SPECIFICATION

1 GENERAL

1.1 Preliminaries

Tree and hedgerow protection, subsoil cultivation, topsoiling and levelling/grading operations outlined below are the responsibility of the Site Agent unless stated otherwise.

Trees in hard surfaces will require engineered tree pits which will require construction when surfaces and service routes are being installed. Reference should be made to the appropriate tree pit detail drawing provided by the engineers.

Where tree pits are within 5m of roads and services, and within 3m of other paved surfaces a linear root barrier is to be installed in accordance with the manufacturer's instructions. The barrier should be as near as possible to the surface or service route to be protected to provide as much rooting area for the tree as possible.

1.2 Soft Landscaping considerations

All soft landscaping should be carried out by specialist landscape sub-contractor who is a member of the British Association of Landscape Industries (BALI).

All plants shall conform to the specification details shown on this drawing, be in accordance with the National Plant Specification and to the relevant section of BS 3936, and trees to the most current BS 8545.

Supplying nurseries shall be registered under the HTA Nursery Certification Scheme.

All plants shall be packed, transported and handled in accordance with the Code of Practice for Plant Handling as produced by the Committee for Plant Supply and Establishment (CPSE) and handling of trees to the most current BS 8545. All planting, seeding and turfing operations are to be in accordance with latest BS4428 Code of practice for general landscape operations.

Any plant material that does not meet the approved specification or schedule requirements shall be rejected and replaced at the landscape contractor's own expense: ANY PLANT SUBSTITUTIONS SHOULD BE APPROVED BY BLOOR HOMES LANDSCAPE DESIGN TEAM

2 RETENTION OF EXISTING TREES AND HEDGEROWS

Precautions must be taken to ensure that trees and hedges shown for retention remain undisturbed with roots and branches protected with robust barriers in accordance with the most current BS 5837. Any tree surgery work should be in accordance with the most current

BS 3998 'Recommendation for Tree Work' and must comply with any Conservation Area, Tree Preservation Orders or specific planning conditions where appropriate.

Reference must be made to Tree Protection Drawings.

3 PRE-PLANTING AND PRE-TURFING GROUND PREPARATION

3.1 Subsoil Cultivation

Prior to any topsoiling all subsoil should be thoroughly 'ripped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth shown below.

3.2 Imported Topsoil

Topsoil and all topsoiling operations are to be carried out in accordance with the most current BS 3882. Topsoil should be carried out to the depths shown below and all topsoiled areas should be cleared of all extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension which should be removed from site.

Minimum depths of topsoil and cultivation to be achieved:

Type of Soft Landscaping	Topsoil Depth	Depth of subsoil to be broken up
Planted areas*	350mm	150mm
Grass Areas	150mm	150mm

* Tree groups and individual tree pits require a minimum of 600mm depth of topsoil.

3.3 Levelling/Grading

Finished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 50mm depth bark mulch is specified with bio-degradable membrane the soil should be graded down within 500mm of adjacent paved or grass surfaces to 65mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance. Where 40mm depth stone mulch is specified with geo-textile membrane grade to 55mm below paving or grass within 500mm. For turfed areas final soil levels should be flush with the adjacent paving ready to receive the turf and for seeded areas at least 10mm above. The landscape contractor should allow for any necessary adjustments in levels prior to planting and turfing works.

3.4 Weed Treatment

Only where necessary, because significant weed growth has started to establish, treat existing weeds with a non-residual based, herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. Herbicide should be used strictly in accordance with Control of Pesticide Regulations 1986 (or otherwise updated/superseded legislation), according to manufacturer's instructions and only by qualified staff. Use products that are approved by the Soil Association.

Remove small amounts of weed within shrub beds by hand at time of planting.

4 PLANTING

4.1 Ground Preparation

A general purpose organic slow release fertiliser at the rate of 100g/m2 is to be incorporated into the top 150mm of topsoil during final cultivations.

Tree pits are to be excavated to a minimum ø 1m X 1m X 600mm with the sides well scarified to prevent smearing, the base of tree pits are to remain undisturbed and should only be broken up if there is a drainage problem and/or soil pan. If conditions make drainage necessary this should be provided away from the tree, with the base of the pit sloped to direct water into a drainage pipe.

Where planting beds are to receive mulch over weed suppressant membrane this should be fixed in place prior to setting out plants. See mulch specification below.

4.2 Setting out

Shrubs and hedges are to be set out as shown on the drawing at the specified densities and centres.

