

PLANNING NOTES (SOFT LANDSCAPE):

1. SOILS: Subgrade / subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and scarified or ripped to 300mm depth (excluding root protection areas of retained trees refer to Tree Protection Plan) prior to spreading topsoil to alleviate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS 3882: 2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS 3882:2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS 3882:2015 specification. Wildflower areas to be unimproved topsoil or low fertility topsoil to BS 3882:2015. Grass areas to be a minimum depth of 150mm, Shrub beds, hedges and climbing plants 450mm depth and forestry / transplants 300mm depth. Where specimen trees are planted in confined shrub beds or lawns, a depth of 600mm topsoil (rather than 450mm or 150mm) will be necessary to ensure appropriate topsoil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide' for specific trees. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. All areas to be cultivated to a minimum depth of 150mm removing weeds and rubbish / stones greater than 20mm in size. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil during cultivation.

N.B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements. Any protection against roots should also be installed where appropriate.

2. BUILDING FOUNDATION DESIGN: All tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.

3. PLANT STOCK: Unless agreed otherwise all trees and shrubs are to be of UK provenance where plants have been propagated and/or grown on for a minimum of 5 years in the UK for trees and 2 years for shrubs. All plants are to comply with the requirements of all current British Standards including BS3936 'Specifications for Nursery Stock' and BS8545 'Trees from nursery to independence in the landscape' and be supplied in accordance with the Plant Schedule. Should planting be required outside of the planting season (November - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

4. EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.

5. TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010. Arisings to be removed to a licensed tip.

6. TREE PLANTING: All trees to be in accordance with BS 3936, BS8545 and The National Plant Specification – 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989, double staked (10-12cm - 14-16cm girth trees) or triple staked (16-18cm - 18-20cm girth trees) tied and braced with flexible webbing loops/belts and spacer collars/sleeves (NB not with a timber cross bar) in prepared pits. Semi mature trees to be underground guyed and securely anchored using Platipus Tree System. Tree pits in open field / un-compacted ground conditions or shrub beds to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost, incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser in accordance with manufacturers recommendations. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

In confined urban areas i.e car parks & housing estates where trees are to be planted in heavily compacted ground, Small tree pits (Mature canopy 3m) should have a minimum of 4.24m3, Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m3, Large tree pits (Mature canopy 8m) should have a minimum of 24m3 (or to latest GreenBlue Urban Topsoil Volume Guidelines). Tree pits are to be excavated to achieve the above uncompacted growing volume with pits without cells being approximately 2.5m x 2.5m backfilled with excavated subsoil and topsoil (as described above) mixed with 150L of peat free tree planting compost. Where groups of trees or avenues are planted the pits are to be combined to achieve the required growing volume. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.

Generally all trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage or services. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii are illustrated as a guide only; based on an assumed medium soil type and minimum foundation depths and should be relied upon for construction purposes. In locations close to footpaths and roadways linear root barriers GreenBlue Urban, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier Greenblue Urban, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

7. SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agrobien 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Ornamental Bark Mulch' (or similar approved by the landscape architect) and kept weed free; on slopes greater than 1:3 a biodegradable geotextile i.e Ecomatt Weed Control Fabric to be laid and securely pegged in place.

8. ORNAMENTAL HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be 60-80cm in height with a minimum of three breaks, planted in double staggered rows 350mm apart at 450mm centres (or as scheduled). Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agrobien 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked

9. NATIVE HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with the NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 350mm apart at 450mm centres (or as scheduled) with the growing tip (top 100mm) of the hedge plant removed to encourage spreading growth. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. In mixed species hedges; shrub species to be planted randomly throughout the length of hedge. Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.

10. NATIVE SHRUB PLANTING: plants to be in accordance with BS 3936 and planted in accordance with BS 4428:1989. Transplants to be pit planted at 1 metre centres (or as scheduled) in random groupings of 3-5 and 7-10 shrub species depending on numbers of plants. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Ornamental Bark Mulch' (or similar approved by the landscape architect) and kept weed free; on slopes greater than 1:3 a biodegradable geotextile i.e Ecomatt Weed Control Fabric to be laid and securely pegged in place. Plants to be protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stake(s).

