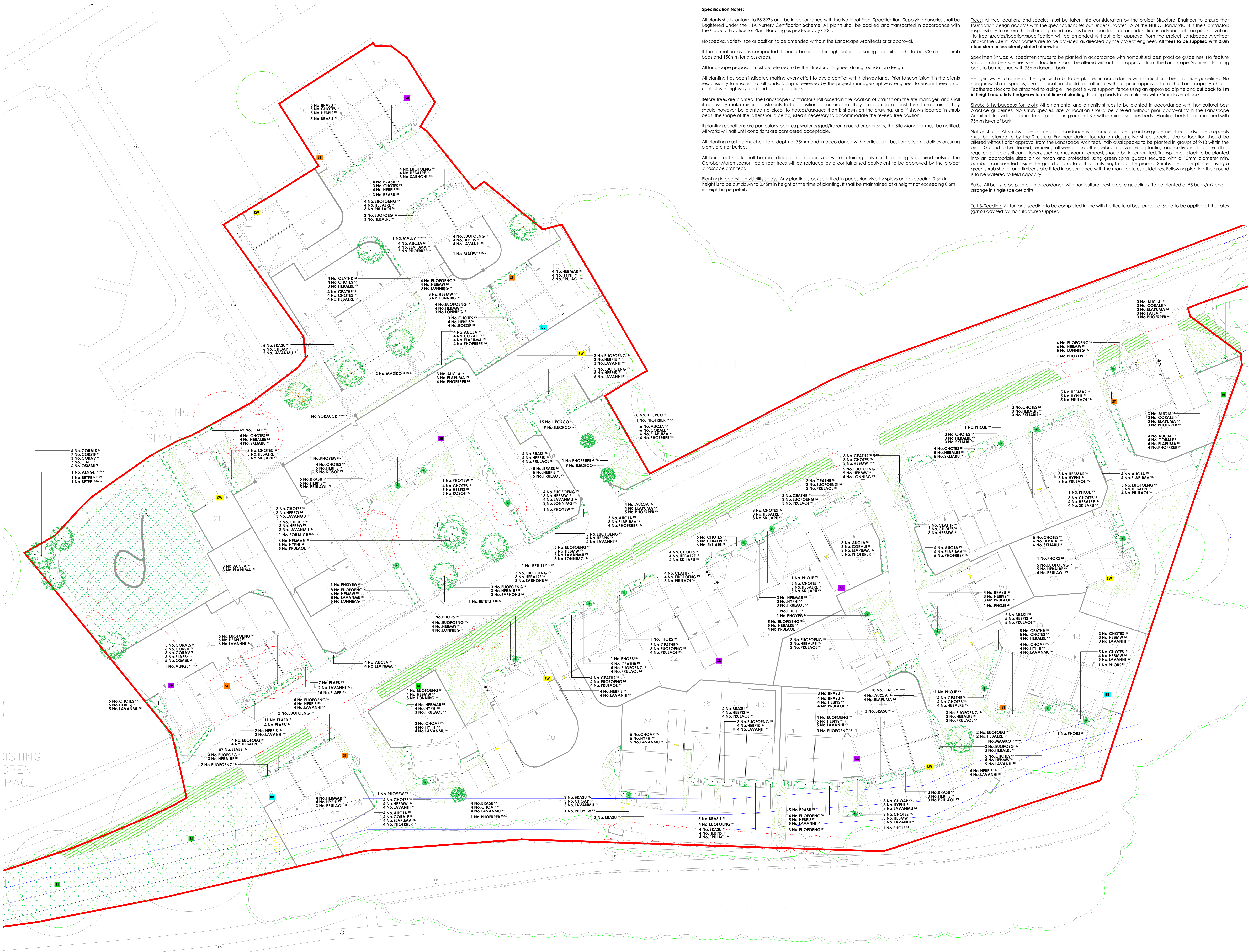




Specification Notes:

All plants shall conform to BS 9336 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.

No species, variety, size or position to be amended without the Landscape Architects prior approval.

If the formation level is compacted it should be ripped through before topsoiling. Topsoil depths to be 300mm for shrub beds and 150mm for grass areas.

All landscape proposals must be referred to by the Structural Engineer during foundation design.

All planting has been indicated making every effort to avoid conflict with highway land. Prior to submission it is the clients responsibility to ensure that all landscaping is reviewed by the project manager/highway engineer to ensure there is not conflict with highway land and future adaptations.

Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.

