Tree Impact Appraisal and Protection Scheme

in Relation to Proposed 36 Unit Residential Development at

Land off Neddy Lane, Billington, Lancashire, BB7 9LL

Prepared by:

Bowland Tree Consultancy Ltd

January 2021

TREE IMPACT APPRAISAL AND PROTECTION SCHEME
LAND OFF NEDDY LANE, BILLINGTON

CONTENTS

Contact Details

Bowland Tree Consultancy Ltd
Unit Two
First Floor
11 Cannon Street
Preston
Lancashire
PR1 3NR

T: 01772 437150
E: info@bowlandtreeconsultancy.co.uk

TREE IMPACT APPRAISAL AND PROTECTION SCHEME
LAND OFF NEDDY LANE, BILLINGTON

Project Details

Project No.: BTC2040

Site: Land off Neddy Lane, Billington, Lancashire, BB7 9LL

Client: Redrow Homes Ltd

Council: Ribble Valley Borough Council

Survey Date: 14 October 2020

Surveyed by: Jacob Croasdale FdSc & Joseph Lambert BSc(Hons) FdSc MArborA

Prepared by: Jacob Croasdale FdSc & Joseph Lambert BSc(Hons) FdSc MArborA

Checked by: Joseph Lambert BSc(Hons) FdSc MArborA

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ARBORICULTURAL IMPACT ASSESSMENT	
Site:	Land off Neddy Lane, Billington, Lancashire, BB7 9LL
Survey Date:	14 October 2020
Report Date:	29 January 2021
Prepared By:	Jacob Croasdale FdSc & Joseph Lambert BSc (Hons) MArboirA
Report Ref:	BTC2040
Client:	Redrow Homes Ltd

Introduction and Rationale. Bowland Tree Consultancy Ltd was instructed to carry out an appraisal of trees in relation to the projected impacts of a proposed development at the above site and, in turn, to advise on appropriate mitigation measures for retained trees and compensation measures for removed trees where appropriate.

In this respect, a survey of trees, in accordance with BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations, and the disclaimer on page 5, was carried out on 14 October 2020.

In consideration of the above, a brief overview of the observations, findings and recommendations are set out below, along with comments on any issues raised, whilst a Tree Survey Schedule (TSS), a Tree Constraints Plan (TCP), a Tree Impact Plan (TIP), and a draft Tree Protection Plan (TPP) are also appended.

The TCP shows the existing trees and their associated constraints, whilst the TIP also shows an overlay of the development under consideration along with trees to be retained and trees proposed for removal, and the TPP shows recommended temporary protection measures for retained trees, which are to be implement prior to the commencement of development works.

In turn, the plans are based on a topographical based survey plan of the existing site and proposed plans and, for the purpose of this report, the details of the plans supplied by the client, Redrow Homes Ltd, are presumed to be accurate and up to date.

The Site and the Proposed Development. The site under consideration is located to the north-eastern edge of the village of Billington within the administrational boundaries of Ribble Valley Borough Council.

The area under consideration for the planning application (i.e. the site) comprises of farmland with groups of trees and hedges to the perimeters, and has a public footpath running along its south-eastern boundary which connects to a second public footpath which crosses the site roughly from east to west.

The site is bordered to the north by farmland, to the east and south by neighbouring residential housing, and to the west by further farmland with an associated public footpath that extends up to the A59 (see TCP). It is understood, from information provided by the client, Redrow Homes Ltd, that the neighbouring farmland is under the same original ownership as the site under consideration.

From the information provided by the client it is understood that the proposal is for the construction of a 36-unit residential development with associated private vehicular parking facilities, private gardens and vehicular and pedestrian access routes, with a new vehicular access point proposed from Dale View to the south-east and a new attenuation pond proposed to the west (see TIP).

The Trees. A total of seven individual trees (prefixed 'T'), three groups of trees (prefixed 'G'), and three hedges (prefixed 'H') were surveyed in respect of the proposals and their associated potential to impact upon said vegetation, and the respective constraints of these items are plotted on the appended TCP.

The surveyed vegetation predominantly consists of various deciduous broadleaf tree species including Ash, Alder, Hazel, Cherry and Birch (see TSS). The trees range from young to mature in age, and stand at heights of up to 12 metres, have maximum diametrical crown spreads of up to approximately nine metres, and stem diameters of up to 300 millimetres. Tree dimensions and other pertinent information such as structural defects and physiological deficiencies, along with recommendations for remedial management works, are included in the appended TSS.

According to the Ribble Valley Borough Council's planning department's website the site does not stand within

a Conservation Area and none of the surveyed trees were subject to TPO protection at the time of the preparation of this report. However, it is strongly recommended that Ribble Valley Borough Council's planning department be contacted in order to check for the presence of any such statutory tree protection prior to carrying out any tree works that are not directly related to the implementation of a detailed (i.e., full) planning permission.

The trees were appraised in accordance with BS5837:2012 Table 1 (appended) and, as detailed in Table A, below, two trees and one group were allocated a moderate retention value of 'B', two trees, two groups and three hedges were allocated a low retention value of 'C', and three trees were deemed unsuitable for long-term retention and subsequently categorised as 'U'.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a high quality that should be afforded appropriate consideration in the context of development	**'A'**	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	**'B'**	T5*, T6*, G1*	*2 Trees* *1 Group*
Those of a low quality that should be afforded appropriate consideration in the context of development	**'C'**	T4, T7 G2, G3 H1, H2,H3*	*2 Trees* *2 Groups* *3 Hedges*
Those considered unsuitable for retention	**'U'**	T1, T2, T3	*3 Trees*
			= 7 Trees, 3 Groups & 3 Hedges in Total

*Note: Trees and groups denoted with an asterisk are wholly or partly located on neighbouring third-party owned areas of land

Projected Arboricultural Losses Relating to the Proposal. From the information provided to date it is projected that, as detailed in Table B, below, implementation of the development as proposed will require the removal of a section of approximately 20 metres from one low quality group to form the vehicular access and a length of approximately 70 metres from a low quality hedge in order to form an access driveway and to excavate for the proposed pond (see TIP). Furthermore, two trees are recommended for removal due to poor physiological condition and/or projected displacement of boundary features.

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in the context of development	**'A'**	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in the context of development	**'B'**	-	-	-
Those of a low quality that should be afforded appropriate consideration in the context of development	**'C'**	G2 (part)* H2 (Part)	-	*1 Part Group* *1 Part Hedge*
Those that should be removed for sound management reasons regardless of plans	**'U'**	-	T2, T3	*2 Trees*
Totals		*1 Part Group* *1 Part Hedge*	*2 Trees*	***= 2 Trees, 1 Part Group and 1 Part Hedge in Total***

*Note: Trees and groups denoted with an asterisk are wholly or partly located on neighbouring third-party owned areas of land

Nonetheless, it is noted that the tree population is located on land both within and outside the indicated redline boundary. However, the removal of the necessary section of group G2 to form the proposed site access is evidently within the redline site boundary (See TIP).

Mitigation for Projected Tree Losses. A landscape proposal plan for the development (as appended), including extensive tree and hedge planting proposals, has been prepared by Trevor Bridge Associates. In this respect it is noted that the proposals include the provision of 52 extra heavy standard trees of various species along with several lengths of native and ornamental hedging, including the replacement of the removed section of hedge H2 with a native hedge mix.

As such, it is projected that the proposed tree and hedge planting will adequately compensate for the projected losses required to construct the development as proposed.

Protection of Retained Trees During Development. Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process,

thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS and on the TCP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.

The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TCP, TIP and TPP.

With regard to CEZs it is noted that the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two, a TPP showing recommended locations and extents of temporary protection measures for retained trees is included at Plan Three, and both these documents should be read alongside the draft Arboricultural Method Statement that is included as a component of this report.

In turn, adherence to the appended draft Arboricultural Method Statement and draft Tree Protection Plan will ensure that the retained trees are adequately protected throughout the development process.

Summary and Conclusions. Seven individual trees, three groups of trees and three hedges were surveyed in respect of a proposal to construct a 36 unit residential development at the site under consideration.

Two surveyed trees and one group were allocated moderate retention values, two trees, two groups and three hedges were allocated low retention values, and three trees were deemed unsuitable for long term retention due to poor physiological condition and/or projected displacement of boundary features.

From the information provided to date it is projected that implementation of the development as proposed will require the removal of an approximately 20 metre section of one low quality group and a length of approximately 70 metres from one low quality hedge.

Nonetheless, a landscape proposal plan has been prepared by for the development which includes extensive tree and hedge planting. In turn, the proposed tree and hedge planting is projected to adequately compensate for the projected losses required in order to construct the development as proposed.

In turn, it will also be necessary to ensure that the retained trees are suitably protected in strict accordance with current government guidance throughout the course of the development utilising temporary protective fencing in accordance with the appended draft Arboricultural Method Statement and draft Tree Protection Plan.

GENERAL RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations. Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site plans and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents. No tree pruning or removal works should commence on site until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Protected Species. Hedges, climbing plants, shrubs and trees should be inspected for birds' nests prior to any clipping, pruning or removal works, and any work likely to destroy or disturb active nests should be avoided until the young have fledged. All personnel carrying out tree works should also be vigilant of the possibility that roosting bats may be present in trees and, if any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigate prior to works continuing.

