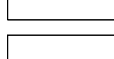
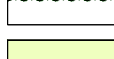
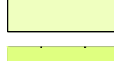
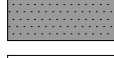
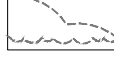


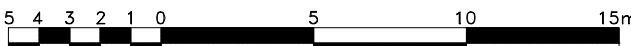
LEGEND: SOFT LANDSCAPING

-  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.
-  GROUND COVER: coniferous ground cover planting as detailed.
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-  WILDFLOWER MEADOW AREAS: to be seeded with wildflower seed mix as detailed; refer to notes.
-  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.
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NHBC Guidelines 2017 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 2017 Tables 3 or 5 of sections D & E.



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Refer any query to office of origination.

rev	date:	amendments:	alt:
A	17.09.2021	as instructed	DP
B	15.03.2022	to co-ord with revised layout	DP
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client:
Cameron Homes Ltd

project:
Park Road
Swadlincote

title:
Detailed Soft Landscape
Proposals (1 of 3)

status:
PLANNING

date:	drawn:	number:
Aug 2021	DP	21-098-01
scale@A1:	checked:	revision:
1:250	ECH	C

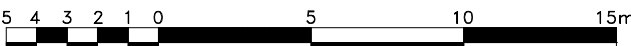
Bea Landscape Design Ltd
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Plant Schedule: Complete Schedule for drawings 21-098-01, 21-098-02 and 21-098-03

Trees				
No.	Species Name	Specification	Girth	Height
3	Acer campestre	3x:Extra Heavy Standard:Clear Stem min. 200:5 brks:RB:PG 1	14-16cm	400-450cm
4	Betula pendula	3x:Extra Heavy Standard:Clear Stem 175-200:5 brks:RB:PG 1	14-16cm	400-450cm
3	Betula utilis jacquemontii	3x:Extra Heavy Standard:Clear Stem 175-200:5 brks:RB:PG 1	14-16cm	400-450cm
9	Corylus columnata	3x:Extra Heavy Standard:Clear Stem 175-200:5 brks:RB:PG 1	14-16cm	400-450cm
8	Fagus sylvatica	3x:Extra Heavy Standard:Clear Stem 175-200:5 brks:RB:PG 1	14-16cm	400-450cm
8	Magnolia kobus	3x:Extra Heavy Standard:Clear Stem 150-175:5 brks:RB:PG 1	14-16cm	350-425cm
3	Prunus avium	3x:Extra Heavy Standard:Clear Stem 175-200:5 brks:RB:PG 1	14-16cm	400-450cm
6	Sorbus aria	3x:Extra Heavy Standard:Clear Stem 175-200:5 brks:RB:PG 1	14-16cm	400-450cm
8	Sorbus aucuparia	3x:Extra Heavy Standard:Clear Stem 175-200:5 brks:RB:PG 1	14-16cm	400-450cm

Hedging						
No.	Species Name	Specification	Girth	Diameter	Height	Pot Size
443	Carpinus betulus (*)	1+1:Transplant:8BR:PG 1			80-100cm	
200	Cornus sanguinea (*)	1+2:Branded:3 brks:8:PG 7			60-80cm	
298	Corylus avellana (*)	Branches:1+2:3 brks:8BR:PG 7			60-80cm	
789	Crataegus monogyna (*)	1+1:Transplant:8:PG 1			60-80cm	
165	Escallonia Red Elf (*)	Bushy:4 brks:C:PG 9			40-60cm	3L
272	Euonymus japonicus 'Ovalus Aureus' (*)	Bushy:4 brks:C:PG 8			40-60cm	3L
477	Hypericum x moseianum	Bushy:7 brks:C:PG 8			30-40cm	3L
200	Ilex aquifolium (*)	Leader With Laterals:PG 1:C			40-60cm	3L
214	Ligustrum ovalifolium (*)	Branches:5 brks:C:PG 1			40-60cm	2L
83	Lonicera nitida 'Ernest Wilson' (*)	Bushy:4 brks:C:PG 2		30-40cm	3L	
476	Lonicera nitida 'May Green'	Bushy:6 brks:C:PG 2		30-40cm	3L	
351	Photinia x fraseri 'Little Red Robin'	Bushy:6 brks:C:PG 8		30-40cm	3L	
474	Prunus laurocerasus 'Otto Luyken'	Bushy:5 brks:C:PG 8		40-60cm	5-7.5L	
200	Prunus spinosa (*)	1+1:Branded:2 brks:8:PG 1			60-80cm	
298	Viburnum opulus (*)	1+2:Branded:3 brks:8:PG 8			60-80cm	