If planting conditions are particularly poor e.g., waterlogged/frozen ground or poor soils, the Site Manager must be notified. All works will halt until conditions are considered acceptable.

All planting must be mulched to a depth of 75mm and in accordance with horticultural best practice guidelines ensuring plants are not buried.

All bare root stock shall be root dipped in an approved water-retaining polymer, if planting is required outside the October-March season, bare root trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

Planting in pedestrian visibility splays: Any planting stock specified in pedestrian visibility splays and exceeding 0.6m in height is to be cut down to 0.6m in height at the time of planting. It shall be maintained at a height not exceeding 0.6m in height in perpetuity.

Trees: All tree locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out under Chapter 4.2 of the NHBC Standards. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of free pit excavation. No tree species/location/specification will be amended without prior approval from the project Landscape Architect and/or the Client. Root barriers are to be provided as directed by the project engineer. All trees to be supplied with 2.0m clear stem unless clearly stated otherwise.

Specimen Shrubs: All specimen shrubs to be planted in accordance with horticultural best practice guidelines. No feature shrub or climber species, size or location should be altered without prior approval from the Landscape Architect. Planting beds to be mulched with 75mm layer of bark.

Hedgerows: All ornamental hedgerow shrubs to be planted in accordance with horticultural best practice guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Feathered stock to be attached to a single line post & wire support fence using an approved clip file and cut back to 1m in height and a tidy hedgerow form at time of planting. Planting beds to be mulched with 75mm layer of bark.

Shrubs & herbaceous (on plot): All ornamental and amenity shrubs to be planted in accordance with horticultural best practice guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditions, such as mulchroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using green spiral guards secured with a 15mm diameter min. bamboo can inserted inside the guard and upto a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake fitted in accordance with the manufacturers guidelines. Following planting the ground is to be watered to field capacity.

Native Plants: All native plants to be planted in accordance with horticultural best practice guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No native plant species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 9-18 within the bed. Ground to be cleared, removing all weeds and other debris in advance of planting and cultivated to a fine tilth. If required suitable soil conditions, such as mulchroom compost, should be incorporated. Transplanted stock to be planted into an appropriate sized pit or notch and protected using green spiral guards secured with a 15mm diameter min. bamboo can inserted inside the guard and upto a third in its length into the ground. Shrubs are to be planted using a green shrub shelter and timber stake fitted in accordance with the manufacturers guidelines. Following planting the ground is to be watered to field capacity.

Bulbs: All bulbs to be planted in accordance with horticultural best practice guidelines. To be planted at 55 bulbs/m2 and orange in single species drifts.

Turf & Seeding: All turf and seeding to be completed in line with horticultural best practice. Seed to be applied at the rates (g/m2) advised by manufacturer/supplier.

- Key**
- Application Site Boundary
 - Existing vegetation to be retained.
 - Existing vegetation to be removed.

Plant Schedule

Trees		Supply Size	Girth	Number
ABBR	Species			
AINGL	Arnus glutinosa	H5d BR 350-425cm 12-14cm	0.8Cr	2
BETPE	Betula pendula	H5d BR 350-425cm 12-14cm	0.7Cr	2
MAGKO	Magnolia kobus	H5d BR 350-425cm 12-14cm	0.7Cr	2
MALEV	Morus Evereste	H5d BR 350-425cm 12-14cm	0.7Cr	2
BETUJ	Betula utilis jacquemontii	H5d BR 425-600cm 14-16cm	0.7Cr	2
SORAK	Sorbus aucuparia 'Cardinal Royal'	H5d BR 425-600cm 14-16cm	0.7Cr	2
				Total: 13

Specimen Shrubs		Pot Size	Height	Habit	Number
ABBR	Species				
PHOJE	Phomium 'Jester'	25L	100-125cm	Triple Crown	7
PHOWE	Phomium 'Yellow Wave'	25L	100-125cm	Triple Crown	8
PHORS	Phomium tenax 'Rainbow Sunrise'	25L	100-125cm	Triple Crown	6
PHORRER	Photinia fraseri 'Red Robin'	70-90L	300-350cm	H5d 112-14cm	3
					Total: 24

Ornamental Hedgerows		Pot Size	Height	Habit	Density	Number
ABBR	Species					
ELAE8	Elaeagnus ebbingii	10L	80-100cm	Bushy	0.4Cr	174
ILECCO	Ilex crenata 'Convexa'	5L	30-40cm	Bushy	0.35Cr	41
						Total: 217