Trees are to be planted in the positions shown on the drawing ensuring that they are at the correct distances from adjacent buildings and 1.5m from drainage runs. It is the contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation to avoid damage to any underground services or cables.

4.3 Planting

Planting shall not be carried out when the ground is waterlogged, frost-bound or during periods of cold drying winds.

Bare rooted stock to be planted between mid-November and end-February.

Plants are to be pit planted into the prepared soil cutting a cross in the weed suppressant membrane, incorporating Peat Free Tree and Shrub Compost in quantities shown below and firmed in. Planting pit sizes should be relative to the container size of the plant and shall be sufficiently large enough to accommodate the plants without root damage and to allow for backfill of topsoil and planting compost.

Root flare of the newly planted tree should be clearly visible at the soil surface. It should not be buried by excess soil or by mulch.

Quantities of Peat Free Tree and Shrub Planting Compost:

2-3L Shrubs and Herbaceous	3Litres
5-10 L Shrubs	5Litres
25L Specimens	10Litres
Trees	20Litres plus 100g/m² organic slow release fertiliser

4.4 Tree Support

All trees shall be double staked with 100mm diameter stakes and a half-round timber cross-brace fitted to the windward side of the tree within 25mm of the top of the stakes ensuring that the tree is vertical and straight. Stakes are to be securely driven into the ground prior to planting to a height above ground level that is sufficiently low enough to allow free movement of the crown. Secure tree to cross-brace with an adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to stake). Each tree should be fitted with a tree irrigation/aeration system unit fitted to fully surround the root ball in accordance with the details. Refer to specific tree planting details.

Linear root barriers where required should be installed as near to the surface or service route to be protected as possible to provide as much rooting area for the trees as possible. Ensure that there are no sharp objects close to either side of the barrier and that the top edge of the root barrier remains 10mm above the surface on the tree side with no growing medium over the top of the barrier. Overlapping ends should be joined by taping both sides with jointing tape.

4.5 Climber Support

Climber supports are to consist of 3 no. heavy duty wires fixed to, and tensioned by, stainless steel vine eyes screwed to the wall or fence in a fan shape. The base vine eye is to be 250mm from the ground and the top of the wires are to be just below top of the wall or fence. Supporting canes supplied with climbers are to be carefully removed and the climbers are to be fanned out and tied into the support wires with appropriate plant ties.

All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch.

4.6 Mulch

Ensure the area to be mulched is entirely free from annual and perennial weeds and has been watered prior to applying an even spread of mulch to planting areas to control weeds and retain moisture.

Unless instructed otherwise apply good quality bark mulch to a depth of 50 mm over Hy-tex Ecotex Bio Mulch Mat or equivalent to planting beds, ornamental hedging and tree stations using overlapping sheets as required and peg down using HY-Tex Bio Pegs at a minimum of 500mm centres (300mm at edges) where a 200mm flap should be buried.

Where stone mulch is requested by the regional office apply 40mm of stone over Plantex Geotextile membrane or equivalent pegging down with metal pegs.

Finished mulch levels should be no higher than 15mm below adjacent pavement or grass levels to avoid any spillages.

5 GRASS

5.1 Preparation

The area to be turfed shall be cultivated to a minimum depth of 100mm removing all weeds, debris and stones over 25mm diameter and removing from site. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding, pre-turfing fertiliser at 50 g/m2.

5.2 Delivery and Storage

Turf shall be supplied in accordance with the most current BS 3969

Turf shall be cultivated high grade turf. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turf rolls 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. Any turf deemed to be substandard shall be replaced at the landscape sub-contractors cost.

5.3 Turf

Turfing operations shall be in accordance with BS 4428.

Turf should be laid when weather conditions are suitable and not during exceptionally frosty or dry weather conditions.

Turf is to be laid 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.

Where trees are planted in turfed areas a 750mm diameter circle around each tree is to be kept clear of turf.

5.4 Seeding

All Grass seed shall be sown in March / April or September during calm weather conditions and not when the ground is frost bound or waterlogged. Bring topsoil to a fine tilth; remove stones over 25mm, apply pre-seeding fertiliser at a rate of 50g/m² unless otherwise stated and work into top 50mm during final cultivation. Seed shall be sown in two equal sowings in traverse directions at 35g/m² total unless otherwise stated. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

6 MAINTENANCE

The landscape contractor shall maintain all landscape areas for a period of 12 months following practical completion to ensure successful establishment. All stock deemed to be dead, dying or diseased within the 12 months defects period shall be replaced by the contractor at own cost. Maintenance of plot landscaping will be handed over to the householders as and when each house is occupied.