Conifers				
No.	Species Name	Specification	Spread	Height
58	Juniperus squamata 'Blue Carpet'	Branches:C:PG N		3L

Shrubs						
No.	Species Name	Specification	Diameter	Height	Pot Size	Density
82	Brachyglottis 'Sunshine'	Branches:4 brks:C:PG 8	30-40cm	3L	3/m²	
109	Ceanothus 'Blue Mound'	Branches:5 brks:C:PG 8	30-40cm	3L	3/m²	
3	Cistus 'Grayswood Pink'	Bushy:4 brks:C:PG 8 or PG 9	20-30cm	3L	3/m²	
18	Cornus sanguinea 'Midwinter Fire' (*)	Branches:3 brks:C:PG 7	40-60cm	3L	3/m²	
36	Cotoneaster 'Coral Beauty'	Bushy:4 brks:C:PG 8	30-40cm	3L	3/m²	
7	Escallonia 'Apple Blossom' (*)	Bushy:4 brks:C:PG 9	40-60cm	3L	3/m²	
43	Euonymus fortunei 'Blondy'	Bushy:7 brks:C:PG 8	20-30cm	3L	3/m²	
78	Euonymus fortunei 'Emerald n' Gold'	Bushy:7 brks:C:PG 8	20-30cm	3L	3/m²	
9	Euonymus fortunei 'Silver Queen' (*)	Bushy:5 brks:C:PG 8	20-30cm	3L	4/m²	
5	Hebe 'Frozen Flame'	Bushy:5 brks:C:PG 9	30-40cm	3L	3/m²	
52	Hebe 'Mrs Winder'	Bushy:5 brks:C:PG 9	30-40cm	3L	3/m²	
11	Hebe 'Red Edge'	Bushy:5 brks:C:PG 9	20-30cm	3L	4/m²	
22	Hebe 'Sutherlandii'	Bushy:5 brks:C:PG 9	20-30cm	3L	4/m²	
39	Hedera colchica 'Arborescens'	Bushy:2 brks:C:PG 11	20-30cm	3L	4/m²	
37	Hypericum x moseianum	Bushy:7 brks:C:PG 8	30-40cm	3L	4/m²	
8	Lavandula angustifolia 'Hidcote'	Bushy:5 brks:C:PG 10	20-30cm	3L	3/m²	
5	Lavandula angustifolia 'Loddon Pink'	Bushy:5 brks:C:PG 10	20-30cm	3L	3/m²	
52	Leucothoe 'Scarletta'	Bushy:3 brks:C:PG 1	30-40cm	3L	3/m²	
17	Lonicera nitida 'Baggesen's Gold' (*)	Bushy:5 brks:C:PG 2	30-40cm	5L	3/m²	
36	Lonicera nitida 'Lemon Beauty'	Bushy:3 brks:C:PG 2	30-40cm	2L	3/m²	
17	Photinia x fraseri 'Little Red Robin'	Bushy:6 brks:C:PG 1	30-40cm	3L	4/m²	
39	Pittosporum tenuifolium 'Tom Thumb'	Bushy:3 brks:C:PG 1	15-20cm	3L	3/m²	
53	Skimmia japonica 'Rubella'	Bushy:4 brks:C:PG 8	30-40cm	5L	3/m²	
30	Skimmia x confusa 'Kew Green'	Bushy:4 brks:C:PG 8	30-40cm	3L	3/m²	
67	Viburnum davidii	Bushy:4 brks:C:PG 1	30-40cm	5-7.5L	3/m²	
17	Viburnum opulus 'Compactum'	Bushy:4 brks:C:PG 8	30-40cm	3L	3/m²	
69	Vinca major 'Variegata'	Several shoots:3 brks:C:PG 6	30-40cm	2L	5/m²	

