

LEGEND

Site Boundary

Soft Landscape

Existing Trees and Vegetation to be Retained Survey canopy

To be protected in accordance with BS 5837:2012 'Trees in relation to Design, Demolition and Construction' Notes

Proposed Tree Planting

Proposed Native Shrub Mix Planting

Proposed Shrub Planting

Proposed Ornamental Hedge Planting

Proposed Native Hedge Planting

Proposed Climbing Shrub Planting

Grass Type 1 - Proposed Turf

Grass Type 2 - Species Rich Lawn

Grass Type 2a - Species Rich Lawn

Grass Type 3 - Meadow

Grass Type 3a - Meadow

Grass Type 4 - Meadow to Basins

Private Garden

Hard Landscape

Refer to D3370-FAB-00-XX-DR-L-2000-2002 for hard landscape details

Other

Banking within soft landscape

Street Lighting

Bollard Lighting

Notes on drawings

- For NHBC purposes, the tree planting has been designed on the assumption that soils are of moderate shrinkability and a blanket foundation depth of 1.0m across the scheme. The proposed scheme can be reviewed as and when detailed information regarding soils and foundation designs become available.
- Refer to Engineer's and specialist drawings and details for lighting, drainage and underground services.
- Final tree location to be fully coordinated with lighting layout, underground service runs and site drainage.
- Levels information for the areas of open space in relation to the built form FFL's and retaining walls are to be read in conjunction with Engineer's proposed levels, boundary treatments to be coordinated with Landscape Architects and Engineers Site layout plans.
- Slope profiles to the open space areas are to be slack as possible considering access for all.

PROPOSED SEED MIXES

Proposed Wildflower Meadow Seed Mix [GT3]			
Product: Meadow Mixture for Loamy Soils EM5			
Suggested Sowing Rates			
40kg/ha	16kg/acre	4g/m ²	
Description			
EM5 contains a good range of the wild flowers and grasses once common in unimproved lower-rich lowland meadows. Loamy soils are medium textured soils: a mixture of clay, silt and sand with none prestratifying. They are usually found in low lying areas developed from alluvium and other material, frequently over chalky or limestone bedrocks and so are often neutral to alkaline.			
Ground Preparation			
Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.			
To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface. Loamy soils are easily worked and can usually be prepared for seeding in either the autumn or spring.			
Sowing			
Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm with a roll, or by treading, to give good soilseed contact.			
First Year Management			
Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains 'Yellow Rattle', or has been sown with a nurse of conifed annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.			

Management Once Established

In the second and subsequent years EM5 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer 'hay cut in combination with autumn and possibly spring mowing or grazing.

Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Loamy soils tend to be more fertile, encouraging the growth of grasses. Increasing the frequency of mowing or grazing to remove surplus grass can help to maintain a balanced sward structure with a good flower content

Composition			
Wild Flowers – 20%			
2.4	Achillea millefolium	Yarrow	
2.0	Centaurea nigra	Common Knapweed	
0.3	Crucifera laevis	Crosswort	
0.2	Daucus carota	Wild carrot	
1.8	Galium verum	Lady's Bedstraw	
0.3	Geranium pratense	Meadow cranesbill	
0.4	Kiaulia arenaria	Field Scabious	
0.4	Lathyrus pratensis	Meadow Vetchling	
1.5	Leucanthemum vulgare	Oxeye Daisy	
0.2	Lotus corniculatus	Birdfoot Trefoil	
3.5	Malva moschata	Musk Mallow	
0.1	Medicago lupulina	Black Medick	
3.5	Plantago lanceolata	Ribwort plantain	
0.2	Primula veris	Cowslip	
1.5	Ranunculus acris	Meadow Buttercup	
1.5	Rhinanthus minor	Yellow Rattle	
0.3	Rumex acetosa	Common Sorrel	
0.1	Silene vulgaris	Bladder Campion	
Grasses – 80%			
2.4	Agrostis capillaris	Common Bent	
2.0	Anthoxanthum odoratum	Sweet Vernal-grass (w)	
2.0	Biza media	Quaking Grass (w)	
82.4	Cynosurus cristatus	Crested Dogtail	
10.0	Festuca rubra	Red Fescue	
1.2	Trisetum flavescens	Yellow Oat-grass (w)	