6.1 Weed Clearance

All planting areas are to be kept weed free by hand weeding unless otherwise specified.

6.2 Litter Clearance

All areas are to be kept litter free.

6.3 Watering

Watering to planted areas is to be undertaken as necessary to ensure plants become established, watering to bring up to field capacity. Trees in particular should be watered regularly and in response to weather conditions. Each tree is to receive at least 30 gallons when watered.

6.4 Checking Ties

All tree ties and stakes are to be checked, adjusted (if too loose, too tight or if chaffing is occurring) and replaced if damaged or missing. Any broken stakes are to be replaced.

6.5 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. Shrubs grown for their coloured stems, such as Cornus, are to be cut back each spring to encourage new growth.

All hedges are to be clipped to help form hedge to dimensions on drawing. Cut back off pavement & kept to a maximum height of 1.2m unless specified otherwise.

6.6 Turfed and Seeded Areas

When newly turfed & seeded areas reach 50mm they should be lightly rolled and cut to a height of 40mm. All arising's shall be removed. Any bare patches shall be made good at this time. Lawn areas should then be cut at appropriate intervals during the growing season to maintain a 40mm high sward. Watering, weeding and repair of all erosion and settlement with re-seeding or turfing shall be undertaken as required to establish a uniform and healthy stand of grass.

7 BAT / BIRD BOXES

Proposed bat/bird boxes are to be fixed as indicated in plan produced by FPCR and agreed with Local Authorities . Installation of all items should be in accordance with the manufacturers instructions and in locations shown on the plan. All products available from Schwegler: (www.schwegler-natur.de).

MICKLEOVER



LEGEND

- EXISTING TREES/HEDGES *To be retained*
- PROPOSED TREES *Extra Heavy Standard*
- PROPOSED TREES *Heavy Standard*
- SPECIMEN PLANTING *See Schedule*
- CLIMBERS/WALL SHRUBS *See Schedule*
- ORNAMENTAL HEDGE *See Schedule*
- PROPOSED PLANTING *See Schedule*
- TURF *with area (m²)*
- SEWER EASEMENT

DRAWING NOTES

All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHBC Standards.

The landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material

Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

SCHEDULE FOR 7 DRAWINGS

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPERATE GROUP / SITE SPECIFIC CONSTRUCTION NOTES AND MATERIALS SPECIFICATION.

PROPOSED TREES -Extra Heavy Standard

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
13 -	ACEGLOA	Acer platanoides 'Globosum'	14-16cm	300-350cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
8 -	ACEPLEQ	Acer platanoides 'Emerald Queen'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem min. 200cm
15 -	AMEBA	Amelanchier 'Ballerina'	14-16cm	425-600cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
9 -	GLETRSU	Gleditsia triacanthos 'Sunburst'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
17 -	MABASP	Malus baccata 'Street Parade'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
6 -	MALEV	Malus 'Evereste'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
7 -	PRUSNG	Prunus 'Snow Goose'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm
16 -	PYRCACH	Pyrus calleryana 'Chanticleer'	14-16cm	400-450cm	45-85L	Extra Heavy Standard: 5 brks: C: Clear Stem 175-200cm

Total :91 -

PROPOSED TREES - Heavy Standard

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
4 -	BETUTJ	Betula utilis jacquemontii	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
5 -	PRUCENI	Prunus cerasifera 'Nigra'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm
9 -	SORAUCR	Sorbus aucuparia 'Cardinal Royal'	12-14cm	350-425cm	45-85L	Heavy Standard: 5 brks: C: Clear Stem 175-200cm

Total :18 -

SHRUBS - Specimen

Number	Abbreviation	Species	Height	Diameter	Pot Size	Specification
6 -	LAUNO	Laurus nobilis	125-150cm		20-25L	Ball on Stem: Half Standard: Ball 40-50cm: C: Clear Stem 90cm
13 -	PHOFRRER	Photinia x fraseri 'Red Robin'	150-175cm		25-35L	Bushy: 9 brks: C
31 -	PHOMC	Phormium cookianum 'Maori Chief'	60-80cm		10-15L	Triple Crown: C
32 -	PHOYEW	Phormium 'Yellow Wave'	60-80cm		25L	Triple Crown: C
11 -	PRULARO	Prunus laurocerasus 'Rotundifolia'	125-150cm		25L	Bushy: 8 brks: C