Arboricultural Contractors. All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects. Contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then such defects should be notified immediately to the client and subsequently confirmed to the consultant within five working days.

Retained Tree Management. Any tree risk management appraisal and subsequent recommendations made in this report were based on observations and site circumstances at the time of our survey. Trees are dynamic living organisms whose structure is constantly changing and even those evidently in good condition can succumb to damage and/or stress. In this respect we would note that, under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. It is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or located in areas of restrictive ground vegetation, cannot therefore be expected. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only. Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regard to tree structural integrity, and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters and other measurements of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will inform the relevant Council of the matter. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted by the arboriculturist at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

This document is intended as a guide to identify key tree related constraints to site development only, and the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

Third Parties: Any disclosure of this document to a third party is subject to this disclaimer. The report was prepared by Bowland Tree Consultancy Ltd at the instruction of and for use by our client. This report does not in any way constitute advice to any third party who is able to access it by any means. Bowland Tree Consultancy Ltd excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the contents of this report.

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL			
Site:	Land off Neddy Lane, Billington, Lancashire, BB7 9LL	**Surveyor:**	Jacob Croasdale FdSc
Client:	Redrow Homes Ltd	**Survey Date:**	14 October 2020
		Job Reference:	BTC2040

No.	Species	Height	Stem Diam.	Branch Spread		Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T1	Common Ash	10	2x150 2x100 (ms)#	N E S W	2 2 2 2	0 0	SM	P	▪ Located on neighbouring land and as such not inspected in detail. ▪ Moderately dense ivy and Bramble restricted detailed inspection. ▪ Canopy showing a severe reduction in vitality due to colonisation by Ash Dieback Disease. ▪ Not projected to be impacted by proposed development.	▪ Recommend tree owner removes tree due to short remaining life expectancy. ▪ NB: Removal must be agreed with third party tree owner prior to works taking place.	<10	U	29	3.06
T2	Common Hazel	4	6x60 (ms)#	N E S W	2 2 2 2	0 0	Y	G	▪ Vegetation around base restricted detailed inspection. ▪ Projected to displace boundary fencing through future incremental stem growth and canopy growth.	▪ Remove tree due to projected displacement of fencing. ▪ NB: Removal must be agreed with third party tree owner prior to works taking place.	<10	U	10	1.76
T3	Common Ash	4	1x100 1x80 (ts)#	N E S W	1 1 1 1	0 2	Y	P	▪ Twin stemmed from ground level. ▪ Canopy showing severe reduction in vitality and severe twig dieback due to colonisation by Ash Dieback Disease.	▪ Remove tree due to short projected remaining life expectancy. ▪ NB: Removal must be agreed with third party tree owner prior to works taking place.	<10	U	7	1.54
T4	Common Alder	10.5	540	N E S W	4.5 6 5 5	2-W 3	EM	M/P	▪ Crown showing signs of a moderate reduction in vitality with small leaves. ▪ Thin crown and widespread twig dieback.	▪ Ensure protection of tree's RPA throughout development using Temporary Protective Fencing to form a Construction Exclusion Zone (CEZ) (see appended Temporary Protective Fencing specification).	10+	C1	132	6.48
T5	European Larch	8	280#	N E S W	1.5 1.5 1.5 1.5	N/A 3	SM	G	▪ Located on neighbouring land and subsequently not inspected in detail. ▪ Crown lifted to a height of approximately 4m.	▪ Ensure protection of tree's RPA throughout development using Temporary Protective Fencing to form a CEZ.	20+	B1	35	3.36
T6	Dragons Claw Willow	10.5	2x300 (ts)#	N E S W	4.5 4.5 3.5 2	3-S 3	SM	G	▪ Located on neighbouring land and subsequently not inspected in detail. ▪ Stem leaning moderately to east. ▪ Crown biased to north and east.	▪ Ensure protection of tree's RPA throughout development using Temporary Protective Fencing to form a CEZ.	20+	B1	81	5.09

Headings and Abbreviations:

No. Allocated sequential reference number - Tree ('T'), Group ('G'), Woodland ('W') or Hedge ('H') reference number - refer to plan and to numbered tags where applicable
Species: Common name
Height: In metres, to half nearest metre – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree
Stem Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. MS = multi-stemmed, TS = twin-stemmed
Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown
Branch & Canopy Clearances: Existing height above ground level, in metres, of first significant branch and direction of growth (e.g. 2.5-N) and of canopy at lowest point – to inform on crown to height ratio, potential for shading, etc.
Life Stage: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature
PC: Physiological Condition - a measure of the tree'(s)' overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good
General Observations and Comments: Comments relating to the tree'(s)' overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc.
Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take exiting site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate
ERC: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+)
Cat. Grade: Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1
RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order avoid root damage
RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection
 # (Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a "#" symbol

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL			
Site:	Land off Neddy Lane, Billington, Lancashire, BB7 9LL	**Survey Date:**	14 October 2020
Client:	Redrow Homes Ltd	**Job Reference:**	BTC2040

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m²)	RPA Radius (m)
T7	Crab Apple	5.5	170#	N 2.5 E 2 S 3 W 2.5	3-S 3	SM	M	▪ Located on neighbouring land subsequently not inspected in detail. ▪ Evidence of previous pruning to the south. ▪ Not projected to be impacted by proposed development.	▪ Ensure protection of tree's RPA throughout development using Temporary Protective Fencing to form a CEZ.	10+	C1	13	2.04
G1	2no. Common Lime	≤ 12	≤ 300#	N ≤ 4.5 E ≤ 4.5 S ≤ 4.5 W ≤ 4.5	N/A ≥ 0	EM	G	▪ Group located on neighbouring land and as such not accessed to inspect in detail. ▪ Part of wider group extending to south-east. ▪ Group located atop retained bank sloping steeply to north-west. ▪ Not projected to be impacted by proposed development.	▪	20+	B1/2	≤ 41	≤ 3.6
G2	approx. 15no. Ash, 10no. Wild Cherry, 5no. Birch, 5no. Hazel, 3no. Alder	≤ 8	≤ 170	N ≤ 2 E ≤ 2 S ≤ 2 W ≤ 2	0.5-W ≥ 0.1	Y-SM	G-P	▪ Tightly spaced group located along boundary. ▪ Some trees topped at a height of approximately 4m. ▪ Abundant dieback in a number of Ash trees due to colonisation by Ash Dieback Disease. ▪ Well used, unsealed hard surfaced footpath to north of group.	▪ Remove approximately 20m section of group from north-eastern end in order to allow construction of proposed access. NB: Proposed section to be removed is evidently within redline ownership boundary. ▪ Retain remainder of group in context of proposed development. ▪ Ensure protection of remaining group's RPA throughout development using Temporary Protective Fencing to form a CEZ. ▪ Compensate for loss with replacement tree planting on site as a component of site landscaping (specific details of compensatory tree planting to be agreed with LPA).	10+	C2	≤ 13	≤ 2.04
G3	2no. Crab Apple	7	2x160 (ts)#	N ≤ 2 E ≤ 2 S ≤ 2.2 W ≤ 6	1-SE 2	SM	M	▪ Located on neighbouring land and subsequently not inspected in detail. ▪ Moderately spaced pair with tree located to the north evidently more mature.	▪ Ensure protection of group's RPA throughout development using Temporary Protective Fencing to form a CEZ.	10+	C1/2	≤ 23	≤ 2.72
H1	Hawthorn, Hazel, Elder	≤ 8.5	≤ 220	≤ 6 wide	N/A ≥ 0.5	M	G	▪ Length of outgrown field hedge located to east side of fencing but west side of ditch as such ownership boundaries unclear. ▪ Several Hawthorns showing moderate reductions in vitality with moderate canopy dieback. ▪ Not projected to be impacted by proposed development.	▪	10+	C2	N/A	≈ 2.5

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT AND PROTECTION APPRAISAL	
Site:	Land off Neddy Lane, Billington, Lancashire, BB7 9LL
Client:	Redrow Homes Ltd

Surveyor:	Jacob Croasdale FdSc
Survey Date:	14 October 2020
Job Reference:	BTC2040

No.	Species	Height	Stem Diam.	Branch Spread	Branch & Canopy Clearances	Life Stage	PC	General Observations and Comments	Management Recommendations	ERC	Cat. Grade	RPA (m^2)	RPA Radius (m)
H2	Hawthorn, Hazel, Elder, Oak	≤ 8.5	≤ 210	≤ 2.5 wide	N/A ≥ 0.1	M	G	▪ Length of outgrown field hedge located in area with unclear boundaries. ▪ Several Hawthorns showing moderate reductions in vitality with moderate canopy dieback. ▪ Group becomes increasingly fragmented to north.	▪ Remove approximately 70m section in order to construct development as proposed (see hatched area on TIP). ▪ Compensate for loss with replacement tree planting on site as a component of site landscaping (specific details of compensatory tree planting to be agreed with LPA).	10+	C2	N/A	≈ 2.5
H3	Bay	≤ 2	≤ 80#	≤ 1 wide	N/A	Y	G	▪ Located on neighbouring land and subsequently not inspected in detail. ▪ Three moderately spaced stems maintained as small hedge and forming boundary feature. ▪ Not projected to be impacted by proposed development.	▪	10+	C2	N/A	≈ 1

