SPECIES LIST

NATIVE TREE & SHRUB SPECIES SELECTION (PREDOMINANTLY POS AREAS)

TREES:
Alnus glutinosa
Acer campestre
Betula pendula
Betula pubescens
Carpinus betulus
Pinus sylvestris
Prunus avium
Prunus padus
Quercus robur
Sorbus aucuparia
Sorbus aria
Tilia cordata
Ulmus glabra

SHRUBS:
Cornus sanguinea
Corylus avellana
Crataegus monogyna
Ilex aquifolium
Ligustrum vulgare
Malus sylvestris
Prunus spinosa
Sambucus nigra
Viburnum opulus

PLOT LANDSCAPE ORNAMENTAL & WILDLIFE ATTRACTING SHRUBS:
EG = evergreen
Dec = deciduous
H = herbaceous

SHRUBS:
Amelanchier sp. (Dec) (specimen shrub)
Aucuba japonica 'Rozannie' (EG)
Aucuba japonica 'Variegata' (EG)
Berberis Sp. (Dec)
Brachyglotis 'Sunshine' (EG)
Buxus sempervirens (EG)
Carex sp. (EG / Dec)
Ceanothus thyrsiflorus 'Repens' (EG)
Choisya ternata 'Sundance' (EG)
Choisya ternata (EG)
Cistus x lenis 'Graywood Pink' (EG)
Cordyline sp. (specimen shrub)
Cornus sp. (Dec) (specimen shrub)
Cotinus coggygria 'Velvet Cloak' (Dec) (specimen shrub)
Eleagnus sp. (EG)
Escallonia 'Apple Blossom' (EG)
Escallonia 'Donard Radiance' (EG)
Euonymus fortunei 'Blondy' (EG)
Euonymus fortunei 'Emerald 'n' Gold' (EG)
Euonymus fortunei 'Emerald Gaiety' (EG)
Euonymus fortunei 'Silver Queen' (EG)
Fatsia japonica (EG) (specimen shrub)
Forsythia intermedia 'Lynwood Gold' (specimen shrub)
Hebe sp. (EG)
Hedera sp. (EG)
Hypericum 'Hidcote' (SEM-EG)
Lavandula 'Hidcote' (EG)
Ligistrum ovalifolium (EG)
Lonicera nitida 'Baggesen's Gold' (EG)
Lonicera nitida 'May Green' (EG)
Lonicera pileata (EG)
Mahonia x media 'Winter Sun' (EG) (specimen shrub)
Mahonia aquifolium 'Apollo' (EG)
Osmanthus sp. (EG)
Pachysandra terminalis (EG)
Phormium sp.(EG) (specimen shrub)
Photinia fraseri 'Red Robin' (EG) (specimen shrub)
Prunus laurocerasus sp.(EG)
Pyracantha 'Orange Charmer' (EG)
Rosmarinus officinalis (EG)
Sambucus 'Sutherland Gold' (Dec) (specimen shrub)
Skimmia sp. (EG)
Viburnum davidii (EG)
Viburnum tinus 'Eve Price' (EG)
Vinca major (EG)
Vinca minor (EG)

(EG = evergreen; others deciduous)

NOTE:
All trees, hedges and shrubs to be appropriately selected and planted in accordance with NHBC guidelines section 4.2 'Building Near Trees'. Alternatively foundations should be designed accordingly.

All planting within visibility splays to be maintained below a height of 800mm or in accordance with County Council advice.

Refer to Ecologist Plans/Reports for further details relating to habitat creation; bird & bat boxes, etc..

Subject to Detailed Landscape Design, identifying exact specification, location and quantities of planting.

LEGEND:

APPLICATION BOUNDARY

PROPOSED PERIMETER NATIVE HEDGE: Boundaries diving the POS and development plots planted with mixed species (60-80% bare root) as double staggered row hedge maintained at approximately 2m tall. Planted double staggered in 300mm depth multi-purpose topsoil or existing ground; with 75mm bark mulch.

PROPOSED ORNAMENTAL HEDGES WITHIN DEVELOPMENT: To frontages and against side boundaries, planting as 3L to 7.5L containerised double staggered row with species detailed. Hedge maintained at 0.8-1.0m tall to plot edges; and 1.8m high to side boundaries. Note NHBC guidelines near buildings. Planted in 450mm depth multi-purpose topsoil with 75mm bark mulch.

SHRUB PLANTING: evergreen (EG), deciduous (DEC) ornamental shrub and herbaceous (HB) planting, predominantly including wildlife attracting species. See typical list opposite. Plants predominantly specified as 3L-7.5L, container grown shrubs. Note NHBC guidelines near buildings. Planted in 450mm depth multi-purpose topsoil with 75mm bark mulch. Note NHBC restrictions near properties.

GRASS (PLOT FRONTAGE): cultivated turf to plot or seed to frontages; on minimum 150mm topsoil. Suggested seed mix to be Emorsgate EL1 'Flowering Lawns'.

AMENITY GRASS (POS): amenity grass seed to public open spaces: on minimum 150mm topsoil; regularly medium cut to 50mm. Suggested seed mix to be Emorsgate EL1 'Flowering Lawns'.

WILDFLOWER (POS): wildflower meadow seed mix to public open space. Suggested seed mix to be Emorsgate EM2 'Standard General Purpose Meadow Mixture'.

WOODLAND PLANTING: native woodland (tree/shrubs) planting mix as 60-80cm transplants with rabbit protection. Note NHBC restrictions near properties.

REINFORCED GRASS PARKING BAYS: using grass filled BodPave or similar approved on a permeable sub base to Engineers specification.

GRAVEL: 75mm depth of 10-14mm gravel; laid on geotextile membrane.