11. TURFING: Grass turf areas to be Tillers 'Arena' or similar approved cultivated turf to BS 3969 'Recommendations for Turf for general purposes' laid in accordance with BS 4428:1989. Prior to cultivation topsoil is to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and levelled as required with any debris or stones greater than 50mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine tilth. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid during appropriate weather conditions from planks with broken joints well bulted up, pegged to slopes where required. Lightly consolidate and firm turf as laying proceeds. Fill joints with fine topsoil and thoroughly water after laying to avoid shrinkage.

12. SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Prior to cultivation topsoil is to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and levelled as required with any debris or stones greater than 20mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine tilth. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing then roll with a lightweight roller. Seed to be Germinal Seeds mix A19 'All Purpose Landscaping' sown at 35g/m2, including:

- 30% CORAIL (Slender Creeping Red Fescue)
- 25% RAISA (Chewings Fescue)
- 20% ABERELF (Perennial Ryegrass)
- 20% CADIX (Perennial Ryegrass)
- 5% HIGHLAND (Browntop Bent)

10. WILDFLOWER SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove all minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free tilth. Do not apply fertiliser. Weeds to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep well watered. Areas to be kept free from unwanted plants and mown every 6 - 8 weeks during establishment year removing arisings. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing arisings. A minimum 1.5 metre close mown margin is to be maintained abutting buildings and hard surfacing (i.e road, car park and footpath edges). Seed mixes to be supplied by Emorsgate Seeds and include the following sown in accordance with suppliers recommendations.

EM2	'Standard General Purpose Meadow Mixture' to general landscape areas (sown at 4g/m2).
EG10	'Tussock Grass Mixture' to smaller areas within main site (sown at 10-15g/m2).
EM8	'Meadow mix for wetlands' to swales (sown at 4g/m2).
EL1	'Flowering Lawn Mixture' (sown at 4g/m2).

11. BULB PLANTING: each bulb to be planted at a depth of approximately twice its height; base in contact with bottom of hole. Backfilled with finely broken soil, lightly firmed to existing ground level. In existing grassed areas scatter bulbs when they fall; existing turf to be plugged and replaced. Bulbs should be firm and entire, not dried out; and free from pests, diseases and fungus.

12. GRAVEL: Gravel areas to be ornamental gravel, from local source 10-20mm, laid on geotextile membrane to a depth of 50-75mm.

13. MAINTENANCE: To be carried out in perpetuity, for the lifetime of the development at approximately monthly intervals (or as prescribed within a landscape management plan) including replacement of any tree, hedge, shrub or grassed area which die, has been damaged, vandalised or stolen within a period of five years from practical completion. Operations to include the following:

a. Eradicate weeds by hand or appropriate chemical means.
b. Cut out dead or / and damaged stock or branches, prune as required.
c. Ensure all shrubs and trees are firmed in, securely staked and tied with guards where applicable.
d. Collect litter, sweep and tidy site.
e. Apply suitable non-residual herbicides, pesticides and water as required.
f. Carry out mowing to grass areas when attained 100mm, cut to 35mm (50mm for shaded areas) approximately 2 week intervals during the growing season.
f. Carry out mowing to wildflower areas as per Emorsgate Seeds Ltd aftercare First year & Established kward guidance (2-3 cuts a year).
g. Carry out mowing of wildflower area margins 1.5 - 2.0m wide when attained 200mm (approximately monthly during the gowing season) where abutting buildings or hard surfacing (i.e road, car park or footpath edges).
h. All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highways design guidelines.
i. Woodland planting to be maintained free from perennial weeds, self set shrub and tree species.
j. At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

15. WATERING: all plant material (including turf) to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. During hot, dry periods, plants are to be watered every six to ten days. For individual trees a minimum of 18 watering visits per year are to be carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.

16. PRUNING: to be carried out in accordance with BS 7370 Part-4, ensuring site operatives are fully trained. Recommendations are based on general pruning required to maintain plant health and vigor. Broad pruning principles are classified as follows within the plant schedule, refer to RHS Pruning Groups and species information for further details (https://www.rhs.org.uk/advice/profile?pid=954).

