vitagrow Tree and Shrub Fertiliser or similar to manufacturer's recommendations.
 - COMPOST Shrub beds to have 100mm depth of good quality organic manure, spent mushroom compost or peat-free compost, incorporated into the soil prior to planting. Locally produced and peat-free, Eco Mix or Eco Tree & Shrub Compost is recommended.
 - PLANT HANDLING, DELIVERY AND STORAGE To be as recommended in the National Plant Specification. Phase the delivery of plants so that there is only sufficient for planting within 48hrs of delivery or, if necessary, ensure suitable temporary storage before final planting by heeling in or lining out.
 - PREPARATION OF PLANTS Remove inorganic containers. Check for damage, disease or pest infestation. Reject seriously damaged plants. Carefully prune any minor root damage.
 - PLANTING
 - In position shown on the drawings
 - At the rate specified, avoiding regimented rows
 - In holes large enough to allow adequate root spread and tease out congested root balls of container-grown plants
 - Excavate holes at least 75mm below the root system and a minimum 400mm for climbers
 - Set plants so that their original soil level matches the new surrounding ground and with their best side displayed
 - PLANTING HEDGES Excavate trench 300x300mm with suitable topsoil and 100mm depth of compost cultivated in. Plant spacings to be appropriate to genus selected.
 - PLANTING SHRUBS Shrub pits to be 150mm wider than the container size or large enough to allow the full spread of bare root plants. Backfill with a mix of topsoil and compost.
 - PLANTING TREES Excavate pit 150mm deeper and 500mm wider than the rootball. Break up base of pit. Backfill with mix of topsoil and compost. Dress with slow release fertiliser to manufacturer's recommendations. Tree stakes to be minimum 75mm diameter, free of bark with one end pointed. Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
 - BACKFILLING to be selected existing topsoil. Add 600g/m³ of bonemeal to stimulate root growth. Any additional imported organic matter should be well mixed with at least an equal quantity of existing soil. The backfill is to be evenly worked round the roots and well heeled in.
 - IMMEDIATELY AFTER PLANTING Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels.
 - WATERING Saturate the root ball of container grown plants before planting. Immediately after planting, water all trees and shrubs thoroughly and again before mulching.
 - PLANTING SEASON Plant out non-container grown plants only between October and March inclusive unless otherwise agreed. Container grown or containerized plants may be planted out at any time of year except when the temperature is below 4°C or on a falling thermometer, in frozen or waterlogged ground or in drought conditions.
 - MULCH Spread 75mm of good quality bark chippings 50-75mm in any direction. Mulch to be free from sticks, leaves and rubbish and have been rested for at least 90 days.
 - TURF
 - to BS 3969 with weedkiller applied 1 to 3 months before lifting;
 - 900 x 300 minimum size x 25mm minimum even thickness.
 - DELIVERY to be phased to ensure laying within 48hrs of lifting. Stacks not to exceed 1.4m high.
 - PREPARATION FOR TURFING
 - Remove all weeds, rubbish and stones over 30mm in any dimension.
 - Cultivate topsoil to a minimum depth of 100mm.
 - Reduce top 30mm to a fine tilth.
 - FERTILISER FOR TURFING Dress areas to be turfed with Growmore N7:P7:K7 fertiliser at a rate of 50g/m². Work into the top 30mm of tilth 7 days before turfing and water in well.
 - LAYING TURF
 - Transport turf over close-butted timber planks.
 - Lay turf in consecutive rows.
 - Lay turf from timber planks protecting previously laid turf.
 - Lay turf close butted breaking the joint in alternate rows.
 - Use only whole turves at margins.
 - Consolidate lightly with wooden beaters.
 - Brush in finely sieved topsoil to fill all joints.
 - Ensure final surface is 20mm above any adjacent hard surface.
 - TURFING ADJACENT TO OBSTRUCTIONS
 - Leave a neat 300mm radius of soil round all newly planted trees.
 - Unless otherwise shown on the drawing, turf right up to existing established trees, walls, fences and similar obstructions, leaving no soil uncovered.
 - TREE QUALITY to the National Plant Specification with size as noted on drawing or schedule.
 - TREE STAKES 75mm minimum diameter, free of bark, with one end pointed.
 - STAKING FOR TREES UP TO 'STANDARD' SIZE Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
 - PLANT TREES
 - Upright and in exact positions shown on the drawings
 - In holes large enough to allow adequate root spread
 - So that their original soil level matches the new surrounding ground
 - So that the original orientation is maintained
 - Excavate holes at least 75mm below the root system and loosen soil in base of holes
 - For root-balled or bare-root stock, cut back any damaged roots to sound growth
 - Bio-degradable corrugated plastic tree guards are to be fitted to all trees to protect from damage.
 - WATERING AND AERATION PIPES Provide perforated plastic watering pipes in a circle round the base of tree pits at the level of the bottom of the root ball.
 - BACK-FILLING to be selected existing available. Any imported soil/organic matter should be well mixed with at least equal quantities of existing soil. The back-fill is to be worked round the roots and well heeled in leaving the top slightly proud of the existing level to allow for settlement.
 - PRUNING Immediately after planting carry out light formative pruning according to species. Remove damaged or weak growth.
 - WATERING AND PROTECTION Water thoroughly immediately after planting and at intervals as necessary until Practical Completion. After the first watering, mulch with 75mm of composted coarse bark shippings over the excavated area.
 - MAINTENANCE AND REPLACEMENT Replace any trees that are dead or dying within three years of planting. In the following year in March or April apply N7:P7:K7 fertiliser round all trees and keep the ground weed free for 1 metre diameter round each tree.