SPECIMEN SHRUB PLANTING: Appropriate size small, medium and large shrub planting to gardens where trees would be too large. 25L containerised plants.

TREE PLANTING: Outer POS to be planted to be planted with native species only. Development area to be a mix of native, native cultivars and ornamental tree species. Note NHBC restrictions near properties.

NATIVE TREES (OUTER POS): Heavy Standards (12-14cm) including: Betula pendula, *Prunus sp., Sorbus aucuparia, etc.*

SMALLER / FLOWERING ORNAMENTAL GARDEN TREES: to smaller gardens. Species Including: *Malus sp. Magnolia sp, Prunus sp. Sorbus aucuparia.*

FEATURE/ CHAMPION TREES: Acer platanoides 'Emerald Queen', Liquidambar, Liriodenron, Robinia sp.,

EXISTING TREES TO BE RETAINED: and protected during development to BS 5837:2012.

EXISTING TREES TO BE REMOVED: due to condition or to facilitate development.

EXISTING HEDGES TO BE RETAINED: where possible.

EXISTING HEDGES TO BE REMOVED: due to condition or to facilitate development.

PLANNING NOTES (SOFT LANDSCAPE):

1. SOILS: Subgrade / subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and topsoil to be stripped, stockpiled, handled and spread 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 requisitioned) is to be laboratory tested to BS 3882:2015 and ameliorated as required to meet the required standard for new planting. Topsoil to be 150mm depth for turf/seeded areas and a minimum depth of 100mm. Shrub beds 450mm depth and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil.

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.

2. BUILDING FOUNDATION DESIGN: All landscape proposals are to be referred to by the structural engineer during foundation design.

3. PROPOSED PLANTING: Should planting be required outside of the planting season (October - March) any bare root or rootballed stock specified is to be replaced with containerised stock (3L or 5L containerised or similar specification to the approval of the landscape architect) prior to orders.

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 during development by fencing in accordance with the recommendations contained within 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 5837:2012:6.2.3.

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 and The National Plant Specification – 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989 and double staked (10-12cm - 14-16cm girth trees) or triple staked (16-18cm - 18-20cm girth trees) and tied in prepared pits. Tree pits in open field / un-compacted ground to be excavated to a minimum depth of 600mm and a minimum width of 1m (diameter from centre of girth 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 per 1m3 of topsoil and 100g of fertiliser or similar irrigation pipe. 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 Smallhold have a minimum of 1.24m3), 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. Tree pits are to be excavated to achieve the above uncompacted growing volume with pits without cells being excavated to a depth of 1.0m and backfilled with stored topsoil and subsoil mixed with specified approved material with 150L of peat free tree planting compost. Where ground areas or entrances are planted the pit 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.

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 not be relied upon for construction purposes. In locations close to footpaths and roadways linear root barriers Greenblue Urban, Rethrol or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees may be relocated where practicable to an alternative location subject to agreement with the client / local authority approval. Proprietary root barrier Greenblue Urban, Rethrol 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 CPSE 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. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) and kept weed free.

8. CLIMBING PLANTS: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. For non self supporting plants heavy duty bamboo canes to be installed in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. For non self supporting plants heavy duty fan timber trellis 1.8m x 900mm m/c to be installed. All plants to be planted in double staggered rows 300mm apart at 450mm centres (or as specified). Plants to be planted 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.

9. HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres (or as specified). Plants to be planted 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. FORESTRY PLANTING: plants to be in accordance with BS 3936 and planted in accordance with BS 4428:1989, subgrade to be cross ripped at 1.2m intervals prior to planting to alleviate compaction. Transplants to be planted at 1 metre centres (or as specified) in accordance with BS 4428:1989. Trees to be planted immediately after planting and prior to spreading of mulch. Tree species to be evenly distributed throughout the planted area. Transplants to be root dipped with Alginure prior to planting. Planted areas to be kept weed free and 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, laid in accordance with BS 4428:1989. Topsoil to be rotovated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well bulled up, pegged to slopes where required. Well water after laying to avoid shrinkage.

12. AMENITY GRASS SEEDING grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing. See legend for suggested species.

13. WILDFLOWER SEEDING (POS): grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotovated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. See legend for suggested species.

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

15. MAINTENANCE: To be carried out at approximately monthly intervals 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. Check all stakes and ties are firmed in, securely staked and tied.
   d. Control disease and pests as necessary.
   e. Apply suitable recommended pesticides, fungicides, fertilisers and water as required.
   f. Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas).
   g. 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.

16. WATERING: all plant material 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 Landscape Architect or Landscape Manager depending on season. Mulch to be kept topped up to ensure soil is consistently moist to promote successful establishment. As a guide only it is suggested that during hot, dry periods, plants are to be watered every six to ten days. For individual trees it is suggested that 18 watering visits per year are 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.

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rev	date:	amendments:	alt:
A	17.06.2020	house layout minor; grass track added to car park	DR

cdm 2015: designers residual risk information

In addition to the risks & hazards normally associated with the type of work detailed on this drawing the following residual risks should be noted:

Construction:

Standard Soft Landscape Works Only. No Additional Identifiable Risks.

Maintenance:

Standard Soft Landscape Works Only. No Additional Identifiable Risks.

It is assumed that works will be carried out by competent contractor working, where appropriate to an approved method statement.

bea landscape design ltd

client:
THE HOUSING PLUS GROUP

project:
COMMON LANE, BEDNALL

title:
LANDSCAPE MITIGATION STRATEGY

status:
PLANNING

date:	drawn:	number:
DEC '19	DR	19-146-01
scale@A0:	checked:	revision:
1:200	TGW	A

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