Herbaceous					
No.	Species Name	Specification	Diameter	Height	Pot Size
39	Bergenia cordifolia 'Purpurea'	Full Pot:C:PG HB		2L	5/m²
15	Rudbeckia 'Goldsturm'	Full Pot:C:PG HB		2L	4/m²
27	Tellima grandiflora	Full Pot:C:PG HB		2L	3/m²

Grasses				
No.	Species Name	Specification	Spread	Height
62	Carex pendula	Full Pot:PG GR		2L

LEGEND: SOFT LANDSCAPING

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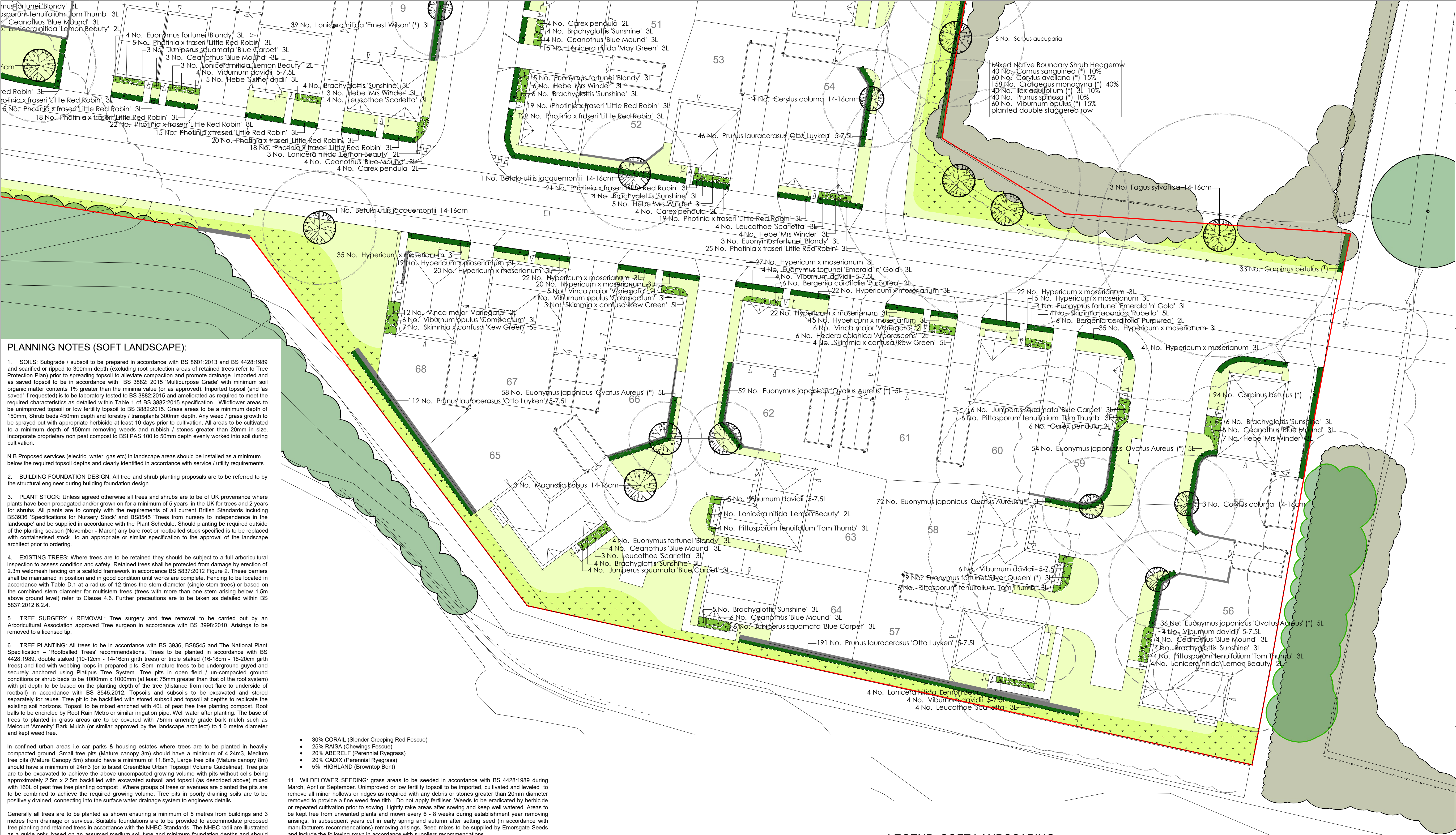