EMORGATE SEEDS

Neeps Bridge Farm
Middle Drive
Webbeach
Cambridgeshire
PE14 8JT
Call: 01553 826028
Email: enquiries@emorgateseeds.com

Proposed Wildflower Meadow Mix [GT4]

Product: Meadow Mixture for Wetlands EM8			
Suggested Sowing Rates: 40kg/ha, 16kg/acre, 4g/m ²			
Description			
EM8 contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer.			
Ground Preparation			
Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.			
To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.			
Sowing			
Sowings on ground prone to winter flooding are safest either in the early autumn or in spring once the land has drained. Most plants need time to grow mature enough to withstand flooding. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm with a roll, or by treading, to give good soilseed contact.			
First Year Management			
Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains 'Yellow Rattle', or has been sown with a nurse of conifed annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.			
Management Once Established			
In the second and subsequent years EM8 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer 'hay cut in combination with autumn and possibly spring mowing or grazing.			
Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.			
Wetland habitats are characteristically quite variable in composition, reflecting local drainage and management. Conditions can vary, for instance, between the highs and lows in drier and turre grassland. Localized differences may require a targeted approach. For example, boggy areas which remain waterlogged for much of the year may be best sown with pond edge mixture EP1.			

Composition			
Wild Flowers 20%			
2.4	Achillea millefolium	Yarrow	
0.1	Betonica officinalis	Betony	
4.0	Centaurea nigra	Common Knapweed	
0.1	Daucus carota	Wild Carrot	
0.4	Filipendula ulmaria	Meadowweet	
0.6	Galium album	Hedge Bedstraw	
2.0	Galium verum	Lady's Bedstraw	
0.4	Lathyrus pratensis	Meadow Vetchling	
0.3	Leucanthemum vulgare	Oxeye Daisy – (Moon Daisy)	
0.2	Lotus corniculatus	Birdfoot Trefoil	
0.4	Lotus pedunculatus	Greater Birdfoot Trefoil	
0.2	Medicago lupulina	Black Medick	
4.0	Plantago lanceolata	Ribwort Plantain	
0.1	Primula veris	Cowslip	
1.4	Ranunculus acris	Meadow Buttercup	
1.5	Rhinanthus minor	Yellow Rattle	
0.1	Rumex acetosa	Common Sorrel	
0.1	Silene silaus	Pepper Saxifrage	
1.6	Silene fls-occuli	Ragged Robin	
0.1	Succisa pratensis	Devil's-bit Scabious	
Grasses 80%			
2.0	Agrostis capillaris	Common Bent (w)	
2.0	Anthoxanthum odoratum	Sweet Vernal-grass (w)	
4.0	Biza media	Quaking Grass (w)	
48.0	Cynosurus cristatus	Crested Dogtail	
2.0	Deschampsia cespitosa	Tufted Hair-grass (w)	
22.0	Festuca rubra	Red Fescue	