Total :93 -

ORNAMENTAL HEDGE

Number	Abbreviation	Species	Height	Diameter	Pot Size	Density	Specification
870 -	ELAEBGE	Elaeagnus x ebbingei 'Gilt Edge'	60-80cm		10L	3/m	Branched: 5 brks: C
1181 -	GRILI	Griselinia littoralis	60-80cm		5-7.5L	3/m	Bushy: 5 brks: C
983 -	PHOFRRER	Photinia x fraseri 'Red Robin'	60-80cm		10L	3/m	Branched: 7 brks: C

Total :3034 -

GROUND COVER SHRUBS AND PERENNIAL PLANTS - Shrubs

Number	Abbreviation	Species	Height	Diameter	Pot Size	Density	Specification
127 -	AUCJACR	Aucuba japonica 'Crotonifolia'	60-80cm		10-15L	1.8/m²	Bushy: 5 brks: C
67 -	AUCJAR	Aucuba japonica 'Rozannie'	30-40cm		5L	3/m²	Bushy: 4 brks: C
134 -	BRASU	Brachyglottis 'Sunshine'	40-60cm		5-7.5L	3/m²	Branched: 6 brks: C
101 -	CHOAP	Choisya 'Aztec Pearl'	40-60cm		10L	2/m²	Bushy: 7 brks: C
157 -	CISCO	Cistus x corbariensis	40-60cm		5-7.5L	3/m²	Bushy: 6 brks: C
20 -	COTBEAA	Cotoneaster 'Coral Beauty'		30-40cm	3L	3/m²	Branched :4 brks :C
62 -	ELAEB	Elaeagnus x ebbingei	80-100cm		10L	1.8/m²	Branched: 6 brks: C
74 -	ESCAB	Escallonia 'Apple Blossom'	60-80cm		10L	1.8/m²	Bushy: 6 brks: C
139 -	ESCLAGB	Escallonia laevis 'Gold Brian'	40-60cm		10L	2/m²	Bushy: 6 brks: C
292 -	EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	25-30cm	30-40cm	5-7.5L	3.5/m²	Bushy: 9 brks: C
82 -	EUOJAOA	Euonymus japonicus 'Ovatus Aureus'	60-80cm		10L	1.8/m²	Bushy: 5 brks: C
85 -	HEBGO	Hebe 'Great Orme'	40-60cm		10L	2/m²	Bushy: 5 brks: C
76 -	HEBMB	Hebe 'Midsummer Beauty'	40-60cm		10L	2/m²	Bushy: 9 brks: C
160 -	HEBMW	Hebe 'Mrs Winder'	40-60cm		5-7.5L	3.5/m²	Bushy: 7 brks: C
96 -	HEBWG	Hebe 'White Gem'	40-60cm		10L	2/m²	Bushy: 8 brks: C
116 -	HYPHI	Hypericum 'Hidcote'	40-60cm		10L	2/m²	Bushy: 9 brks: C
7 -	LAVANHI	Lavandula angustifolia 'Hidcote'	30-40cm		10L	2/m²	Bushy: 9 brks: C
93 -	LONNIBG	Lonicera nitida 'Baggesen's Gold'	40-60cm		10L	2/m²	Bushy: 7 brks: C
105 -	MAHAQ	Mahonia aquifolium	40-60cm		10L	2/m²	Branched: 4 brks: C
101 -	MAHMEWIS	Mahonia x media 'Winter Sun'	60-80cm		10L	1.8/m²	Bushy: 3 brks: C
86 -	OLEHA	Olearia x haastii	40-60cm		10L	2/m²	Bushy: 9 brks: C
86 -	OSMBU	Osmanthus x burkwoodii	60-80cm		10L	1.8/m²	Bushy: 7 brks: C
83 -	OSMHE	Osmanthus heterophyllus	60-80cm		10L	1.8/m²	Bushy: 5 brks: C
121 -	PITTETT	Pittosporum tenuifolium 'Tom Thumb'	30-40cm		10L	2/m²	Bushy: 7 brks: C
122 -	PRULAOL	Prunus laurocerasus 'Otto Luyken'	40-60cm		10L	2/m²	Bushy: 6 brks: C
111 -	PRULU	Prunus lusitanica	80-100cm		10L	1.8/m²	Bushy: 6 brks: C
114 -	ROSOF	Rosmarinus officinalis	40-60cm		5L	3/m²	Bushy: 5 brks: C
3 -	ROSOF	Rosmarinus officinalis	40-60cm		5L	2/m²	Bushy: 5 brks: C
100 -	SARHQDI	Sarcococca hookeriana digyna	30-40cm		10L	2/m²	Bushy: 8 brks: C
64 -	SKUARU	Skimmia japonica 'Rubella'	40-60cm		10L	2/m²	Bushy: 5 brks: C
33 -	SPINISN	Spiraea nipponica 'Snowmound'	60-80cm		10L	2/m²	Bushy: 9 brks: C
19 -	SYMCHIA	Symphoricarpos chenaultii 'Hancock'		40-60cm	3L	2/m²	Branched :3 brks: C
38 -	VIBODA	Viburnum x bodnantense 'Dawn'	80-100cm		10L	2/m²	Branched: 4 brks: C
119 -	VIBDA	Viburnum davidii	30-40cm		10L	2/m²	Bushy: 5 brks: C
63 -	VIBTI	Viburnum tinus	60-80cm		10L	1.8/m²	Bushy: 7 brks: C