client:
Cameron Homes Ltd

project:
Park Road
Swadlincote

title:
Detailed Soft Landscape
Proposals (2of3)

status:		
PLANNING		
date:	drawn:	number:
Aug 2021	DP	21-098-02
scale@A1:	checked:	revision:
1:250	ECH	C



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 to a minimum depth of 150mm. 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. 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.
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 BS3098 '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) and tied with webbing loops 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. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees 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 160L 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 not 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. 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.

8. 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). 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. Planting 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 sited. 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. 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 leveled 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-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid during appropriate weather conditions from plants with broken joints well butted up, pegged to slopes where required. Lightly compact and firm turf as laying proceeds. Fill joints with fine topsoil and thoroughly water after laying to avoid shrinkage.

10. 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 leveled 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 Germinall Seeds mix A19 'All Purpose Landscaping' sown at 35g/m2, including:

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

11. 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. 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).

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

13. MAINTENANCE: To be carried out at approximately monthly intervals during the defects liability / rectification period to include the following:

- Eradicade weeds by hand or appropriate chemical means.
- Cut out dead or / and damaged stock or branches, prune as required.
- Ensure all shrubs and trees are firmed in, securely staked and tied with guards where applicable.
- Collect litter, sweep and tidy site.
- Apply suitable non-residual herbicides, pesticides and water as required.
- Carry out mowing to grass areas when attained 100mm, cut to 35mm (50mm for shaded areas) approximately 2 week intervals during the growing season.
- Carry out mowing to wildflower areas as per Emorsgate Seeds Ltd aftercare First year & Established sward guidance.
- 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.
- Woodland planting to be maintained free from perennial weeds, self set shrub and tree species.
- At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

14. 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. 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.

PLANNING NOTES (PRUNING):

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

- PG 1 Light Pruning
PG 2 Early-Flowering Shrubs
PG 3 Basal Shooting Shrubs
PG 4 Summer Flowering Shrubs
PG 5 Winter / Early Spring Flowering Shrubs
PG 6 Summer / Autumn Flowering Shrubs
PG 7 Pruning for Stems and Foliage

- PG 8 Early Flowering Evergreen Shrubs
PG 9 Late Flowering Evergreen Shrubs
PG 10 Evergreen Shrubs
PG 11 Vigorous Climbers
PG 12 Moderately Vigorous Climbers
PG 13 Wall Trained Shrubs

- PG C1 Clematis Pruning Group
PG C2 Clematis Pruning Group
PG N Pruning Generally Not Required
PG F Fruit Tree Pruning (specific to species)

- PG BC Bamboo Cultivation
PG HB Herbaceous (specific to species)
PG GR Grasses (specific to species)
(Roses) Specific Requirements for Roses

LEGEND: SOFT LANDSCAPING

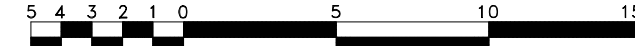
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- ORNAMENTAL GRAVEL: pea gravel from local source; 50-75mm minimum depth; refer to notes.
- EXISTING HEDGE / VEGETATION: to be removed to facilitate development.

- TREE PLANTING: deciduous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth.
- 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.
- EXISTING TREES: to be removed to facilitate development.

NHBC Guidelines 2017 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 2017 Tables 3 or 5 of sections D & E.



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rev	date:	amendments:	alt:
A	17.09.2021	as instructed	DP
B	15.03.2022	to co-ord with revised layout	DP
C	25.04.2022	holly added to hedgerows mixes	DP



client:
Cameron Homes Ltd

project:
Park Road
Swadlincote

title:
Detailed Soft Landscape
Proposals (3of3)

status:
PLANNING

date: Aug 2021	drawn: DP	number: 21-098-03
scale@A1: 1:250	checked: ECH	revision: C