17. PRUNING CODES: the following codes have been applied to individual species within the plant schedule:

PG 1 Light Pruning	PG 8 Early Flowering Evergreen Shrubs
PG 2 Early-Flowering Shrubs	PG 9 Late Flowering Evergreen Shrubs
PG 3 Basal Shooting Shrubs	PG 10Evergreen Shrubs
PG 4 Summer Flowering Shrubs	PG 11Vigorous Climbers
PG 5 Winter / Early Spring Flowering Shrubs	PG 12Moderately Vigorous Climbers
PG 6 Summer / Autumn Flowering Shrubs	PG 13Wall Trained Shrubs
PG 7 Pruning for Stems and Foliage	
PG C1 Clematis Pruning Group	PG BC Bamboo Cultivation
PG C2 Clematis Pruning Group	PG HB Herbaceous (specific to species)
PG N Pruning Generally Not Required	PG GR Grasses (specific to species)
PG F Fruit Tree Pruning (specific to species)	(Roses) Specific Requirements for Roses

LEGEND: SOFT LANDSCAPING

- GROUND COVER: deciduous shrub ground cover planting with specimen shrubs.
- GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
- GROUND COVER: herbaceous ground cover planting with specimen shrubs.
- GROUND COVER: ornamental grass ground cover planting as detailed.
- HEDGE: evergreen shrub hedge as detailed.
- DECIDUOUS NATIVE HEDGE: mainly single species native hedge as detailed, reinforced with timber post & wire fence where indicated.
- SPECIMEN SHRUBS: specimen shrub planting as detailed.
- SPECIMEN CLIMBERS: specimen climbing plants as detailed.
- GRASS: cultivated turf to road frontages, existing areas to be made good with seed.
- POS/ VERGE AMENITY MOWN GRASS: to be turfed or seeded with amenity seed EL1 mix as detailed; refer to notes. To be regularly close mown for short sward.
- WILDFLOWER TO POS BOUNDARY: to be seeded with wildflower seed mix EG10 as detailed; refer to notes.
- WILDFLOWER TO CENTRAL POS: to be seeded with wildflower seed mix EM2 as detailed; refer to notes.
- WILDFLOWER WETLAND AREAS: to be seeded with wetland wildflower seed mix EM8 as detailed; refer to notes.
- NATIVE WOODLAND SHRUB MIX: Approx. 80% native shrubs/ 20% native trees planting mix as detailed.
- BULB PLANTING: scattered in proposed grassed areas, under trees and adjacent to and/or in shrubbed areas.
- ORNAMENTAL GRAVEL: pea gravel from local source; 50-75mm minimum depth; refer to notes.
- EXISTING HEDGE: dead plants and bramble to be removed & hedge gapped up with native species.
- EXISTING HEDGE / VEGETATION: to be removed to facilitate development.
- TREE PLANTING: deciduous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth.
- TREE PLANTING: coniferous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth.
- EXISTING TREES: to be retained in accordance with BS 5837 "Trees in relation to Construction" 2012.
- EXISTING TREES: to be removed in accordance with tree survey recommendations or to facilitate development.

LEGEND: HARD LANDSCAPE

- STANDARD HB ROAD KERB: PCC; 125 x 255mm; including necessary drop kerbs, corners and quadrants, etc. laid to Engineers specification.
- STANDARD PIN KERB/ EDGING: PCC; 50 x 150mm; flat top; laid to Engineers specification.
- PROPOSED PERMEABLE BLOCK PAVING: 200mm x 100mm x 80mm; herringbone layout; colour Brindle; laid to Engineer specification. Supplier to be confirmed prior to construction. **(Image 1)**
- PROPOSED TEGULA PERMEABLE CONCRETE BLOCK PAVING: various sizes; 80mm depth; colour Pennant Grey; laid to Engineer specification. Supplier to be confirmed prior to construction. **(Image 2)**
- PROPOSED TEGULA PERMEABLE CONCRETE BLOCK PAVING: various sizes; 80mm depth; colour Pennant Grey; laid to Engineer specification. Supplier to be confirmed prior to construction. *Permeable subgrade variation used no dig' construction within RPA of tree. Refer to Arb. Report* **(Image 2)**
- PROPOSED TIMBER CLOSE BOARDED FENCE: 1.8m high; all timber in contact with ground to be UC4, all other timber to be UC3; fixings to be galvanised or for exterior use. Posts set in concrete.
- PROPOSED TIMBER POST & 4 RAIL FENCE: 1.2m high; all timber in contact with ground to be UC4, all other timber to be UC3; fixings to be galvanised or for exterior use. Posts set in concrete.



