

Outline specification

Ground Preparation:
Protection of existing woodland, trees and hedges against damage to be in accordance with the BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations. Protective fence to be approved.

Excavations to B.S. 8000 part 1:1989. Excavated material removed off-site; good quality subsoil/topsoil stored on-site for re-use.

Landscape planting areas to have a minimum depth of soil of 500mm and grass areas will have 300mm.

Loosen formation level with single tine ripper, driven 450mm deep at 1m centres, when ground conditions are dry.

Supply approved imported subsoil to B.S. 3601:2013 Specification for subsoil and requirements for use - Multipurpose subsoil to make up any deficiency in on-site subsoil. Spread and level to depth of:

- 200mm for planting areas
- 200mm for grass areas

Supply approved imported topsoil to B.S. 3882:2015 Specification for topsoil - Multipurpose topsoil to make up for any deficiency in on-site topsoil. Spread and level to depth of:

- 300mm for planting areas
- 100mm for grass areas

Cultivate all landscape areas to a loose and friable tilth suitable for grass seeding or planting. Collect and remove from site all stones, builders' rubble and other deleterious material over 50mm in any dimension.

Excavate planting pits to the following dimensions:
Semi-mature trees: 1200 x 1200 x 700mm depth
Container grown shrubs: 300 x 300 x 300mm depth

Backfill tree pits with 100/300mm depth subsoil and 400mm topsoil including Melcourt Topgrow peat free planting compost or similar approved at a rate of 0.125m³/pit.

Backfill shrub pits with topsoil including Melcourt Topgrow peat free planting compost or similar approved at a rate of 1.0m³/20m³.

Notch planting of transplant sized shrubs:

- Notching: Make a vertical 'I', 'L', 'T' or 'H' notch. Care to be taken around roots of existing trees.
- Depth: To accommodate full depth of roots.
- Planting: plant shrub, close notch with root collar at ground level and firm the soil.
- Spacing of plants: 1 metre centres.

Plant arrangement:
Planting to be carried out on a random mix basis subject to the following conditions:

- Tree species: max. 5 no. plants & min. 3 no. plants per block
- Shrub species: max. 7 no. plants & min. 3 no. plants per block.

Plant protection:
Tree shelters: standard tree shelters to be provided to each transplant sized tree / shrub, such as Tubex Standard Treeshelter, or equivalent. Shelter height to be 0.6m, green colour with supporting cane.

Amenity Grass Areas:
Supply and spread pre-seeding N:P:K. fertiliser (10:15:10) at a rate of 30g/m²
Grass areas to be sown at a rate of 35g/m² with a suitable grass seed mix such as

Germinal A19. Initial grass cutting and edge trimming down to 50mm

Species Rich Grass Areas:
Do not spread fertiliser onto the grass. Species rich grass areas to be sown at a rate of 4g/m² with a suitable seed mix such as EM1 Basic General Purpose Meadow mixture.

Planting Areas:
Plant specification to be in accordance with the HTA National Plant Specification: 03/02

Supply and plant, incorporating slow release fertiliser N:P:K - 4:19:10 ENMAG or similar approved at the following rates:
Semi-mature trees: 130g / tree pit
Container grown shrubs: 70g / m²

Provide and fix tree stakes and ties to the following dimensions:
Semi-mature trees: overall length 1500; height above ground: 750mm

Provide and spread evenly over all planting areas an organic graded bark flakes or similar approved bark mulch to a depth of 50mm.

General Notes:
Substitutions, if made, should be similar in size, form and water demand.

Maintenance:
Refer to sheet FL2 for details.

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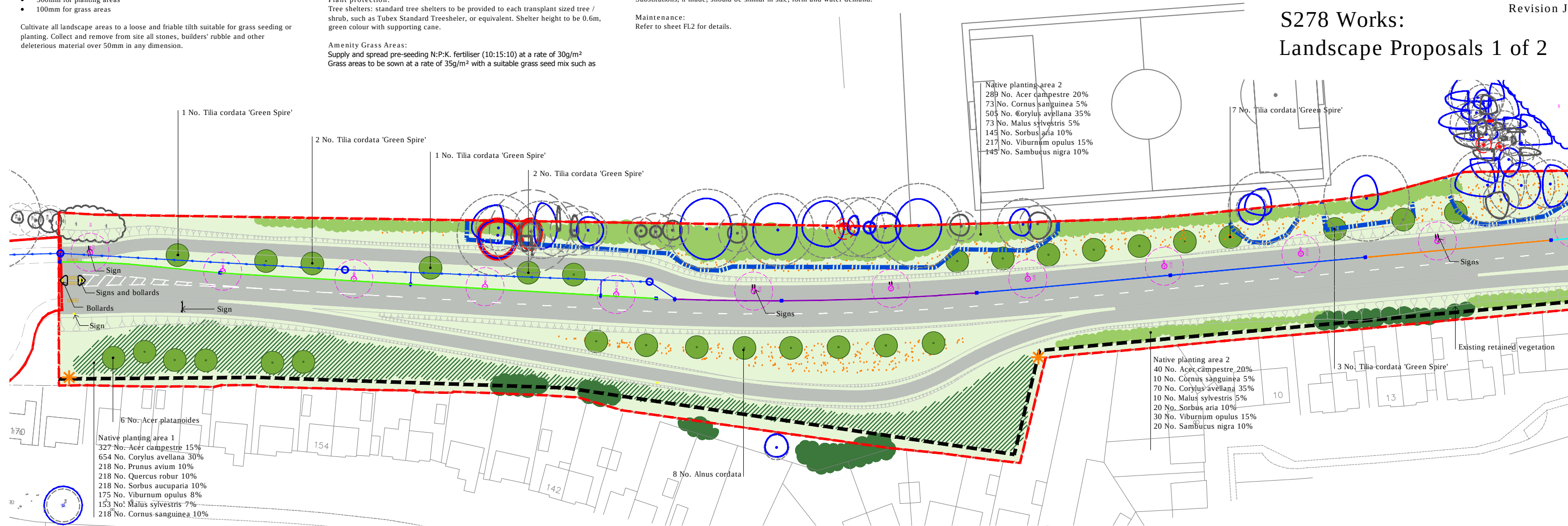