BS5837:2012 Table 1 – Cascade Chart for Tree Quality Assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	▪ Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) ▪ Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline ▪ Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see BS5837:2012 paragraph 4.5.7.*			Red
	1. Mainly arboricultural qualities	**2. Mainly landscape qualities**	**3. Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better, A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	Blue
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	Grey
	Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

DRAFT ARBORICULTURAL METHOD STATEMENT

Proposed Development:	36 unit Residential Development	**Prepared by:**	Joseph Lambert BSc(Hons) FdSc MArborA & Jacob Croasdale FdSc	**Page:** 1 of 3
Site:	Land off Neddy Lane, Billington, Lancashire, BB7 9LL	**Report Date:**	27 January 2021	
Planning App. No.:	N/A	**Job Ref:**	BTC2040	
Pertinent Condition No.:	N/A	**Client:**	Redrow Homes Ltd	

Scope of Arboricultural Method Statement

- This Arboricultural Method Statement (AMS) relates specifically to the approved construction works at the above existing site, as detailed on the draft Tree Protection Plan (TPP) reference BTC2040 - TPP.
- The AMS and TPP should be read in conjunction with the appended Temporary Protective Fencing Specification.
- The purpose of the AMS is to consider the potential effects of the development work operations on the retained trees, and sets out how any identified adverse impacts are, as far as is practicable, to be avoided.
- From commencement of the development, and throughout the site works until completion, the methodology shall be implemented in the sequence and manner detailed in the Sequence of Works, overleaf.
- It shall be the developer's responsibility to ensure that the works are carried out in strict accordance with the obligations and responsibilities of the AMS and, in turn, they will be accountable for any breaches of the obligations and responsibilities.
- Prior to work commencement the specifics of the AMS and TPP shall be reviewed by the developer and the Project Arboriculturist. In turn, the AMS and TPP shall be updated, by the Arboriculturist, in accordance with any changes in the development design that may have occurred subsequent to this AMS and TPP being issued, or any issues that may have arisen as a result of the review.
- As soon as is practicable the amended documents shall then be issued to the LPA for review – NB: it shall be the developer's responsibility to arrange this review with the Project Arboriculturist immediately following the granting of planning permission.

Site Inspections & Reporting by Project Arboriculturist

- Prior to the commencement of the development, all personnel who might be charged with overseeing development related works shall be provided with the contact details of the Project Arboriculturist.
- It will be the responsibility of the developer's site manager to report any tree related issues, including deviations from the AMS, directly to the Project Arboriculturist, who will then visit the site and make recommendations to the site manager on how best to rectify the situation.
- The Project Arboriculturist shall report any tree related issues and/or breaches of the AMS that they consider to be significant in relation to retained tree health and/or structural stability directly to the Tree Officer.
- In the event that the Project Arboriculturist's contract is terminated, then the developer shall issue a written notice to all relevant parties to this effect, inclusive of the LPA Tree Officer.

LPA Tree Officer

- The LPA's Tree Officer shall have free access to the site and, should they visit the site and note any tree related issues, they will then report any problems directly to the site manager and the Project Arboriculturist, who will then visit the site and make recommendations to the site manager on how best to rectify the situation.

Site Personnel

- All personnel engaged in the execution of the development works shall be provided with a copy of the AMS and the TPP and instructed in the protection of trees, as set out in this AMS.

Sequence of Works & Revisions

- The development works shall be carried out in strict accordance with the 'Sequence of Works' detailed in the table overleaf.
- Any proposed deviations from the 'Sequence of Works' shall be reported to the Project Arboriculturist, who will then review and comment on the modifications accordingly.
- Where the amendments are considered acceptable in relation to retained trees, then the Project Arboriculturist shall prepare and issue a revised version of the AMS to the LPA Tree Officer for comment.
- Should the Tree Officer consider the revised AMS to be acceptable, then the Project Arboriculturist shall issue the report to the site manager.

Acknowledgment of Obligations and Responsibilities of Arboricultural Method Statement

- The site manager shall provide a written acknowledgement, to the Tree Officer and the Project Arboriculturist that they shall abide by the obligations and responsibilities of the AMS, and that they will be accountable for any breaches of the obligations and responsibilities.

Proposed Development:	36 unit Residential Development	**Prepared by:**	Joseph Lambert BSc(Hons) FdSc MArborA & Jacob Croasdale FdSc	**Page:**	2 of 3
Site:	Land off Neddy Lane, Billington, Lancashire, BB7 9LL	**Report Date:**	27 January 2021		
Planning App. No.:	N/A	**Job Ref:**	BTC2040		
Pertinent Condition No.:	N/A	**Client:**	Redrow Homes Ltd		

Table of Sequence of Works:

No.	Operation*	Timing	Responsible Professional	Supervision	Specific Tree Protection Measures During Operation#
i	Pre-commencement site meeting between: ▪ Developer's Site Manager; ▪ Council Tree Officer;	To be completed prior to any other works, including deliveries of materials, plant, etc.	Site Manager	N/A	None - however, specific methods of tree protection shall be discussed in detail, in particular the temporary protective fencing locations (see Operation iv) and, if identified as necessary, a schedule of supplementary recommendations shall be agreed between the parties and subsequently prepared and distributed to said parties by the Site Manager
ii	Carry out approved tree works in accordance with written permission from Local Planning Office (LPA)	Only to commence on completion of Item i	Tree Contractor overseen by Site Manager	Site Manager to supervise	No vehicular or plant access within retained trees' RPAs under soft surfaces
iii	Mark up, on site, locations and extents of proposed Temporary Protective Fencing	Only to commence on completion of Item ii	Site Manager	Site Manager to supervise	No vehicular or plant access within retained trees' RPAs under soft surfaces
iv	Erect Temporary Protective Fencing to protect RPAs of specific retained trees, in locations identified on the TPP^{o}	To be erected and installed immediately on completion of Item iii	Fencing Contractor overseen by Site Manager	Site Manager to inform LPA Tree Officer and Project Arboriculturist following fencing erection	No vehicular or plant access within retained trees' RPAs under soft surfaces The temporary protective fencing shall be installed in strict accordance with the Temporary Protective Fencing Specification, with 'Type 1' fencing (see Specification)(NB: any proposed deviations from the Specification should be discussed with the LPA Tree Officer at Operation i, and, where necessary, agreed in writing)
v	Commence main construction phase	Only to commence on completion of Item iv	Site Manager	Site Manager to supervise	No vehicular or plant access within retained trees' RPAs under soft surfaces
vi	Complete main construction phase and remove all associated operational materials except the Temporary Protective Fencing	Only to commence on completion of Item v	Site Manager	Site Manager to inform Tree Officer of proposed date of removal of temporary protective fencing in advance	No vehicular or plant access within retained trees' RPAs under soft surfaces

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)

continued overleaf

#Note 2: The General Recommendations in Respect of Works, detailed at page 3, shall also be adhered to by all site operatives during all work operations

^{o}Note 3: Refer to appended Temporary Protective Fencing Specification

Proposed Development:	36 unit Residential Development
Site:	Land off Neddy Lane, Billington, Lancashire, BB7 9LL
Planning App. No.:	N/A
Pertinent Condition No.:	N/A

Prepared by:	Joseph Lambert BSc(Hons) FdSc MArborA & Jacob Croasdale FdSc
Report Date:	27 January 2021
Job Ref:	BTC2040
Client:	Redrow Homes Ltd

Table of Sequence of Works (cont.):

No.	Operation*	Timing	Responsible Professional	Supervision	Specific Tree Protection Measures During Operation#
vii	Remove Temporary Protective Fencing	Only to commence on completion of Item vi	Fencing Contractor overseen by Site Manager	Site Manager to supervise	No vehicular or plant access within retained tree's RPA under soft surfaces
viii	Commence landscaping works, inclusive of new tree planting, within and in close proximity to retained trees' RPAs and, where applicable, installation of new fences within RPAs	Only to commence on completion of Item vii	Landscaping Contractor overseen by Site Manager	LPA Tree Officer to visit site following completion of works (note: it shall be the Site Manager's responsibility to arrange Tree Officer's site visit/inspection)	Landscaping Contractor to provide Project Manager and Project Arboriculturist with a detailed schedule in regards to the maintenance of any newly planted trees in accordance with Section 8 BS5837:2012 All landscaping works to be undertaken in accordance with Section 7 BS5837:2012 including no significant level changes within RPAs. No vehicular or plant access within retained trees' RPAs under soft surfaces

*Note 1: All operations to be subject to risk assessments and method statements to be provided by applicable contractor(s)
#Note 2: The General Recommendations in Respect of Works, detailed below, shall also be adhered to by all site operatives during all work operations
ºNote 3: Refer to appended Temporary Protective Fencing Specification

General Recommendations in Respect of Works:

- All tree works should be implemented by suitably qualified and experienced arboricultural contractors in accordance with the tree works detailed in the Tree Survey Schedule prior to the erection of the Temporary Protective Fencing.
- All tree works should conform to British Standard BS3998:2010 Tree Work - Recommendations.
- Performance of all arboricultural operations and use of equipment should be in accordance with current directives of the Health and Safety Executive (HSE) and industry codes of practice.
- All operatives should be equipped with and use Personal Protective Equipment (PPE) in accordance with current directives of the HSE and industry codes of practice.
- All tree stumps scheduled for removal that are located within a distance of 6.0 metres of any retained tree should be removed by mechanical stump grinder and not by mechanical excavator.
- All possible efforts should be made by the tree contractor and any other site operatives to prevent damage to retained trees.
- There shall be no vehicular or plant (e.g. wood chipper) access within the RPAs of retained trees that are not under hard surfaced areas, as detailed on the TPP.
- All tree works arising should be removed from the site.
- No services are to be installed below ground level within RPAs.
- No construction related operations should occur within RPAs, unless specifically detailed in the Arboricultural Method Statement.
- No concrete should be mixed within RPAs.
- No excavation or any other operations should occur within the RPAs, other than as detailed in the Arboricultural Method Statement.
- All construction equipment and materials should be stored outside RPAs.
- No fires should be lit within 15.0m of any tree crown.
- Deliveries by crane should be supervised by the Site Manager, positioning the vehicle in such a manner that retained trees are not put at risk of damage.
- No substances with potential to contaminate the soil (e.g. chemicals, concrete washings, diesel, vehicle washings, etc.) should be discharged within 10.0 m of any tree crown. This should take into consideration the topography of the site in order to avoid materials running towards trees.
- No notice boards, phone cables or services should be attached to any part of any tree.
- A log should be kept of any activity or incident with an impact or potential impact on protected trees and made available at all times for review by the Project Arboriculturist and the Tree Officer.

- TEMPORARY PROTECTIVE FENCING SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by **Temporary Protective Fencing**, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be retained in place throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2012 Figure 2 (overleaf);
2. be sited in the area(s) defined by the Root Protection Areas or, if applicable, the Construction Exclusion Zones, as detailed on the associated Tree Plan;
3. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
4. preclude any delivery of site accommodation and/or materials and/or plant machinery;
5. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
6. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.0 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45º angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Figure 1, below) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the LPA shall inspect and approve the Temporary Protective Fencing.

Figure 1: CEZ Warning Sign

– TREE PROTECTION AREA –
KEEP OUT!

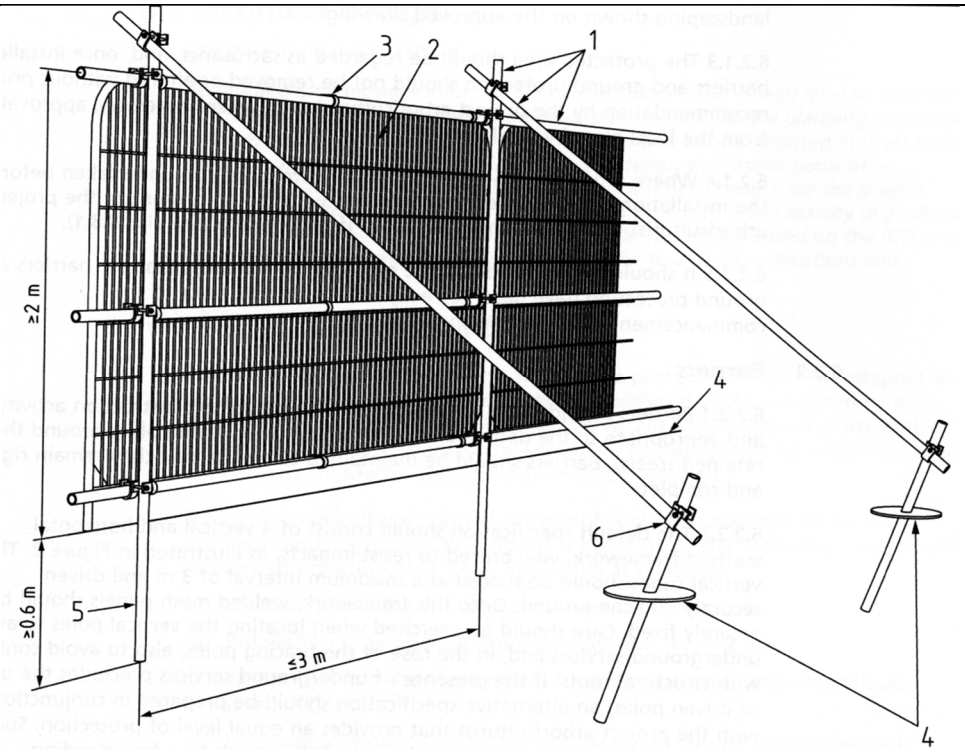
(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONNEL:

- **THE PROTECTIVE FENCING MUST NOT BE MOVED**
- **NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE**
- **NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE**
- **NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE**
- **NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE**
- **NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE**
- **NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE**

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Figure 2: BS5837:2012 Default specification for protective barrier



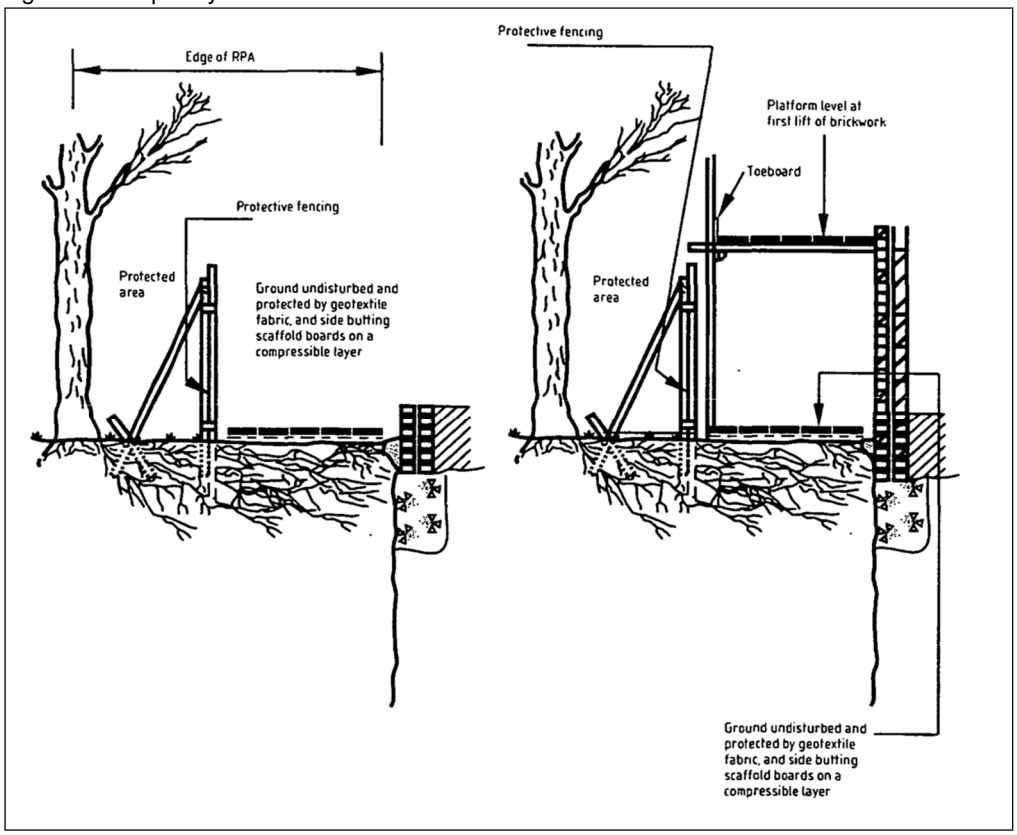
Key

1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

Temporary Ground Protection

1. Any necessary Temporary Ground Protection areas shall conform to Figure 3, below, unless otherwise agreed with the LPA.
2. The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
3. Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
4. On completion of installation, and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist or the LPA Tree Officer, as agreed, shall inspect the Temporary Ground Protection.
5. The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Figure 3: Temporary Ground Protection – Recommended Construction



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

KEY

T = Individual Tree
G = Group of Trees
H = Hedge

Please refer to associated Arboricultural Impact Assessment report for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The locations of trees T1, T2, T3, T5 and T6 and the stem locations and full extents of group G1 were not included on the site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS at the time of the survey. As such, the plotted location of the trees cannot therefore be considered to be wholly accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LAND OFF NEDDY LANE
BILLINGTON
LANCASHIRE
BB7 9LL