Total :3256 -

GROUND COVER SHRUBS AND PERENNIAL PLANTS - Herbaceous

Number	Abbreviation	Species	Pot Size	Density	Specification
15 -	BERSI	Bergenia 'Silberlicht'	2L	5/m²	Full Pot: C
15 -	EUPAMR	Euphorbia amygdaloides robbiae	2L	5/m²	Full Pot: C
176 -	HELLOR	Helleborus orientalis	2L	5/m²	Full Pot: C

Total :206 -

GROUND COVER SHRUBS AND PERENNIAL PLANTS - Grasses

Number	Abbreviation	Species	Pot Size	Density	Specification
73 -	CARMOID	Carex morrowii 'Ice Dance'	5L	3.5/m²	Full Pot: C
15 -	LIRMU	Liriope muscari	2L	5/m²	Full Pot: C

Total :88 -

CLIMBERS - Specimen

Number	Abbreviation	Species	Height	Pot Size	Specification
46 -	CEACO	Ceanothus 'Concha'	100-125cm	10L	Caned: Bushy: 6 brks: C
42 -	HEDHEGR	Hedera helix 'Green Ripple'	80-100cm	10L	Caned x 3: Several Shoots: 7 brks: C
43 -	LONBRDRS	Lonicera x brownii 'Dropmore Scarlet'	100-150cm	10L	Caned: Several Shoots: 5 brks: C

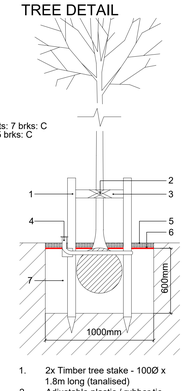
Total :131 -

SHEET LAYOUT LOCATION PLAN

NOT TO SCALE

Pedestrian/ Cycle link with bollards to restrict vehicle access

TREE DETAIL



1. 2x Timber tree stake - 100Ø x 1.8m long (tanalised)
2. Adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to brace)
3. FSC Timber cross brace
4. Irrigation System - nail to stake with 50mm galvanised nails. Ensure filler cap finishes slightly above mulch level
5. Mulch layer - 50mm Ornamental Bark Nuggets 15-65mm
6. Biodegradable Mulch Mat secured with pegs
7. Topsoil, compost and fertiliser. Base of tree pit to remain undisturbed, sides scarified

Revision		Date
a	Latest layout added and minor landscape amendments made.	15/03/17
b	Updated to accord with the latest site layout.	01/09/17
c	Planting updated to accord with the latest site layout revision and Planning Officer comments - hedges removed from easements in POS. Updated schedule.	08/01/18
d	Landscaping updated following comments and latest POS added.	23/01/18
e	Landscaping updated following comments and latest POS added.	24/01/18
f	Bat and bird boxes symbols removed from layout and key.	20/02/18
g	Landscaping updated to the latest layout.	01/10/18
h	Landscaping updated to the latest layout.	11/03/19
i	Landscaping updated to the latest layout (UU).	17/01/20
j	Landscaping updated to the latest layout (BBB).	15/09/21

CDM LEGEND

Symbol	Brief description of risk.
	Caution underground services.
	Trees have protection order in place, guarding required.
	Sewer Easement

NOTES:
Principal contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.

Job. Manor Fields Farm, Mickleover

Title. Plot Landscaping

Scale.	1:200 @A0	Drawn.	GLD
Date.	Dec 2016	Checked.	GLD

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