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- NOTES:
1. Refer to the engineer's drawings, 212-01 and 212-02, for proposed contours.
 2. Landscape protection measures: whilst this drawing shows Construction Exclusion Zones, refer to the Arboricultural Report dated 4th August 2016 for details of protection fencing and construction exclusion zones.
 3. Ducting to lighting columns and any other underground services are not to conflict with roots of the proposed trees. Where necessary, underground tree root deflectors/barriers are to be installed to ensure that tree roots do not interfere with underground ducting and services.
 4. For existing boundaries along the west, refer to the Boundary Type and Audit information prepared by Persimmon Homes showing details of existing boundaries and locations. Boundaries shall be maintained as per existing arrangements (between WSCC and the occupiers where relevant).

Key

- Site boundary
- Existing vegetation retained (shown indicatively)
- Category B trees to be retained
- Category C trees to be retained
- Category U trees (to be felled because of condition)
- Root protection areas

For existing tree information, refer to the Arboricultural Report prepared by WYG dated 4th August 2016, ref: A088461.

- Tree to be felled to accommodate development
- Construction exclusion zone
Refer to the tree protection plan
- Tree planting
- Native tree and shrub planting - type 1
- Native tree and shrub planting - type 2
- Native hedge planting
- Amenity grass
- Species rich grass

Proposed features

- Proposed acoustic fence - 3.5m high
Close board fence: Softwood boarding (25x100mm) infill, butt jointed in 2 layers with staggered joints. Hardwood coping. Gravel board to be buried 100mm below ground level. Treatment of fence: Alkaline Copper Quaternary (ACQ). Refer to the noise report for details.
- Proposed acoustic gate for maintenance access
- Proposed lighting column
Refer to Mayer Brown drawing: PHF-MB-S278-GF-DR-D-201- 01 to 02 for lighting columns
- 10m diam. clearance zone around lighting column to avoid tree canopy clashing with lighting column.
- Proposed drainage features
Refer to Mayer Brown drawing: PHF-MB-S278-GF-DR-D-212 01 to 03 for drainage information
- Vegetation 'hop-over' locations for bats
Where hedgerows are to be bisected to accommodate the Fitzalan Link road, tall mature trees or tree stands are to be retained or planted to create a vegetated 'hop-over'. These will maintain connectivity for commuting and/or foraging bats by guiding the bats up and over the link road and the height of traffic.
- Gradients along highway to be smoothed out to tie into existing levels

Proposed hard landscape

- Refer to Mayer Brown drawings for hard landscape details including kerbs
- Footway and highway: tarmac
 - Blister tactile paving - buff colour.

0 5 10 15 20 25 50 metres

Scale 1:1000 @ A3

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North
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Plant schedule

Amenity Trees				
No.	Species Name	Height	Girth	Specification
6 No.	Acer platanoides	500-550cm	20-25cm	Semi-Mature :3x/4x :BB
8 No.	Alnus cordata	500-550cm	20-25cm	Semi-Mature :3x/4x :BB
5 No.	Sorbus aria	300-350cm	10-12cm	Selected Standard :4x :B
28 No.	Tilia cordata 'Green Spire'	500-550cm	20-25cm	Semi-Mature :3x/4x :BB
Total :47 No. Tree species to be provided with 2.4m clear stems.				

Native planting Mix 1				
Number	Abbreviation	Species	Height	Specification
394 No.	Ac	Acer campestre	40-60cm	1+1 or 1/1 :Transplant - seed raised :B
263 No.	CORSA	Cornus sanguinea	40-60cm	1+1 or 1/1 :Branched :2 brks :B
787 No.	Cav	Corylus avellana	40-60cm	1+1 or 1/1 :Branched :2 brks :B
185 No.	MALSV	Malus sylvestris	40-60cm	1+1 or 1/1 :Transplant - seed raised :B
263 No.	Pav	Prunus avium	40-60cm	1+1 or 1+1 :Transplant - seed raised :B
263 No.	Qr	Quercus robur	40-60cm	1+1 or 1+1 :Transplant - seed raised :B
263 No.	Sau	Sorbus aucuparia	60-80cm	1+1 or 1/1 :Transplant - seed raised :B
211 No.	VIBOP	Viburnum opulus	40-60cm	1+1 or 1/1 :Branched :2 brks :B
Total :2629 No.				