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TREE SCHEDULE		
ID	Botanical Name	Specification / Notes
NT01	Prunus subhirtella 'Autumnalis'	Heavy Standard
NT02	Pyrus calleryana	Heavy Standard
NT03	Carpinus betulus	Heavy Standard
NT04	Prunus avium	Heavy Standard
NT05	Sorbus aucuparia	Heavy Standard
NT06	Sorbus aria	Heavy Standard
NT07	Acer campestre	Heavy Standard
NT08	Prunus avium	Heavy Standard
NT09	Carpinus betulus	Heavy Standard
NT10	Acer campestre	Heavy Standard
NT11	Sorbus aucuparia	Heavy Standard
NT12	Acer campestre	Heavy Standard
NT13	Acer campestre	Heavy Standard
NT14	Sorbus aria	Heavy Standard
NT15	Prunus avium	Heavy Standard
NT16	Prunus subhirtella 'Autumnalis'	Heavy Standard
NT17	Quercus robur 'Fastigiata'	Heavy Standard
NT18	Carpinus betulus	Heavy Standard
NT19	Liquidambar styraciflua	Heavy Standard
NT20	Pyrus calleryana	Heavy Standard
NT21	Prunus avium	Heavy Standard
NT22	Acer campestre	Heavy Standard
NT23	Fagus sylvatica	Heavy Standard
NT24	Quercus robur	Heavy Standard
NT25	Carpinus betulus	Heavy Standard
NT26	Carpinus betulus	Heavy Standard
NT27	Quercus robur	Heavy Standard
NT28	Fagus sylvatica	Heavy Standard
NT29	Quercus robur	Heavy Standard
NT30	Prunus subhirtella 'Autumnalis'	Heavy Standard
NT31	Prunus subhirtella 'Autumnalis'	Heavy Standard
NT32	Prunus subhirtella 'Autumnalis'	Heavy Standard
NT33	Prunus subhirtella 'Autumnalis'	Heavy Standard
NT34	Prunus subhirtella 'Autumnalis'	Heavy Standard
NT35	Prunus avium	Heavy Standard
NT36	Prunus avium	Heavy Standard
NT37	Prunus avium	Heavy Standard
NT38	Acer campestre	Heavy Standard
NT39	Quercus robur 'Fastigiata'	Heavy Standard
NT40	Carpinus betulus	Heavy Standard
NT41	Sorbus aucuparia	Heavy Standard
NT42	Quercus robur	Heavy Standard
NT43	Acer campestre	Heavy Standard
NT44	Fagus sylvatica	Heavy Standard
NT45	Sorbus aucuparia	Heavy Standard
NT46	Amelanchier lamarckii	Heavy Standard
NT47	Amelanchier lamarckii	Heavy Standard
NT48	Amelanchier lamarckii	Heavy Standard
NT49	Amelanchier lamarckii	Heavy Standard
NT50	Amelanchier lamarckii	Heavy Standard
NT51	Quercus robur	Heavy Standard
NT52	Acer campestre	Heavy Standard
NT53	Carpinus betulus	Heavy Standard
NT54	Liquidambar styraciflua	Heavy Standard
NT55	Carpinus betulus	Heavy Standard
NT56	Sorbus aucuparia	Heavy Standard
NT57	Acer campestre	Heavy Standard
NT58	Quercus robur 'Fastigiata'	Heavy Standard
NT59	Quercus robur 'Fastigiata'	Heavy Standard
NT60	Quercus robur 'Fastigiata'	Heavy Standard
T001	Maple	To be retained
T002	Maple	To be retained
T003	Norway maple	To be retained
T004	Monterey pine	To be retained
T005	Horse chestnut	To be retained
T006	Horse chestnut	To be retained
T007	English oak	To be retained

