PLANTING SPECIFICATION

1. 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.
2. 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.
3. 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.
4. 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.
5. FERTILISER All shrub beds to have incorporated bonemeal at the rate of 70gm/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.
6. 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.
7. 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.
8. PREPARATION OF PLANTS Remove inorganic containers. Check for damage, disease or pest infestation. Reject seriously damaged plants. Carefully prune any minor root damage.
9. 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
10. PLANTING HEDGES Excavate trench 300x300mm with suitable topsoil and 100mm depth of compost cultivated in. Plant spacings to be appropriate to genus selected.
11. 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.
12. 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.
13. 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.
14. IMMEDIATELY AFTER PLANTING Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels.
15. WATERING Saturate the root ball of container grown plants before planting. Immediately after planting, water all trees and shrubs thoroughly and again before mulching.
16. 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.
17. 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.
18. TURF
   • -to BS 3969 with weedkiller applied 1 to 3 months before lifting;
   • -900 x 300 minimum size x 25mm minimum even thickness.
19. DELIVERY to be phased to ensure laying within 48hrs of lifting. Stacks not to exceed 1.4m high.
20. 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.
21. FERTILISER FOR TURFING
   Dress areas to be turfed with Growmore N7:P7:K7 fertiliser at a rate of 50g/m.sq. Work into the top 30mm of tilth 7 days before turfing and water in well.
22. 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.
23. 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.
24. TREE QUALITY to the National Plant Specification with size as noted on drawing or schedule.
25. TREE STAKES 75mm minimum diameter, free of bark, with one end pointed.
26. 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.
27. 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.
28. 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.
29. BACK-FILLING to be selected existing topsoil where 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.
30. PRUNING Immediately after planting carry out light formative pruning according to species. Remove damaged or weak growth.
31. 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.
32. 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
NT01	Acer campestre	Heavy Standard
NT02	Acer campestre	Heavy Standard
NT03	Acer campestre	Heavy Standard
NT04	Carpinus betulus	Heavy Standard
NT05	Prunus avium	Heavy Standard
NT06	Carpinus betulus	Heavy Standard
NT07	Sorbus aria	Heavy Standard
NT08	Prunus avium	Heavy Standard
NT09	Carpinus betulus	Heavy Standard
NT10	Carpinus betulus	Heavy Standard
NT11	Quercus robur 'Fastigiata'	Heavy Standard
NT12	Quercus robur 'Fastigiata'	Heavy Standard
NT13	Acer campestre	Heavy Standard
NT14	Prunus padus	Heavy Standard
NT15	Sorbus aucuparia	Heavy Standard
NT16	Quercus robur 'Fastigiata'	Heavy Standard
NT17	Quercus robur 'Fastigiata'	Heavy Standard
NT18	Sorbus aucuparia	Heavy Standard
NT19	Sorbus aucuparia	Heavy Standard
NT20	Acer campestre	Heavy Standard
NT21	Sorbus aucuparia	Heavy Standard
NT22	Sorbus aucuparia	Heavy Standard
T1	Silver birch	To be retained
T2	Western red cedar	To be retained
T3	Norway maple	To be retained
T4g	Foxglove tree	To be retained
T5	Silver birch	To be retained
T6g	Silver birch	To be retained
T7	Beech	To be retained
T8	English oak	To be retained
T9	Cherry	To be retained
T10	English oak	To be retained
T11	English oak	To be removed
T12	English oak	To be retained
T13	English oak	To be retained
T14	Silver birch	To be retained
T15g	English oak	To be retained
T16	Douglas fir	To be retained
T17	Silver birch	To be removed
T18	Western red cedar	To be retained

FOR DETAILED TREE INFORMATION, PLEASE REFER TO THE FOLLOWING REPORTS:

TREECALL CONSULTING LTD
ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT
REF: DS/97624/AC
DATED: 12 FEBRUARY 2025

TREECALL CONSULTING LTD
TREE PROTECTION PLAN
REF: DS/97624/AC
DATE: 4 APRIL 2024

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



HATCH KEY

- Permeable Block Pavers
- Permeable Tarmac
- Paving
- Lawn
- Planting
- Native Hedging
- Existing Planting To Be Retained
- Mixed Scrub

PROTECTION OF TREES

1. 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.
2. 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.
3. 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 treeworks 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.
4. 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.
5. 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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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)

PLANT SCHEDULE

Category	Latin Name	Size	Quantity
Native Hedging	Acer campestre (whip)	60-80cm	166
Native Hedging	Corylus avellana (whip)	60-80cm	166
Native Hedging	Crataegus monogyna (whip)	60-80cm	166
Native Hedging	Fagus sylvatica (whip)	60-80cm	166
Native Hedging	Prunus spinosa (whip)	60-80cm	166
Shrubs	Choisya ternata	10-12L	14
Shrubs	Euonymus fortunei 'Emerald Gaiety'	10-12L	17
Shrubs	Hebe 'Mrs Winder'	10-12L	17
Shrubs	Hebe 'Nicola's Blush'	10-12L	9
Shrubs	Hebe albicans	10-12L	7
Shrubs	Hebe pinguifolia 'Sutherlandii'	10-12L	9
Shrubs	Nandina domestica	10-12L	22
Shrubs	Sarcococca hookeriana var. digyna	10-12L	16
Shrubs	Skimmia japonica 'Rubella'	10-12L	21
Shrubs	Viburnum davidii	10-12L	4

BOUNDARY TREATMENT KEY

A - B	New native hedge behind new low level boundary brick wall
B - C	Existing planting to be retained and supplemented where necessary
C - D	New native hedge behind new low level boundary brick wall
D - A	Site entrance with Visibility Splays

ECOLOGY

All proposed new planting has been selected from the RHS 'Plants For Pollinators' list, in order to improve the ecological benefits of the site to wildlife.

HEDGEHOG ACCESS

All existing and proposed fencing to have hedgehog gaps installed at the base. Gaps to be 13cm x 13cm.

PLANT PROVENANCE

All planting to be sourced from UK native provenance (preferably grown in British nurseries) to remove the risks of importing diseases that our plants have no resistance to and pests that have no natural predators in the UK. British grown plants are far more likely to do well in our conditions than those that have been imported. British species of native plants are unique to these islands and have adapted to our climate and conditions.

BIODIVERSITY NET GAIN

In order to achieve biodiversity net gain on the site, all planting complies with BS42020: 2013.

Specified plants are selected from the *RHS Plants For Pollinators* recommended list.

Additionally, 247.4 sqm of wildflower meadow and 165.8 sqm of native hedging has been added.

0 10 20 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.

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