Shrubs		Pot Size	Height	Habit	Density	Number
ABBR	Species					
AUCJA	Aucuba japonica	10L	60-80cm	Bushy	0.8Cr	67
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Cr	87
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Cr	47
CHOPAP	Chorisia Aztec Pear	10L	40-60cm	Bushy	0.7Cr	28
CHOTES	Chorisia tomentosa 'Sundance'	10L	40-60cm	Bushy	0.7Cr	117
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Cr	27
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	60-80cm	Bushy	0.8Cr	60
EUJOENG	Eucyrtus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Cr	158
EUJOENG	Eucyrtus fortunei 'Emerald Green'	10L	30-40cm	Bushy	0.7Cr	15
FATJA	Fatsia japonica	10L	60-80cm	Bushy	0.8Cr	3
HEBMA	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Cr	29
HEBMA	Hebe 'Miss Winder'	10L	40-60cm	Bushy	0.7Cr	72
HEBQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Cr	11
HEBALRE	Hebe atkinsii 'Red Edge'	10L	30-40cm	Bushy	0.7Cr	113
HEBIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Cr	111
HYPPH	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Cr	45
LAVANH	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Cr	73
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Cr	56
LONNIB	Lonicera nitida 'Baggesen's Gold'	10L	40-60cm	Bushy	0.7Cr	30
LONNIG	Lonicera nitida 'New Green'	10L	40-60cm	Bushy	0.7Cr	12
PHORRER	Photinia x fraseri 'Red Robin'	10L	60-80cm	Bushy	0.8Cr	50
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Cr	104
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Cr	14
SARICHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Cr	9
SKJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Cr	48
						Total: 1379

Amenity Shrubs		Pot Size	Height	Specification	Density	Number
ABBR	Species					
CORALS	Cornus alba 'Stairac'	3L	60-80cm	Branched	0.9Cr	11
CORSE	Cornus stolonifera 'Flowermex'	3L	60-80cm	Branched	0.9Cr	13
CORAV	Corylus avellana	3L	60-80cm	Branched	0.9Cr	6
ELAE8	Elaeagnus ebbingii	3L	40-60cm	Bushy	0.9Cr	13
OSMBU	Osmanthus buxifolius	3L	40-60cm	Bushy	0.9Cr	11
						Total: 54

Bulbs		No./m ²
ABBR	Species	
Crocus Dutch Collection (50% of area)		10
'Queen of the Blues'		10
'Golden Yellow'		10
'Jeanne D'Arc'		10
Dwarf Daffodils (50% of area)		10
'Jet Fire'		10
'Festive Gold'		10
'Candidia'		10

All bulbs to be planted in accordance with horticultural best practice guidelines. No bulb species or location should be altered without prior approval from the Landscape Architect. Crocus and Daffodil bulbs to alternate every 2 linear metres.

- Turf & Seeding**
- Turf to plot frontages to be laid as Rolawn 'Medallion', or similar approved.
 - Amenity grass - A22 low maintenance seed mixture, as supplied by Geminal (www.geminalamenity.com) or similar approved.
 - Meadow grassland - EM1, Meadow mixture supplied by Emorgate Seeds (www.wildseed.co.uk) or similar approved.
 - Wetland grass mixture - EM8, seed mixture for wetlands, as supplied by Emorgate Seeds (www.wildseed.co.uk) or similar approved.

- ECOLOGICAL ENHANCEMENTS**
- Bat Box - (3 No.) Habitat Bat Box 001 (Integrated) to be incorporated within wall at gable end. As supplied by NHBS Ltd (www.nhbs.com) or similar approved.
 - Sparrow Terrace - (6 No.) Habitat Terraced Sparrow Box (Integrated) to be installed within the property brick work in line with the manufacturers guidance. As supplied by NHBS Ltd (www.nhbs.com) or similar approved.
 - Swift Box - (6 No.) Manthorpe Swift Box (Integrated) to be installed within the property brick work in line with the manufacturers guidance. As supplied by NHBS Ltd (www.nhbs.com) or similar approved.
 - Starling Nest Box - Vivara pro Woodstone Starling Nest Box to be fixed to the wall of the house/garage at least 1.5m from ground level. In line with the manufacturers guidance. As supplied by NHBS Ltd (www.nhbs.com) or similar approved.
 - Bird Box - (4 No.) 18 Schwelger Nest Box to be hung on existing trees within the site boundary, in line with the manufacturers guidance. Exact details to be agreed with project ecologist. As supplied by NHBS Ltd (www.nhbs.com) or similar approved.