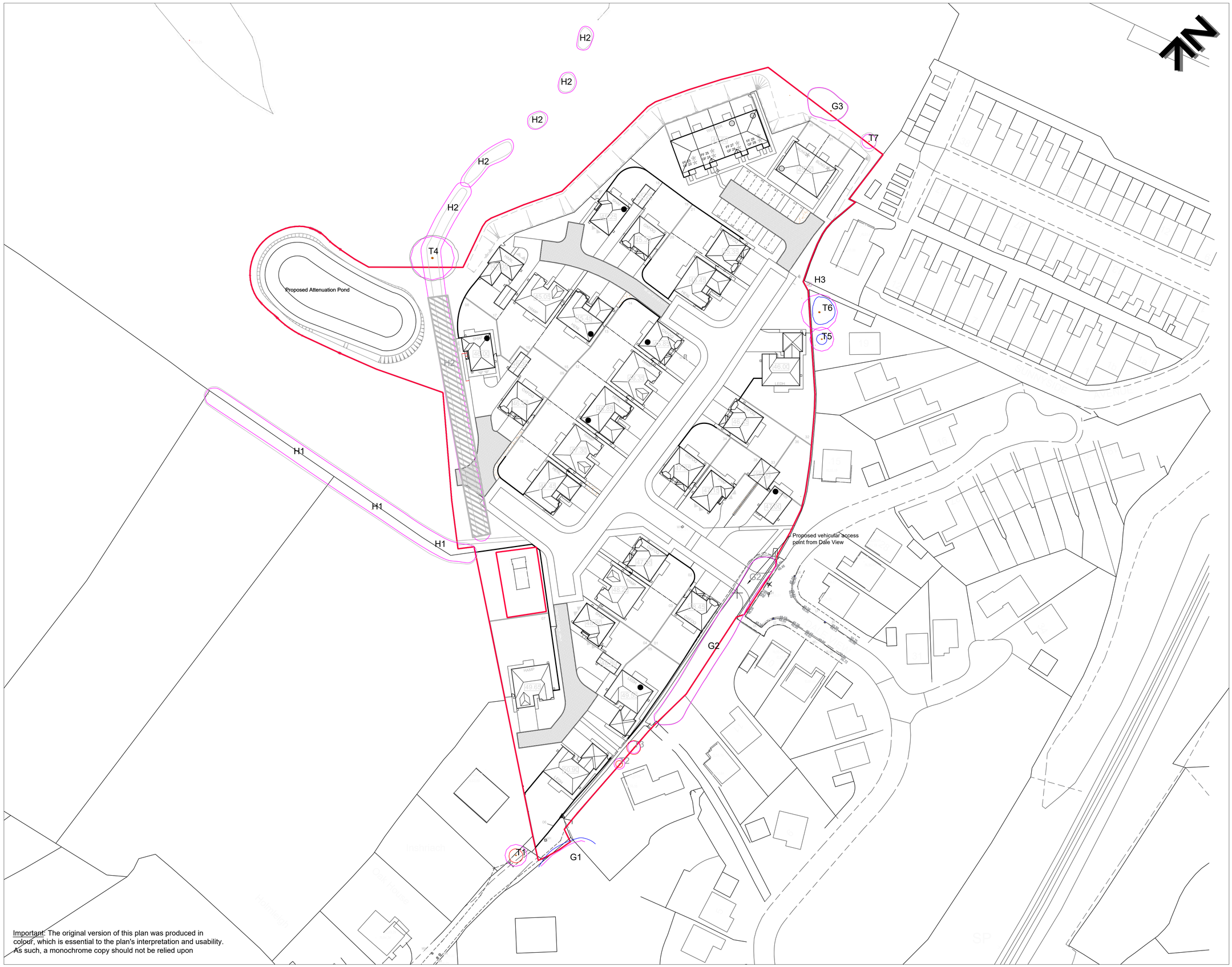
Client:
REDROW HOMES LTD

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed 36 Unit Residential Development

Scale:	1:500@A1
Date:	October 2020
Drawn by:	JC
Checked by:	JL

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC2040-TCP Rev:



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

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Please refer to associated Arboricultural Impact Assessment report for specific details in respect of items below:

Tree Categorisations:

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Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The locations of trees T1, T2, T3, T5 and T6, and the stem locations and full extents of group G1, were not included on the site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS at the time of the survey. As such, the plotted location of the trees cannot therefore be considered to be wholly accurate
Note 2: Trees with their identifying numbers labeled in grey are proposed for removal in context of the proposed development

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Project:
LAND OFF NEDDY LANE
BILLINGTON
LANCASHIRE
BB7 9LL

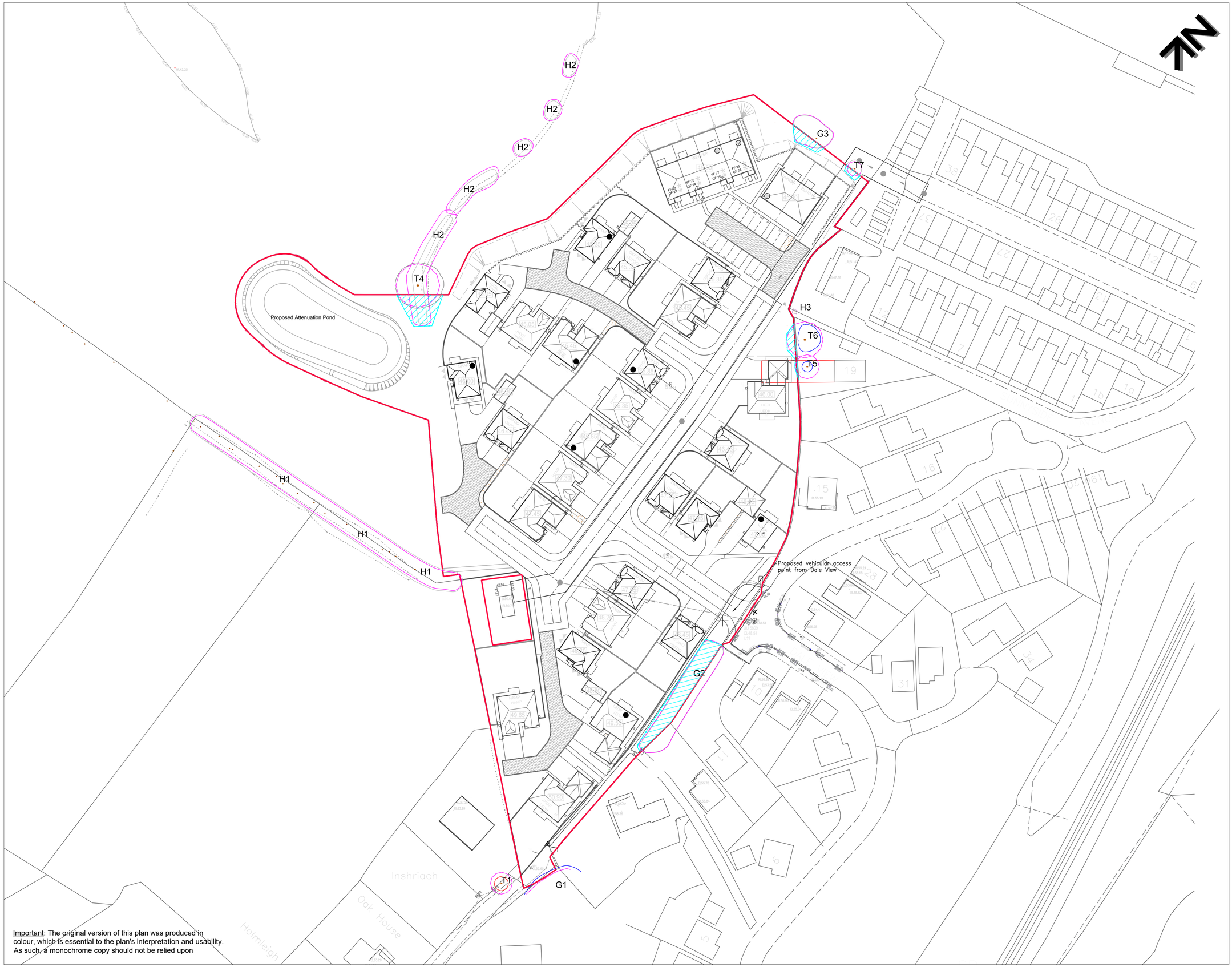
Client:
REDROW HOMES LTD

Title:
TREE IMPACT PLAN
in Relation to Proposed 36 Unit Residential Development

Scale:	1:500@A1
Date:	January 2021
Drawn by:	JC
Checked by:	PH

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC2040-TIP Rev:



Important: The original version of this plan was produced in colour, which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon

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G = Group of Trees
H = Hedge

Please refer to associated Arboricultural Impact Assessment report for specific details in respect of items below:

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The locations of trees T1, T2, T3, T5 and T6, and the stem locations and full extents of group G1, were not included on the site plan provided, and their locations were subsequently plotted by the arboricultural surveyor using GPS at the time of the survey. As such, the plotted location of the trees cannot therefore be considered to be wholly accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Temporary Protective Fencing Specification

Construction Exclusion Zones (CEZs):

Area(s) of Ground Around Retained Trees to be Enclosed with Type 1 Temporary Fencing Throughout Development Works. Note: Bold Line Represents Positioning of Fencing - see Temporary Protective Fencing Specification

Project:
LAND OFF NEDDY LANE
BILLINGTON
LANCASHIRE
BB7 9LL

Client:
REDROW HOMES LTD

Title:
DRAFT TREE PROTECTION PLAN
in Relation to Proposed 36 Unit Residential Development

Scale:	1:500@A1
Date:	January 2021
Drawn by:	JC
Checked by:	JL

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 437150

Ref: BTC2040-TPP Rev:

KEY

TREE PLANTING

HEDGE PLANTING

ORNAMENTAL SHRUB PLANTING

ORNAMENTAL 25L SHRUB

CLIMBERS. SUPPLIED READY TRAINED ON FAN TRELLIS

TURF (CLOSE MOWN)

