NOTES

- All landscape proposals must be referred to by the Structural Engineer during foundation design.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- 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.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.



PLANT SCHEDULE

FEATURE TREES - to front gardens

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
FT1	Betula utilis 'Jacquemontii'	EHStd	450/625	16/18	As shown
FT2	Carpinus betulus 'Frans Fontaine'	EHStd	450/625	16/18	As shown

AVENUE CHARACTER AREA

SPECIMEN SHRUBS - within lawn

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S1	Cornus kousa	25L	100/125	Bushy	As shown
S2	Magnolia 'Stellata'	25L	100/125	Bushy	As shown

HEDGEROWS

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
PRULU	Prunus lusitanica	10L	60/80	Bushy	0.40

STREETS CHARACTER AREA

TREES - to front gardens

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T1	Betula pendula	EHStd	425/600	14/16	As shown
T2	Pyrus calleryna 'Chanticleer'	EHStd	425/600	14/16	As shown

SPECIMEN SHRUBS - within shrub beds

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S3	Cotinus coggygria 'Velvet Cloak'	25L	100/125	Bushy	As shown
S4	Juniperus 'Sky Rocket'	25L	100/125	Bushy	As shown
S5	Phormium 'Jester'	25L	100/125	Trple Crwn	As shown

HEDGEROWS

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
ELAEB	Elaeagnus x ebbingei	10L	60/80	Bushy	0.40

SHRUB MIX 1 - to shrub beds

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
CHOTES	Choisya ternata 'Sundance'	10L	40/60	Bushy	0.70
* CISGP	Cistus 'Grayswood Pink'	10L	40/60	Bushy	0.70
* HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30/40	Bushy	0.70
PITTETT	Pittosporum tenuif. 'Tom Thumb'	10L	30/40	Bushy	0.70
ROSOF	Rosmarinus officinalis	10L	40/60	Bushy	0.70

SHRUB MIX 2 - to shrub beds

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCCROA	Aucuba japonica 'Crotonifolia'	10L	40/60	Bushy	0.70
CORSAWF	Cornus sanguinea 'Winter Flame'	3L	40/60	Branched	0.70
* EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30/40	Bushy	0.70
* HEBMW	Hebe 'Mrs Winder'	10L	30/40	Bushy	0.70
PHOFLRR	Photinia x fraseri 'Little Red Robin'	10L	60/80	Bushy	0.70

SHRUB MIXES
Lower growing species to be planted at the front of the shrub bed. Low growing species marked with * above.

RURAL EDGE CHARACTER AREA

TREES - to front gardens

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T3	Amelanchier lamarckii 'Robin Hill'	EHStd	425/600	14/16	As shown
T4	Sorbus aucuparia 'Cardinal Royal'	EHStd	425/600	14/16	As shown

SPECIMEN SHRUBS - within shrub beds

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S6	Aucuba japonica 'Crotonifolia'	15L	80/100	Bushy	As shown
S7	Pieris 'Forest Flame'	15L	80/100	Bushy	As shown
S8	Syringa 'Charles Joly'	10L	80/100	Bushy	As shown

HEDGEROWS

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
LIGVU	Ligustrum vulgare	10L	60/80	Bushy	0.50
OSMBU	Osmanthus x burkwoodii	10L	60/80	Bushy	0.50

SHRUB MIX 3 - to shrub beds

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJAR	Aucuba japonica 'Rozannie'	10L	40/60	Bushy	0.70
* EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30/40	Bushy	0.70
FATJA	Fatsia japonica	10L	60/80	Bushy	0.70
LONNIMG	Lonicera nitida 'May Green'	10L	40/60	Bushy	0.70
* SKIJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.70

SHRUB MIX 4 - To shrub beds

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
* CEATHR	Ceanothus thyrsiflorus repens	10L	40/60	Bushy	0.70
CHOAP	Choisya 'Aztec Pearl'	10L	40/60	Bushy	0.70
HEBMAR	Hebe 'Marjorie'	10L	30/40	Bushy	0.70
* LAVANMU	Lavandula angustifolia 'Munstead'	10L	30/40	Bushy	0.70

SHRUB MIXES
Lower growing species to be planted at the front of the shrub bed. Low growing species marked with * above.

All shrubs to be planted in accordance with the implementation and maintenance 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 3-7.