NHBC Guidelines 2026 Chapter 4.2 'Building near trees':

NHBC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHBC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHBC guidelines.

Asterisk (*) on planting tags identify shrubs with a mature height above 1.5m where adjacent foundation should be designed by Engineers in accordance with NHBC guidelines 2026 Tables 3 or 5 of sections D & E.

PLANT SCHEDULE: Main Street [rev C]

Trees

No.	Species Name	Specification	Girth	Diameter	Height	Pot Size	Density
1 -	Acer campestre	3x Extra Heavy Standard ;Clear Stem min. 200 ;5 brks ;RB ;PG 1	14-16cm		400-450cm		Counted
5 -	Betula pendula	3x Extra Heavy Standard ;Clear Stem 175-200 ;5 brks ;RB ;PG 1	14-16cm		400-450cm		Counted
7 -	Crataegus monogyna (*)	1+1 Transplant ;B ;PG 1			40-60cm		1/m²
1 -	Ilex aquifolium	Leader & laterals ;RB ;PG 1			175-200cm		Counted
1 -	Magnolia kobus	3x Extra Heavy Standard ;Clear Stem 150-175 ;5 brks ;RB ;PG 1	14-16cm		350-425cm		Counted
1 -	Prunus 'Sunset Boulevard'	3x Extra Heavy Standard ;Clear Stem 175-200 ;5x ;RB ;PG 1	14-16cm		400-450cm		Counted
1 -	Prunus avium	3x Extra Heavy Standard ;Clear Stem 175-200 ;5 brks ;RB ;PG 1	14-16cm		400-450cm		Counted
3 -	Sorbus aria 'Majestica'	3x Extra Heavy Standard ;Clear Stem 175-200 ;5 brks ;RB ;PG 1	14-16cm		400-450cm		Counted
2 -	Sorbus aucuparia	3x Extra Heavy Standard ;Clear Stem 175-200 ;5 brks ;RB ;PG 1	14-16cm		400-450cm		Counted
5 -	Tilia cordata	3x Extra Heavy Standard ;Clear Stem 175-200 ;5 brks ;RB ;PG 1	14-16cm		400-450cm		Counted

Hedging

No.	Species Name	Specification	Girth	Diameter	Height	Pot Size	Density
33 -	Acer campestre (*)	1+1 ;Transplant ;B			60-80cm		0.45CtrT Double Staggered at 0.35m offset
340 -	Carpinus betulus (*)	1+1 ;Transplant ;BR ;PG 1			80-100cm		0.3CtrT Double Staggered at 0.35m offset
66 -	Corylus avellana (*)	Branches; 1+2 ;3 brks ;BR			60-80cm		0.45CtrT Double Staggered at 0.35m offset
83 -	Crataegus monogyna (*)	1+1 ;Transplant ;3 brks ;BR			60-80cm		0.45CtrT Double Staggered at 0.35m offset
27 -	Escallonia 'Donard Seedling' (*)	Bushy ;4 brks ;C ;PG 9			40-60cm	3L	0.45CtrT Double Staggered at 0.3m offset
50 -	Ilex aquifolium (*)	Leader With Laterals			60-80cm	3L	0.45CtrT Double Staggered at 0.35m offset
50 -	Sambucus nigra (*)	1+1 ;Transplant ;B			60-80cm		0.45CtrT Double Staggered at 0.35m offset
50 -	Sorbus aucuparia (*)	1+1 ;Transplant ;B			60-80cm		0.45CtrT Double Staggered at 0.35m offset