PROTECTION OF TREES

- The responsibility for the safety of trees always rests with the site owner or the person who has control of tree management. Where sites contain trees this JPS design does not include liaison with the appropriate local planning authority or any application for consent for works to protected trees or hedges. Consent for works to protected trees and hedges must be obtained from the local planning authority prior to any works being carried out on them.
- The trees and landscape features within or adjacent to the site may be protected by tree preservation orders, be within a conservation area, constitute an important hedgerow or be subject to planning conditions. The local planning authority must be consulted for details of any such planning restrictions and their advice followed before work is planned or carried out to trees.
- The legal Duty of Care requires that all works to trees should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All tree works should be carried out to arboricultural industry best practice and comply with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act, 2000, which makes it a criminal offence to disturb, injure or kill bats or nesting birds and other protected animals.
- Important hedgerows may be protected if they are in the countryside, are over 20m long and over 30 years old, provide habitats for protected species or have been designated as such by a local planning authority.
- Tree health and condition can change over time and be affected by the environment, therefore, regular periodic inspections are recommended and a qualified arboriculturalist consulted if any concerns are identified.

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HATCH KEY

- Block Pavers (parking)
- Block Pavers (edging)
- Paving
- Tarmac (Vehicular)
- Tarmac (Pedestrian)
- Formal Lawn
- Wildflower Meadow
- Planting

BOUNDARY TREATMENT KEY

- A - B Site access
- B - C 0.6m high brick wall
- C - D 1.7m high closeboard fencing
- D - E 2.3m high security fence with emergency access (restricted by lockable, collapsable bollards)
- E - F 2m high closeboard fencing
- F - G 0.8m high wall with 2.2m high iron railings
- G - H Pedestrian gate
- H - A 0.6m high brick wall

WILDFLOWER MEADOW SPECIFICATION

General Purpose Meadow Mixture

Emorsgate Seeds EM1
A mixture containing many beautiful native grassland species for all soil types. Contains robust wild flowers and fine, slow growing grasses.

Sow at 3-4 grams per square metre or 14-16 kg per acre.

Mixture specification
(all percentages by seed weight)
80% meadow grasses
20% wild flower mixture

Management

First Year: mow newly sown meadows regularly during first year of establishment maintaining a maximum height of 40-60mm. Perennial weeds such as dock to be removed by hand as required.

Subsequent Years: Allow meadow to grow, flower and set seed until July/August. Cut with strimmer or mower and leave 'hay' to dry and shed seed for 7 days then remove from site. Mow again in autumn to keep maximum height to 50mm.

TREE RPA

Root Protection Area
The RPA shown is for illustrative purposes only and should be checked against that as provided by a qualified arboriculturalist

TREE SYMBOL KEY

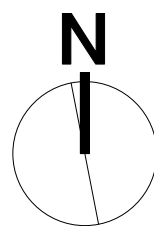
- Existing Tree (ET)
- New Tree (NT)
- Remove Tree (RT)

PLAN REFERENCES

Landscape Plan
LANDP001_rev05 to be read in conjunction with Plans:

PP001_rev04 - Planting Plan

THIS LANDSCAPE PLAN IS FOR SUBMISSION TO THE LOCAL PLANNING AUTHORITY, SUITABLE TO SATISFY PLANNING CONDITIONS ONLY.
THIS DRAWING MUST NOT BE USED FOR TENDERING OR CONSTRUCTION PURPOSES



JPS
LANDSCAPE DESIGN

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Design Date	12.08.20	Revision No.	
Revised by	DW	Revision No.	005
Revision Date	07.09.22	Revision No.	

0 10 50 m

SCALE BAR

It is the contractor's responsibility to check and confirm all measurements on site. JPS Landscape Design accept no liability for any discrepancies between this drawing and actual site measurements.