All trees to be planted in accordance with the implementation and maintenance guidelines. The tree planting schedule and landscape proposals must be referred to by the Structural Engineer during foundation design. No tree species, size or location should be altered without prior approval from the Landscape Architect.

All feature shrubs to be planted in accordance with the implementation and maintenance guidelines. No feature shrub species, size or location should be altered without prior approval from the Landscape Architect.

All hedgerow shrubs to be planted in accordance with the implementation and maintenance guidelines. No hedgerow shrub species, size or location should be altered without prior approval from the Landscape Architect. Hedgerow shrubs to be planted in a single row within a 50cm wide bed and mulched in accordance with implementation and maintenance guidelines.

Any single species of shrubs specified to plant beds should be planted at the quantities set out on the drawing to the specification set out in the plant schedule for shrub mixes.

VILLAGE GREEN CHARACTER AREA

TREES - to front gardens

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T5	Acer campestre 'Elsrijk'	EHStd	425/600	14/16	As shown
T6	Prunus 'Sunset Boulevard'	EHStd	425/600	14/16	As shown

SPECIMEN SHRUBS - within shrub beds

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S9	Buxus sempervirens - Topiary	35L	120	Cone	As shown
S10	Phormium 'Yellow Wave'	25L	80/100	Trple Crwn	As shown

SHRUB MIX 5 - to shrub beds

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
CHOAP	Choisya ternata 'Aztec Pearl'	10L	40/60	Bushy	0.70
* EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30/40	Bushy	0.70
HYPHI	Hypericum hidcote	10L	60/80	Bushy	0.70
PHOFLRR	Photinia x fraseri 'Little Red Robin'	10L	80/100	Bushy	0.70
* SKIJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.70

SHRUB MIX 6 - to shrub beds

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
CHOAP	Choisya ternata 'Aztec Pearl'	10L	40/60	Bushy	0.70
* HEBRA	Hebe rakaiensis	10L	40/60	Bushy	0.70
PERAT	Perovskia 'Blue Spire'	5L	30/40	Bushy	0.70
* SALOFPU	Salvia 'Purpurascens'	5L	30/40	Bushy	0.70

SHRUB MIXES
Lower growing species to be planted at the front of the shrub bed. Low growing species marked with * above.

GREEN CORRIDOR CHARACTER AREA

TREES - to highway verges

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
T7	Malus tschonoskii	EHStd	425/600	14/16	As shown
T8	Sorbus aria	EHStd	425/600	14/16	As shown

SPECIMEN SHRUBS

REF	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
S11	Cercis 'Forest Pansy'	25L	100/125	Bushy	As shown
S12	Mahonia x media 'Charity'	25L	80/100	Bushy	As shown
S13	Viburnum tinus 'Eve Price'	25L	80/100	Bushy	As shown

HEDGEROWS

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
LIGOV	Ligustrum ovalifolium	10L	60/80	Bushy	0.50
VIBTIEVP	Viburnum tinus 'Eve Price'	10L	40/60	Bushy	0.50

SHRUB MIX 7 - To shrub beds

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
BRASU	Brachyglottis 'Sunshine'	10L	40/60	Bushy	0.70
CORFLAA	Cornus stolonifera 'Flaviramea'	3L	60/80	Branched	0.70
ESCDR	Escallonia 'Donard Radiance'	10L	40/60	Bushy	0.70
EUPCHW	Euphorbia characias wulfenii	10L	30/40	Bushy	0.70
* HEBALRE	Hebe albicans 'Red Edge'	10L	30/40	Bushy	0.70

SHRUB MIX 8 - To shrub beds

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJAR	Aucuba japonica 'Rozannie'	10L	40/60	Bushy	0.70
FATJA	Fatsia japonica	10L	40/60	Bushy	0.70
* MAHAQAP	Mahonia aquifolium 'Apollo'	10L	30/40	Bushy	0.70
PIEFLS	Pieris 'Flaming Silver'	10L	40/60	Bushy	0.70
* SARCO	Sarcoccoca confusa	10L	30/40	Bushy	0.70

SHRUB MIXES
Lower growing species to be planted at the front of the shrub bed. Low growing species marked with * above.