A22 GRASS SEED A22 (CLOSE MOWN)

BULBS

EM1 EC1 WILDFLOWER SEED MIX EM1 & EC1

EM8 WILDFLOWER SEED MIX EM8

WILDFLOWER TURF

DECORATIVE GRAVEL / SLATE CHIPPINGS OVER MEMBRANE

ALL LOOSE MATERIAL TO BE LAID OVER A WEED CONTROL MEMBRANE AND HAVE LANDSCAPE TIMBER EDGING

PLANT SCHEDULE

Trees

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
ACST	Acer campestre 'Street Wise'	425-600cm	14-16cm	Extra heavy standard 3x	C	8 -
ALG	Alnus glutinosa	425-600cm	14-16cm	Extra heavy standard 3x	C	6 -
BEPE	Betula pendula	425-600cm	14-16cm	Extra heavy standard 3x	C	4 -
BJ	Betula utilis jacquemontii	425-600cm	14-16cm	Extra heavy standard 3x	C	6 -
CARBET	Carpinus betulus	425-600cm	14-16cm	Extra heavy standard 3x	C	3 -
CbF	Carpinus betulus 'Fastigiata'	425-600cm	14-16cm	Extra heavy standard 3x	C	4 -
PcC	Pyrus calleryana 'Chanticleer'	425-600cm	14-16cm	Extra heavy standard 3x	C	6 -
PP	Prunus padus	425-600cm	14-16cm	Extra heavy standard 3x	C	3 -
PRUSB	Prunus 'Sunset Boulevard'	425-600cm	14-16cm	Extra heavy standard 3x	C	7 -
SA	Sorbus aucuparia	425-600cm	14-16cm	Extra heavy standard 3x	C	2 -
SOAR	Sorbus aria	425-600cm	14-16cm	Extra heavy standard 3x	C	3 -
						Total :52 -

Native Hedge Mix

Abbreviation	Species	Specification	Density	Mix Species Contribution	Number
ILEA	Ilex aquifolium	Container	6/m	10%	158 -
ROSAR	Rosa arvensis	Transplant 1+1	6/m	10%	158 -
ROSCA	Rosa canina	Transplant 1+1	6/m	10%	158 -
CORAV	Corylus avellana	Transplant 1+1	6/m	20%	316 -
PRUSP	Prunus spinosa	Transplant 1+1	6/m	20%	316 -
CRAMON	Crataegus monogyna	Transplant 1+1	6/m	30%	473 -
				Total :100%	Total :1579 -

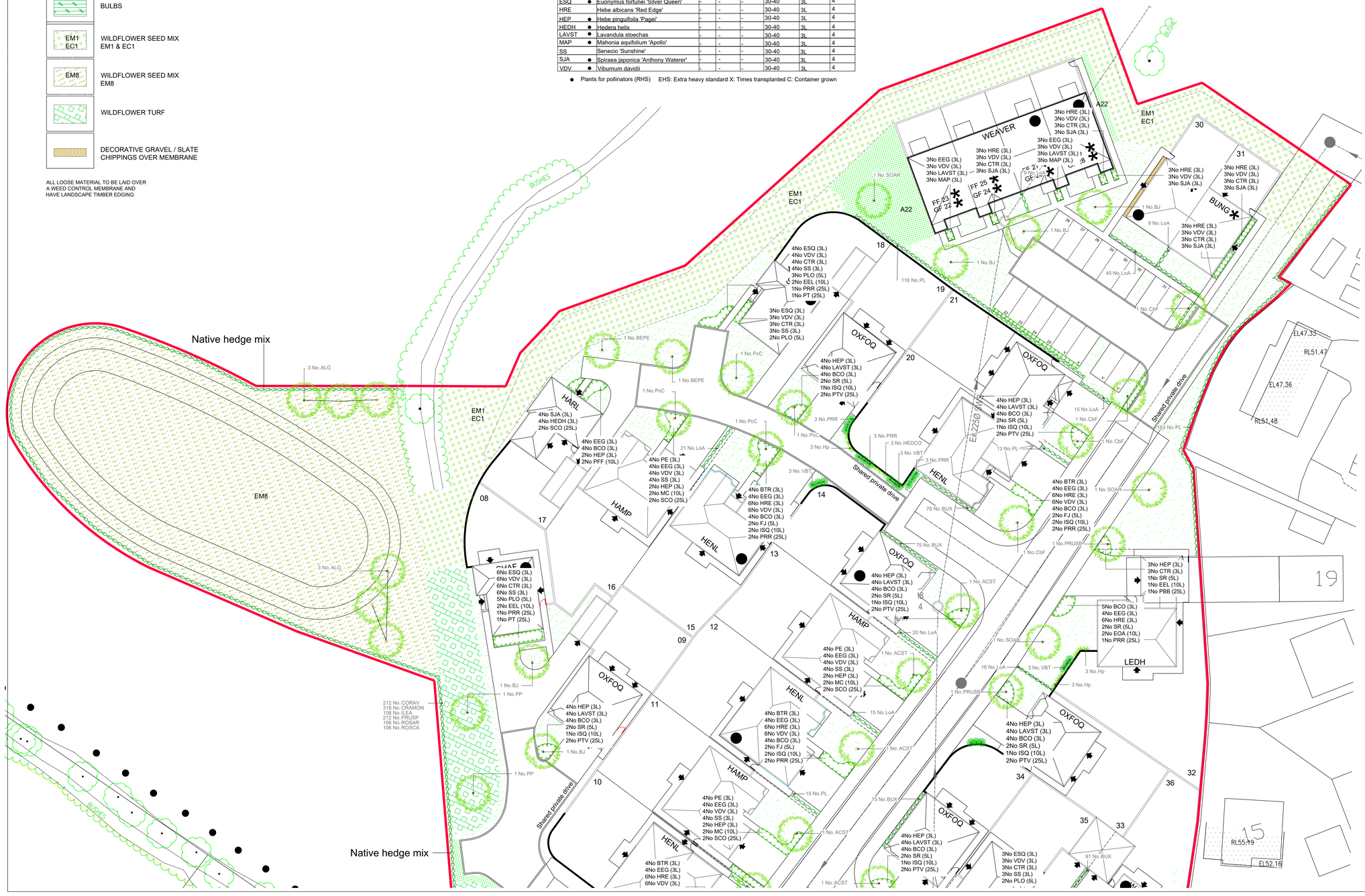
HEDGES - To be planted in a single row and maintained to a height of BUX:0.4, LOA & PL: 1.2m								
BUX	●	Buxus sempervirens 'Suffruticosa'	-	-	-	-	20-30	5L	8/lin m
LOA	●	Ligustrum ovalifolium 'Aureum'	-	-	-	-	60-80	5L	3/lin m
PL	●	Prunus laurocerasus	-	-	-	-	60-80	5L	3/lin m
CLIMBERS- Supplied ready trained on fan trellis									
HEDCO	●	Hedera colchica	-	-	-	-	60-80	5L	
Hp	●	Hydrangea petiolaris	-	-	-	-	60-80	5L	
SHRUBS									
CSB	●	Cornus alba 'Sibirica'	-	-	-	-	-	25L	1
EJA		Eunoymus japonicus 'Ovatus Aurea'	-	-	-	-	-	25L	1
PBB		Phormium 'Bronze Baby'	-	-	-	-	-	25L	1
PTV		Phormium tenax 'Variegata'	-	-	-	-	-	25L	1
PRR		Photinia x fraseri 'Red Robin'	-	-	-	-	-	25L	1
PL	●	Prunus laurocerasus	-	-	-	-	-	25L	1
SCO	●	Sarcococca confusa							
VBT		Viburnum tinus	-	-	-	-	-	25L	1
AV		Aucuba japonica 'Variegata'	-	-	-	-	60-80	10L	2
EEL		Elaeagnus ebbingei 'Limelight'	-	-	-	-	60-80	10L	2
EOA		Eunoymus japonicus 'Ovatus Aurea'	-	-	-	-	60-80	10L	2
ISQ	●	Ilex aquifolium 'Silver Queen'	-	-	-	-	60-80	10L	2
MC	●	Mahonia 'Charity'	-	-	-	-	60-80	10L	2
PFF	●	Pieris 'Forest Flame'	-	-	-	-	60-80	10L	2
PLU		Prunus lusticanica	-	-	-	-	60-80	10L	2
RSK	●	Ribes sanguineum 'King Edward VII'	-	-	-	-	60-80	10L	2
FJ	●	Fatsia japonica	-	-	-	-	40-60	5L	3
LAV	●	Lavandula angustifolia 'Vera'	-	-	-	-		5L	3
LNB	●	Lonicera nitida 'Baggesens Gold'	-	-	-	-	40-60	5L	3
PE	●	Potentilla 'Elizabeth'	-	-	-	-	40-60	5L	3
PLO		Prunus laurocerasus 'Otto Luyken'	-	-	-	-	40-60	5L	3
SR	●	Skimmia japonica 'Rubella'	-	-	-	-	40-60	5L	3
BTR	●	Berberis thunbergii 'Atropurpurea Nana'	-	-	-	-	30-40	3L	4
BCO	●	Bergenia cordifolia							
CTR	●	Ceanothus thyrsiflorus repens	-	-	-	-	30-40	3L	4
EEG		Euonymus fortunei 'Emerald and Gold'	-	-	-	-	30-40	3L	4
ESQ	●	Euonymus fortunei 'Silver Queen'	-	-	-	-	30-40	3L	4
HRE		Hebe albicans 'Red Edge'	-	-	-	-	30-40	3L	4
HEP	●	Hebe pinguifolia 'Pagei'	-	-	-	-	30-40	3L	4
HEDH	●	Hedera helix	-	-	-	-	30-40	3L	4
LAVST	●	Lavandula stoechas	-	-	-	-	30-40	3L	4
MAP	●	Mahonia aquifolium 'Apollo'	-	-	-	-	30-40	3L	4
SS		Senecio 'Sunshine'	-	-	-	-	30-40	3L	4
SJA	●	Spiraea japonica 'Anthony Waterer'	-	-	-	-	30-40	3L	4
VDV	●	Viburnum davidii	-	-	-	-	30-40	3L	4