PLANT SCHEDULE

PROPOSED TREES				
Qty.	Species	Girth	Height	Specification
6	Acer campestre	14-16cm	350-400cm	Heavy Standard :Clear Stem 175-200cm :4 brks :2x :B
4	Acer campestre 'Streetwise'	14-16cm	400-450cm	Extra Heavy Standard :5 brks :3x :B :Clear Stem min. 200cm
7	Acer campestre (m. stem)		300-350cm	Multi Stem :3x :Bushy :2 Stems :4x :RB
10	Acer x freemanii 'Jeffersred'	18-20cm	450-500cm	3x :Extra Heavy Standard: clear stem minimum 200cm :RB
6	Alnus glutinosa	14-16cm	400-450cm	Extra Heavy Standard: clear stem minimum 200cm :5 breaks :B
5	Amelanchier arborea 'Robin Hill'	10-12cm	300-350cm	Selected Standard :Clear Stem 175-200cm :4 brks :B
7	Betula albosinensis 'Fascination'	10-12cm	300-350cm	Selected Standard :Clear Stem 175-200cm :4 brks :2x :B
2	Betula pendula	10-12cm	300-350cm	Selected Standard :Clear Stem 175-200cm :4 brks :2x :B
3	Betula pubescens (Multi-Stemmed)		300-350cm	Multi Stem :3x :Bushy :2 Stems :RB
2	Betula ulula 'Jaqueumontii'	10-12cm	300-350cm	Selected Standard :Clear Stem 175-200cm :5 brks :2x :B
1	Carpinus betulus	20-25cm	500-550cm	RB :Semi-Mature :Clear Stem min. 200cm
4	Crataegus monogyna 'Stricta'	18-20cm	350-400cm	3x :Extra Heavy Standard: clear stem minimum 200cm :RB
7	Gleditsia triacanthos 'Sunburst'	10-12cm	300-350cm	Selected Standard :Clear Stem 175-200cm :4 brks :2x :RB
3	Ligustrum lucidum		250-300cm	Extra Heavy Standard: bushy head: clear stem 150-175cm
4	Liquidambar styraciflua	20-25cm	500-550cm	Semi-mature: clear stem minimum 200cm : RB
2	Malus domestica 'Cox's Orange Pippin'	10-12cm	300-350cm	Full Standard :Clear Stem 175-200cm :4 brks :2x :B
2	Malus domestica 'Discovery'	10-12cm	250-300cm	Standard :Clear Stem 175-200cm :3 brks :2x :B
3	Populus tremula	18-20cm	425-600cm	Extra Heavy Standard: clear stem minimum 200cm: br
3	Prunus 'Accolade'	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem 175-200cm :5 brks :3x :B
4	Prunus padus	14-16cm	400-450cm	Extra Heavy Standard :Clear Stem 175-200cm :5 brks :3x :B
2	Pyrus calleryana 'Chanticleer'	14-16cm	400-450cm	Extra Heavy Standard :5 brks :3x :RB :Clear Stem 175-200cm
2	Quercus robur	10-12cm	300-350cm	Selected Standard :Clear Stem 175-200cm :4 brks :2x :B
4	Sorbus aucuparia 'Sheenwater Seedling'	10-12cm	300-350cm	Selected Standard :Clear Stem 175-200cm :4 brks :2x :B
16	Sorbus commixta 'Embley'	10-12cm	300-350cm	Selected Standard :Clear Stem 175-200cm :4 brks :2x :B
4	Ulmus 'New Horizon'	14-16cm	450-500cm	Extra Heavy Standard: clear stem minimum 200cm :B
Total :120				

PROPOSED HEDGING				
Qty.	Species	Height	Specification	Pot Size Density
811	Carpinus betulus	80-100cm	1+1: Transplant - seed raised: B	5/m
249	Carpinus betulus	100-125cm	1+2: Transplant - seed raised: B	5/m
855	Escallonia 'Red Hedger'	40-60cm	Bushy :4 brks :C	3L 5/m
69	Lavandula angustifolia	20-30cm	Bushy :5 brks	3L 5/m
481	Osmanthus x burkwoodii	30-40cm	Bushy :4 brks :C	3L 5/m
178	Osmanthus x burkwoodii	40-60cm	Bushy :5 brks :C	5-7.5L 4/m
Total :2643				