Shrubs

No.	Species Name	Specification	Diameter	Height	Pot Size	Density
6 -	Abelia grandiflora 'Francis Mason'	Bushy ;3 brks ;C ;PG 8		30-40cm	3L	3/m²
7 -	Aucuba japonica 'Rozannie'	Bushy ;3 brks ;C ;PG 1		30-40cm	3L	3/m²
7 -	Brachyglottis 'Sunshine'	Branched ;4 brks ;C ;PG 8		30-40cm	3L	3/m²
5 -	Ceanothus 'Blue Mound'	Branched ;3 brks ;C ;PG 8	30-40cm		3L	3/m²
6 -	Ceanothus thyrsiflorus repens	Bushy ;3 brks ;C ;PG 8	30-40cm		3L	3/m²
17 -	Cornus sanguinea (*)	1+2 ;Branched ;3 brks ;B ;PG 7		60-80cm		1/m²
5 -	Euonymus fortunei 'Emerald 'n' Gold'	Bushy ;9 brks ;C ;PG 8	30-40cm	25-30cm	5-7.5L	2/m²
5 -	Hebe 'Mrs Winder'	Bushy ;5 brks ;C ;PG 9		30-40cm	3L	3/m²
9 -	Hebe 'Sutherlandii'	Bushy ;5 brks ;C ;PG 9	20-30cm		3L	4/m²
4 -	Hebe rakiensis	Bushy ;5 brks ;C ;PG 9	20-30cm		3L	3/m²
7 -	Hypericum 'Hidcote'	Bushy ;5 brks ;C ;PG 8		30-40cm	3L	3/m²
8 -	hypericum x moserianum	Bushy ;7 brks ;C ;PG 8		30-40cm	3L	4/m²
10 -	Ilex aquifolium (*)	Bushy ;3 brks ;C ;PG 1		40-60cm	3L	1/m²
7 -	Lavandula angustifolia 'Hidcote'	Bushy ;9 brks ;C ;PG 10		30-40cm	7.5L	3/m²
6 -	Lavandula intermedia 'Alba'	Bushy ;9 brks ;C ;PG 10		30-40cm	7.5L	3/m²
13 -	Lonicera nitida 'May Green'	Bushy ;6 brks ;C ;PG 2	30-40cm		3L	3/m²
10 -	Pachysandra terminalis 'Green Carpet'	Several shoots ;7 brks ;C ;PG 8	15-20cm		2L	4/m²
8 -	Photinia x fraseri 'Little Red Robin'	Bushy ;6 brks ;C ;PG 1		30-40cm	3L	4/m²
11 -	Prunus laurocerasus 'Otto Luyken'	Bushy ;5 brks ;C ;PG 8		40-60cm	5-7.5L	3/m²
7 -	Rosa canina (*)	Branched ;5 brks ;PG 21 (Roses)		50-60cm	3L	1/m²
15 -	Rosmarinus offi.'Miss Jessop's Upright'	Bushy ;4 brks ;C ;PG 9		30-40cm	3L	3/m²
17 -	Sambucus nigra (*)	1+0 ;Branched ;2 brks ;B ;PG 1		40-60cm		1/m²
8 -	Santolina chamaecyparissus	Bushy ;7 brks ;C ;PG 10		20-30cm	3L	3/m²
8 -	Skimmia japonica 'Rubella'	Bushy ;4 brks ;C ;PG 8		30-40cm	5L	3/m²
6 -	Spiraea japonica 'Candle Light'	Bushy ;6 brks ;C ;PG 6		30-40cm	3L	3/m²
6 -	Spiraea japonica 'Fire Light'	Bushy ;6 brks ;C ;PG 6		30-40cm	3L	3/m²
7 -	Viburnum davidii	Bushy ;4 brks ;C ;PG 1		30-40cm	5-7.5L	3/m²
10 -	Viburnum opulus (*)	1+2 ;3 brks ;B ;PG 8		80-100cm		1/m²
19 -	Vinca major 'Variegata'	Several shoots ;3 brks ;C ;PG 6	30-40cm		2L	5/m²
7 -	Weigela florida 'Foliis Purpureis'	Branched ;4 brks ;C ;PG 2		40-60cm	3L	3/m²