● Plants for pollinators (RHS) EHS: Extra heavy standard X: Times transplanted C: Container grown

WILDFLOWER SEED - To be sown at a rate of 5g/M². EM1 - Basic General Purpose Meadow Mixture EC1 - Standard Cornfield Mixture EM1 & EC1 mixed Available from Emorsgate Seeds Tel: 01553 829 028 or similar approved.	All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.
WILDFLOWER SEED - To be sown at a rate of 5g/M². EM8 - Meadow Mixture for Wetlands. Available from Emorsgate Seeds Tel: 01553 829 028 or similar approved.	All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.
GRASS SEED - To be sown at a rate of 50g/M². A22 Hard Wearing, Low Maintenance. Available from Germinal GB Ltd. Tel: 01522 868714 (or similar approved)	

BULB MIX - to be planted in species groups of 10-20 @ 10/m sq.
Botanical Name
Crocus nudiflorus 20%
Crocus vernus 20%
Crocus nivalis 10%
Narcissus pseudonarcissus 40%

WILDFLOWER TURF Meadowscape Pro Native Enriched Available from Wildflower Turf Tel: 01256 771 222 or similar approved. Refer to supplier for specification.	All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.



SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, wherever obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material that be natural subsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 2015, Recommendations and classification for topsoil, clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 300mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Cultivation
Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated. Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotovating, into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3936-1: 1992 Specification for trees and shrubs and BS 3936-4: 2007 Specification for forest trees and BS 8545: 2014 Trees from Nursery to Independence in the Landscape. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, bundled, forced or inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting within soft landscape areas
Trees shall conform to BS: 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees - 900 x 900 x 450
Selected standards - 1000 x 1000 x 600
Heavy standards/Extra heavy standards - 1200 x 1200 x 600
Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (site or imported) to comply with BS 8601: 2013. The top 300mm of the pit shall be backfilled with imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Feathered trees - 40 litres
Selected standards - 60 litres
Heavy standards/Extra heavy standards - 80 litres

Stakes for trees
Stakes shall be peeled round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling.
Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Feathered trees - 1800mm
Selected standards - 900mm (2 stakes, one tie each)
Heavy standards/Extra heavy standards - 1200mm (2 stakes, one tie each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties for bareroot trees, shall be approved rubber nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH.
Feathered Type - 04 (one tie)
Select standards - Type L1 (one tie per stake)
Heavy standards/Extra heavy standards - Type L3 (one tie per stake)

Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails.
Feathered - one belt
Select standards Type - two belts
Heavy standards/Extra heavy standards - two belts

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the suil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

TURFING

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969: 1998 +A1: 2013 and shall be laid in accordance with BS 4428: 1998, section 6, Turfing. The Contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees
Turf shall not be laid to within 300mm of any tree trunk.

Watering
The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

PROTECTION TO EXISTING TREES

The recommendations in BS 5837: 2012, *Trees in Relation to Design, Demolition & Construction* must be complied with at all times.
No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority.
Any work to the existing trees is to be carried out by a qualified tree surgeon.
The position and construction of protective fencing shall be agreed with the local authority prior to any site works commencing.
Under no circumstances must any materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near them.
No vehicles should pass under the canopy of existing trees.
No fires should be lit in close proximity to existing trees.
No ropes, cables, services or notice boards shall be fixed to existing trees.
Under no circumstances should the levels around existing trees be either raised or reduced.
Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837.
Any excavations under existing tree canopy spreads shall be done by hand.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
Final grading of topsoil shall be agreed by the Landscape Architect before cultivation and seeding. All areas to be seeded shall be cultivated to 150mm depth and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a fifth 25mm deep. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense.
The operation should be carried out in equal sowings and transverse directions and the seed shall be raked or harrowed in.
Sowing shall be at the rate of 50 grammes per sq.m. and overseeding shall be at a rate of 20 grammes per sq.m.

Seed Mix
The seed mix shall be A22 mix, obtainable from Germinal Seeds GB.
Grass seed shall be of the composition, purity and germination as specified in BS 4428: 1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed stating source, mixture, purity and germination percentage.
Alternative cultivars of the above species may only be used if approved by the landscape architect.

Protection of Newly Seeded Areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the grass areas during cultivation, seeding or until grass is established. Where obvious "Short cutting" is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First Cut
When the grass is 100mm high, it shall be cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site.

Second Cut
When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed.

Subsequent Cuts
Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flail type mower, until the end of the maintenance period, or longer if so directed. The grass shall be cut on a regular basis if so directed.

Making Good
Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

Damage to Existing Grass
The contractor will be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of storage, working areas, transport of materials excepting those areas which are specifically defined and measured in the contract.
Any areas, which in the opinion of the Landscape Architect, are consolidated during the course of these works, shall be loosened with a ripper or other suitable implement to ensure adequate drainage through the sub soil.

WILDFLOWER GRASS SEEDING & MAINTENANCE

Preparation for seeding
No topsoil shall be imported in to the wildflower areas and seed should be sown into good quality, clay free sub-soil.
The area shall be cultivated to 150mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip.
Final grading of topsoil shall be agreed by the Landscape Architect before cultivation and seeding (if applicable).
Cultivated soil shall be rolled and raked to produce a fifth 25mm deep and left for 2-3 weeks to allow existing weeds in the seed bank to germinate. After 2-3 weeks, a spray off of the newly germinated weeds will be carried out, allowed to die back and then raked off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed, lightly watering area before seeding. Seed shall be sown during late August or September or, if this is not possible, during April to May.

Wildflower seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The operation should be carried out in equal sowings and transverse directions. The contractor must ensure that the grass and wildflower seed is thoroughly mixed throughout sowing. The seed mix shall be sown at the rate specified by the manufacturer and then raked into the soil surface and lightly rolled.

Wildflower seed mix
Sow the wildflower seed available from Emorsgate Wild Seeds. Certificates of purchase shall be provided for all deliveries prior to the sowing of the wildflower mix, stating source, mixture, purity and germination percentage. Sources must be of indigenous stock.

Protection of newly seeded wildflower areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the wildflower areas during cultivation, seeding or establishment. Where obvious short cutting is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First cut of wildflower meadow
Areas seeded during August to September shall be cut lightly in the spring using a flail mower, or strimmer, when the meadow reaches a height of 100mm. Areas seeded during April to May shall be cut in October when flowering is over. In both cases, all cuttings shall be raked up and removed from site.

Subsequent cuts
Hereafter cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, twice annually during July to August and September to October. All cuttings shall be raked up and removed.

Making good
Any defects such as sinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

MAINTENANCE
All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding
All beds to be kept weed free by hand weeding. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Site to be kept free of litter.

Grass cutting
The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder.

	Date	Drwn	Rev

tba
Landscape Architecture
Arboriculture

Trevor Bridge Associates Ltd
Ashton Old Baths
Stamford Street West
Ashton-under-Lyne
Lancs OL6 7FW

Tel: 0161-804 2099
E-mail: info@trevorbridge.co.uk

Project
NEDDY LANE, BILLINGTON

REDROW HOMES LANCASHIRE

Title
LANDSCAPE PROPOSAL

SHEET 1 OF 2

Date	Scale(s)	Dwg no	Rev
JAN '20	1:200 @ A0	6516.01	

Dwn	Chkd
NC	JW

KEY

- TREE PLANTING
- HEDGE PLANTING
- ORNAMENTAL SHRUB PLANTING
- ORNAMENTAL 25L SHRUB
- CLIMBERS. SUPPLIED READY TRAINED ON FAN TRELLIS
- TURF (CLOSE MOWN)
- A22 — GRASS SEED A22 (CLOSE MOWN)
- BULBS
- EM1 EC1 — WILDFLOWER SEED MIX EM1 & EC1
- EM8 — WILDFLOWER SEED MIX EM8
- WILDFLOWER TURF
- DECORATIVE GRAVEL / SLATE CHIPPINGS OVER MEMBRANE