PROPOSED SHRUBS				
Qty.	Species	Specification	Pot Size	Density
231	Abelia x grandiflora	Bushy :3 brks :C	3L	4/m ²
307	Brachyglottis 'Sunshine'	Branched :4 brks :C	3L	4/m ²
72	Ceanothus 'Autumnal Blue'	Leader with Laterals :4 brks :C	3L	4/m ²
456	Ceanothus thyrsiflorus repens	Bushy :5 brks :C	3L	4/m ²
69	Choisya 'Aztec Pearl'	Bushy :5 brks :C	3L	4/m ²
108	Cistus 'Silver Pink'	Bushy :4 brks :C	3L	4/m ²
17	Cistus x purpureus	Bushy :4 brks :C	5-7.5L	3/m ²
304	Cistus x purpureus	Bushy :4 brks :C	4L	4/m ²
10	Cornus sanguinea 'Midwinter Fire'	Branched :3 brks	3L	3/m ²
44	Daphne odora 'Aureomarginata'	Br/Total :5068	3L	4/m ²
115	Escallonia laevis 'Gold Ellen'	Bushy :4 brks :C	3L	4/m ²
37	Garrya elliptica 'James Roof'	Leader with Laterals :3 brks :C	3L	4/m ²
90	Hebe 'Great Orme'	Bushy :3 brks :C	3L	5/m ²
90	Hebe 'Marjorie'	Bushy :5 brks :C	3L	5/m ²
79	Hebe 'Mrs Winder'	Bushy :5 brks :C	3L	5/m ²
34	Hebe 'Sapphire'	Bushy :5 brks :C	5L	3/m ²
108	Hebe 'Sapphire'	Bushy :5 brks :C	3L	4/m ²
292	Hebe rakaiensis	Bushy :5 brks :C	3L	5/m ²
59	Hebe salicifolia	Bushy :5 brks	3L	4/m ²
49	Lavandula angustifolia 'Hidcote'	Bushy :5 brks :C	3L	4/m ²
259	Lavandula x intermedia 'Grosso'	Bushy :5 brks :C	3L	4/m ²
28	Lavandula x intermedia 'Grosso'	Bushy :7 brks :C	5L	3/m ²
534	Lonicera nidia 'Majurin'	Bushy :6 brks :C	3L	4/m ²
20	Lonicera pileata	Bushy :8 brks :C	5L	3/m ²
199	Lonicera pileata	Bushy :6 brks :C	3L	4/m ²
222	Mahonia 'Soft Caress'	2 brks :C	3L	4/m ²
20	Olearia x baasdi	Bushy :5 brks	5-7L	1/m ²
230	Philomis fruticosa	Branched :4 brks :C	3L	4/m ²
17	Potentilla fruticosa 'Primrose Beauty'	Bushy :5 brks :C	5L	3/m ²
53	Potentilla fruticosa 'Primrose Beauty'	Bushy :4 brks :C	3L	4/m ²
144	Prunus laurocerasus 'Otto Luyken'	Bushy :5 brks :C	5-7.5L	3/m ²
240	Prunus laurocerasus 'Otto Luyken'	Bushy :3 brks :C	3L	4/m ²
14	Rosmarinus officinalis 'Miss Jessopp's Upright'	Bushy :5 brks :C	5L	3/m ²
24	Rosmarinus officinalis 'Miss Jessopp's Upright'	Bushy :4 brks :C	3L	4/m ²
311	Sarcococca confusa	Bushy :6 brks :C	3L	4/m ²
121	Viburnum davidii	Bushy :3 brks :C	3L	4/m ²
11	Viburnum davidii	Bushy :4 brks :C	5-7.5L	3/m ²
Total :5068				

PROPOSED SHRUB MIX				
Qty.	Species	Specification	Pot Size	Density
55	Cornus sericea 'Flaviamea'	4/6 brks :Containerised :0/1 :Branched :3 brks :BR	4L	4/m ²
19	Colinus coggynia 'Royal Purple'	Branched :3 brks	3L	4/m ²
37	Hydrangea quercifolia 'Snow Queen'	Branched :2 brks	2L	4/m ²
37	Maltonia x media 'Winter Sur'	Bushy :2 brks	3L	4/m ²
19	Nandina domestica	Several shoots	2L	4/m ²
55	Osmanthus x burkwoodii	Bushy :3 brks	2L	4/m ²
37	Potentilla fruticosa 'Abbotswood'	4/6 brks :Containerised :Bushy :3 brks	2L	4/m ²
37	Ribes sanguineum 'Pulborough Scarlet'	Branched :3 brks	2L	4/m ²
19	Rosa glauca	Branched :3 brks	2L	4/m ²
37	Viburnum carlophalum	Branched :3 brks	3L	4/m ²
Total :370				

PROPOSED HERBACEOUS				
Qty.	Species	Specification	Pot Size	Density
218	Bergenia 'Bressingham Ruby'	Full Pot: C	2L	6/m ²
138	Brunnera macrophylla 'Jack Frost'	Full Pot: C	2L	6/m ²
308	Echinacea purpurea	Full Pot: C	2L	6/m ²
16	Echinops barmaticus 'Taplow Blue'	Full Pot: C	2L	6/m ²
84	Geranium 'Johnson's Blue'	Full Pot: C	2L	6/m ²
37	Hemerocallis 'Stella de Oro'	Full Pot: C	2L	6/m ²
25	Heuchera micrantha 'Pale Purple'	Full Pot: C	2L	6/m ²
25	Rudbeckia fulgida deamii	Full Pot: C	2L	6/m ²
234	Salvia nemorosa 'Caradonna'	Full Pot: C	2L	5/m ²
171	Verbena bonariensis	Full Pot: C	2L	6/m ²
Total :1256				