Herbaceous

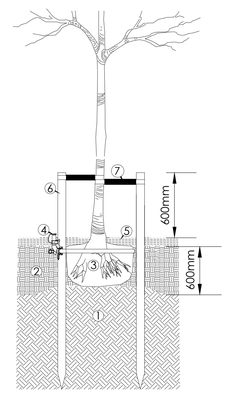
No.	Species Name	Specification	Diameter	Height	Pot Size	Density
10 -	Bergenia cordifolia 'Purpurea'	Full Pot ;C ;PG HB			2L	5/m²
6 -	Sedum 'Autumn Joy'	Full Pot ;C ;PG HB			2L	3/m²

Bulbs

No.	Species Name	Specification	Diameter	Pot Size	Density
628 -	Crocus speciosus	Grade 6/+			50/m²

Grasses

No.	Species Name	Specification	Spread	Height	Pot Size	Density
6 -	Luzula 'Hived'	Full Pot ;PG GR			2L	4/m²



TYPICAL TREE PIT DETAIL (SHRUB BED AREAS):

1.0 SOILS: subsoil / topsoil to be excavated to form tree pit, depth to be based on the planting depth of the tree (distance from root flare to underside of rootball), with soils retained and placed separately for backfilling pit .

2.0 TOPSOIL: multi-purpose imported or as dug topsoil to 450mm depth for shrub planting areas.

3.0 ROOT BALL / BARE ROOTS: tree pits sizes to be at least 75mm wider than the tree root system or rootball.

4.0 IRRIGATION: RR3A RootRain Metro irrigation system with plastic cap and fixing bracket. Secure to stake with 50mm galvanised nail. Ensure cap finishes slightly above finished surface level

5.0 MULCH LAYER: finished with Melcourt amenity grade bark mulch to a minimum depth of 75mm.

6.0 STAKES: softwood timber rounds, peeled chestnut, larch or oak, free from projections and large or edge knots and with pointed lower end; 75mm diameter, 2000mm height. 600mm above ground.

7.0 TIES: tree held to stakes with 35mm flexible webbing and 40mm spacer sleeves fixed to stake with galvanized clout nails.

Topsoil Volume:
Where specimen trees are to be planted in confined shrub beds or lawns, a depth of 600mm topsoil (rather than 450mm or 150mm) will be necessary to ensure appropriate topsoil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide'.

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Refer any query to office of origination.

rev	date:	amendments:	alt:
A	09.06.2023	Including Ecology recommendations	.DR
B	01.10.2026	Including Drainage Engineer and further Ecology recommendation on the development site (red line boundary). Ornamental hedge reinstated in front of fence at right of plot 2.	.DR
C	02.10.2026		.DR

cdm 2015; designers residual risk information

LEGEND: CDM RESIDUAL RISKS

1. LEVEL CHANGES: changes in level across the site including ramped access, steps, slopes or ditches, restricting access with risk of operatives falling from height.
2. PEDESTRIAN & VEHICULAR TRAFFIC: car park, road and pavement within or adjacent to working areas; risk of collision with operatives, risk of harm to pedestrians.
3. EXISTING SERVICES: proximity of adjacent buildings and associated buried / overhead live services i.e electricity, gas. Risk to operatives during excavations or moving plant.
4. WATER FEATURES: working adjacent to / in close proximity of water features. Risk of drowning and waterborne diseases.
5. PUBLIC FOOTPATH: pedestrians within or adjacent to working areas. Risk of injury to the general public.

It is assumed that works will be carried out by competent landscape subcontractor working, where appropriate to a risk assessment and method statement approved by the Principal Contractor.

bea landscape design ltd

client:
TAYLOR REED HOMES LTD.

project:
MAIN STREET, BETTISFIELD

title:
DETAILED HARD & SOFT LANDSCAPE PROPOSALS

status:
PLANNING

date:	drawn:	number:
MAR '23	DR	23-029-P-01
scale@A0:	checked:	revision:
1:200	TGW	C

Landscape Institute Registered Practice

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