Native planting Mix 2				
Number	Abbreviation	Species	Height	Specification
384 No.	Ac	Acer campestre	60-80cm	1+1 or 1/1 :Transplant - seed raised :B
97 No.	CORSA	Cornus sanguinea	40-60cm	1+1 or 1/1 :Branched :2 brks :B
671 No.	Cav	Corylus avellana	40-60cm	1+1 or 1/1 :Branched :2 brks :B
97 No.	MALSV	Malus sylvestris	40-60cm	1+1 or 1/1 :Transplant - seed raised :B
193 No.	SAMNI	Sambucus nigra	60-80cm	1+1 or 1/1 :Transplant :3 brks :B
193 No.	Sar	Sorbus aria	40-60cm	1+1 or 1/1 :Transplant - seed raised :B
288 No.	VIBOP	Viburnum opulus	60-80cm	1+1 or 1/1 :Branched :2 brks :B
Total :1923 No.				

Native hedge (Fitzalan Link)				
Number	Abbreviation	Species	Height	Specification
340 No.	Ac	Acer campestre	60-80cm	1+1 or 1/1 :Transplant - seed raised :B
171 No.	CORSA	Cornus sanguinea	40-60cm	1+1 or 1/1 :Branched :2 brks :B
845 No.	Cav	Corylus avellana	40-60cm	1+1 or 1/1 :Branched :2 brks :B
171 No.	MALSV	Malus sylvestris	40-60cm	1+1 or 1/1 :Transplant - seed raised :B
171 No.	Sar	Sorbus aria	40-60cm	1+1 or 1/1 :Transplant - seed raised :B
Total :1698 No.				

Maintenance and Management

Maintenance
All landscape areas to be maintained in accordance with B.S. 7370 Part 3:1991 and Part 4:1993; including weed control, and adjustment to tree stakes and ties. Maintenance operations to successfully establish plants shall be carried out for the first 5 years after planting.

Maintenance operations for successful plant establishment shall include watering; weed control; fertiliser application; pest and disease control; pruning; and litter picking.

Any plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority. For all new landscape areas, the following maintenance programme shall be undertaken:

Inspections: January - December. Replace dead plants when necessary
Watering: January, and when necessary through periods of drought.
Pest and disease control: January.
Litter removal: January - December
Weed control: February - May; July; and September.
Prune: February - November.
Fork over planting beds: March.
Cut grass and trim edges: March - October.
Apply fertiliser: April.

Lightly fork over planting beds: September.
Rake / scarify grass: September.

Watering: Water to establish trees and there after during periods of drought. Water should be applied slowly to avoid soil erosion. Watering shrubs shall be carried out to maintain vigorous plant growth. Water shall soak into the ground; it is not sufficient to dampen the surface. Water must be applied slowly to avoid damage to plants.

Weed control: Hand weed to remove all weeds and their roots using a hoe, trowel or fork. Apply a herbicide to kill re-growth when required.

Fertiliser: Applications of fertiliser to be carried out early in the growing season. Ensure correct fertiliser application. Inspect once a month and after very heavy winds. Adjust ties if necessary to conform to stem growth or to prevent chafing.

Pruning: At the appropriate season for the species, pruning to be carried out to remove all damaged diseased or dead wood. Prune shrubs to ensue the plant is kept well balanced and in good shape.

Pest and disease control: To be carried out if necessary and in accordance with best practice.

Litter removal: Collect and remove all extraneous rubbish.

Fork over planting beds: Pick up trodden or compacted soil surfaces to aerate the soil without damaging the plants.

Mowing: Amenity grass areas shall be managed to a height of 40mm. Species rich grass areas to be mowed as advised by the supplier.

Raking/Scarifying: Relieve thatched conditions and remove dead grass in the autumn

over all grassed areas.

Spiking (Aeration): Aerate to increase water, nutrient and oxygen movement into the soil.

General: If grass surface is disturbed by over use, restore by firming or lifting with a fork

Water efficiency: Water efficiency has been considered in the selection of trees, native planting, and ornamental shrubs which has been informed by the site's water strategy to avoid unnecessary water use after the initial 5 year establishment period. Bark mulch will also be applied to new planting areas to suppress weeds and retain moisture within the soil.

Long term maintenance:

Long term maintenance and management objectives will continue after the first five years of plant establishment and will last for 10 years. Long term maintenance objectives will include selective pruning to improve health, tree form and longevity; periodic maintenance as necessary; selective thinning of trees; removing dead or damaged trees; and pest and disease control.

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