TALL GROWING SHRUB MIX - to screen rear garden boundaries

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJA	Aucuba japonica	5L	40/60	Bushy	0.75
CORALE	Cornus alba 'Elegantissima'	3L	40/60	Bushy	0.75
ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40/60	Bushy	0.75
FATJA	Fatsia japonica	5L	40/60	Bushy	0.75
PHOFRRER	Photinia fraseri 'Red Robin'	5L	40/60	Bushy	0.75
PRULU	Prunus lusitanica	5L	40/60	Bushy	0.75

LOW GROWING SHRUB MIX - to car parks and plots

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
CEATHR	Ceanothus thyrsiflorus repens	10L	60/80	Bushy	0.70
LONNIMG	Lonicera nitida 'May Green'	10L	40/60	Bushy	0.70
MAHAPOA	Mahonica aquifolium 'Apollo'	10L	60/80	Bushy	0.70
PACTE	Pachysandra terminalis	10L	40/60	Bushy	0.70

SHRUB PLANTING

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	40/60	Bushy	0.70
SKIJARU	Skimmia japonica 'Rubella'	10L	40/60	Bushy	0.70

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3936 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. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling.
Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 Ground Preparation
Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75gm/m2 and Tree Planting and Mulching Compost at the rate of 20litres/m2 are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits are to be excavated and the base broken up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 500mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

2.2 Planting
Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil with minimal disturbance to the rootball and well firmed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree planting and mulching compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

2.3 Maintenance
The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

The site is to be visited monthly throughout the year to undertake the following operations.
Weed clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment.
Litter clearance: All litter is to be removed from planting beds.
Watering: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons.
Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced.
Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

3.0 GRASS

3.1 Preparation
The area to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertiliser at 70 g/m2.

3.2 Delivery and Storage
Turf shall be supplied in accordance with BS3936.

Turf shall be Medallion as supplied by Rowlawn. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.

Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.

3.3 Turf
Turfing operations shall be in accordance with BS 4428.

Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

3.4 Seeding
Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m2. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

3.5 Initial cut
When newly seeded and turfed areas reach 50mm they should be lightly rolled and cut to a height of 30mm. All arisings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

4.0 TOPSOIL

4.1 Existing Topsoil
Pre-planting herbicide application:-
Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.

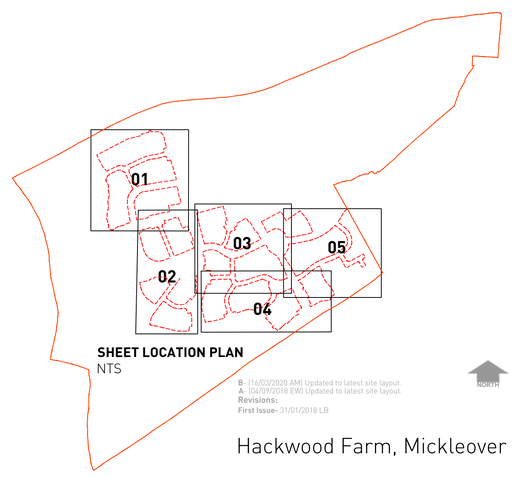
Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2015, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilise with 100g per meter square of Vitax "Nutricote 180" slow release fertilizer, in accordance with the manufacturer's instructions. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 300mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges. Do not rip areas where roots greater than 10mm diameter are encountered.

4.2 Imported Topsoil
Any imported topsoil for making up ground, shall conform to BS:3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less 20% clay.

KEY

- Site boundary
- Redrow residential parcel boundary
- Soft Landscape Proposals — Refer to plant schedule for details.
- Turf to plot frontages — Rolawn medallion grade turf or similar approved, laid in accordance the implementation guidelines.
- Sewer easement

For character area information, refer to P16_1141-02 Residential Development Landscape Character Areas drawing



SHEET LOCATION PLAN
NTS

NORTH

B - (16/03/2020 AM) Updated to latest site layout.
A - (04/09/2018 EW) Updated to latest site layout.
Revisions:
First Issue: 31/01/2018 LB

Hackwood Farm, Mickleover

On Plot Soft Landscape Proposals (Sheet 1 of 5)

Drawing Ref: **P17-1699_01-B**
Client: **REDROW HOMES**

Date : 31/01/2018
Drawn by : LB
Checked by : AP
Scale : 1 : 250 @ A0

Pegasus Group

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