ALL LOOSE MATERIAL TO BE LAID OVER A WEED CONTROL MEMBRANE AND HAVE LANDSCAPE TIMBER EDGING

PLANT SCHEDULE

Trees

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
ACST	Acer campestre 'Street Wise'	425-600cm	14-16cm	Extra heavy standard 3x	C	8 -
ALG	Alnus glutinosa	425-600cm	14-16cm	Extra heavy standard 3x	C	6 -
BEPE	Betula pendula	425-600cm	14-16cm	Extra heavy standard 3x	C	4 -
BJ	Betula utilis jacquemontii	425-600cm	14-16cm	Extra heavy standard 3x	C	6 -
CARBET	Carpinus betulus	425-600cm	14-16cm	Extra heavy standard 3x	C	3 -
CbF	Carpinus betulus 'Fastigiata'	425-600cm	14-16cm	Extra heavy standard 3x	C	4 -
PcC	Pyrus calleryana 'Chanticleer'	425-600cm	14-16cm	Extra heavy standard 3x	C	6 -
PP	Prunus padus	425-600cm	14-16cm	Extra heavy standard 3x	C	3 -
PRUSB	Prunus 'Sunset Boulevard'	425-600cm	14-16cm	Extra heavy standard 3x	C	7 -
SA	Sorbus aucuparia	425-600cm	14-16cm	Extra heavy standard 3x	C	2 -
SOAR	Sorbus aria	425-600cm	14-16cm	Extra heavy standard 3x	C	3 -
						Total :52 -

Native Hedge Mix

Abbreviation	Species	Specification	Density	Mix Species Contribution	Number
ILEA	Ilex aquifolium	Container	6/m	10%	158 -
ROSAR	Rosa arvensis	Transplant 1+1	6/m	10%	158 -
ROSCA	Rosa canina	Transplant 1+1	6/m	10%	158 -
CORAV	Corylus avellana	Transplant 1+1	6/m	20%	316 -
PRUSP	Prunus spinosa	Transplant 1+1	6/m	20%	316 -
CRAMON	Crataegus monogyna	Transplant 1+1	6/m	30%	473 -
				Total :100%	Total :1579 -

HEDGES - To be planted in a single row and maintained to a height of BUX:0.4. LOA & PL: 1.2m								
BUX	●	Buxus sempervirens 'Suffruticosa'	-	-	-	20-30	5L	8/lin m
LOA	●	Ligustrum ovalifolium 'Aureum'	-	-	-	60-80	5L	3/lin m
PL	●	Prunus laurocerasus	-	-	-	60-80	5L	3/lin m
CLIMBERS- Supplied ready trained on fan trellis								
HEDCO	●	Hedera colchica	-	-	-	60-80	5L	
Hp	●	Hydrangea petiolaris	-	-	-	60-80	5L	
SHRUBS								
CSB	●	Cornus alba 'Sibirica'	-	-	-	-	25L	1
EJA		Eunoymus japonicus 'Ovatus Aurea'	-	-	-	-	25L	1
PBB		Phormium 'Bronze Baby'	-	-	-	-	25L	1
PTV		Phormium tenax 'Variegata'	-	-	-	-	25L	1
PRR		Photinia x fraseri 'Red Robin'	-	-	-	-	25L	1
PL	●	Prunus laurocerasus	-	-	-	-	25L	1
SCO	●	Sarcococca confusa						
VBT		Viburnum tinus	-	-	-	-	25L	1
AV		Aucuba japonica 'Variegata'	-	-	-	60-80	10L	2
EEL		Elaeagnus ebbingei 'Limelight'	-	-	-	60-80	10L	2
EOA		Eunoymus japonicus 'Ovatus Aurea'	-	-	-	60-80	10L	2
ISQ	●	Ilex aquifloium 'Silver Queen'	-	-	-	60-80	10L	2
MC	●	Mahonia 'Charity'	-	-	-	60-80	10L	2
PFF	●	Pieris 'Forest Flame'	-	-	-	60-80	10L	2
PLU		Prunus lusticanica	-	-	-	60-80	10L	2
RSK	●	Ribes sanguineum 'King Edward VII'	-	-	-	60-80	10L	2
FJ	●	Fatsia japonica	-	-	-	40-60	5L	3
LAV	●	Lavandula angustifolia 'Vera'	-	-	-		5L	3
LNB	●	Lonicera nitida 'Baggesens Gold'	-	-	-	40-60	5L	3
PE	●	Potentilla 'Elizabeth'	-	-	-	40-60	5L	3
PLO		Prunus laurocerasus 'Otto Luyken'	-	-	-	40-60	5L	3
SR	●	Skimmia japonica 'Rubella'	-	-	-	40-60	5L	3
BTR	●	Berberis thunbergii 'Atropurpurea Nana'	-	-	-	30-40	3L	4
BCO	●	Bergenia cordifolia						
CTR	●	Ceanothus thyrsiflorus repens	-	-	-	30-40	3L	4
EEG		Euonymus fortunei 'Emerald and Gold'	-	-	-	30-40	3L	4
ESQ	●	Euonymus fortunei 'Silver Queen'	-	-	-	30-40	3L	4
HRE		Hebe albicans 'Red Edge'	-	-	-	30-40	3L	4
HEP	●	Hebe pinguifoila 'Pagei'	-	-	-	30-40	3L	4
HEDH	●	Hedera helix	-	-	-	30-40	3L	4
LAVST	●	Lavandula stoechas	-	-	-	30-40	3L	4
MAP	●	Mahonia aquifolium 'Apollo'	-	-	-	30-40	3L	4
SS		Senecio 'Sunshine'	-	-	-	30-40	3L	4
SJA	●	Spiraea japonica 'Anthony Waterer'	-	-	-	30-40	3L	4
VDV	●	Viburnum davidii	-	-	-	30-40	3L	4

● Plants for pollinators (RHS) EHS: Extra heavy standard X: Times transplanted C: Container grown

WILDFLOWER SEED - To be sown at a rate of 5g/M².	All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.
EM1 - Basic General Purpose Meadow Mixture	
EC1 - Standard Cornfield Mixture EM1 & EC1 mixed	
Available from Emorsgate Seeds Tel: 01553 829 028 or	
similar approved.	

WILDFLOWER SEED - To be sown at a rate of 5g/M².	All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.
EM8 - Meadow Mixture for Wetlands.	
Available from Emorsgate Seeds Tel: 01553 829 028 or	
similar approved.	

GRASS SEED - To be sown at a rate of 50g/M².
A22 Hard Wearing, Low Maintenance. Available from Germinal GB Ltd. Tel: 01522 868714 (or similar approved)

BULB MIX - to be planted in species groups of 10-20 @ 10/m sq,
Botanical Name
Crocus nudiflorus 20%
Crocus vernus 20%
Crocus nivalis 10%
Narcissus pseudonarcissus 40%

WILDFLOWER TURF	All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.
Meadowscape Pro Native Enriched	
Available from Wildflower Turf Tel: 01256 771 222 or	
similar approved. Refer to supplier for specification.	

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The depositing of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 300mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Cultivation
Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated. Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotovating, into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3936-1: 1992 Specification for trees and shrubs and BS 3936-4: 2007 Specification for forest trees and BS 8545: 2014 Trees from Nursery to Independence in the Landscape. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting within soft landscape areas
Trees shall conform to BS: 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees - 900 x 900 x 450
Selected standards - 1000 x 1000 x 600
Heavy standards/Extra heavy standards - 1200 x 1200 x 600
Excavated subsoil or stone shall be carted off site to tip. The bottom 250mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (site or imported) to comply with BS 8601: 2013. The top 300mm of the pit shall be backfilled with imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Feathered trees - 40 litres
Selected standards - 60 litres
Heavy standards/Extra heavy standards - 80 litres

Stakes for trees
Stakes shall be peeled round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling.
Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Feathered trees - 750mm (one tie)
Selected standards - 900mm (2 stakes, one tie each)
Heavy standards/Extra heavy standards - 1200mm (2 stakes, one tie each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties for bareroot trees, shall be approved rubber nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH.
Feathered Type - 04 (one tie)
Select standards - Type L1 (one tie per stake)
Heavy standards/Extra heavy standards - Type L3 (one tie per stake)

Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails.
Feathered - one belt
Select standards Type - two belts
Heavy standards/Extra heavy standards - two belts

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the suoil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

TURFING

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969: 1998 +A1: 2013 and shall be laid in accordance with BS 4428: 1998, section 6, Turfing. The Contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees
Turf shall not be laid to within 300mm of any tree trunk.

Watering
The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

PROTECTION TO EXISTING TREES

The recommendations in BS 5837: 2012, *Trees in Relation to Design, Demolition & Construction* must be complied with at all times.
No pruning, lopping, felling or severance of roots is to take place without prior consent of the local authority.
Any work to the existing trees is to be carried out by a qualified tree surgeon.
The position and construction of protective fencing shall be agreed with the local authority prior to any site works commencing.
Under no circumstances must any materials be stored under the canopy of existing trees, and no cement, diesel or oil stored near them.
No vehicles should pass under the canopy of existing trees.
No fires should be lit in close proximity to existing trees.
No ropes, cables, services or notice boards shall be fixed to existing trees.
Under no circumstances should the levels around existing trees be either raised or reduced.
Scaffolding may only be erected within protected areas if it is done so in accordance with BS 5837.
Any excavations under existing tree canopy spreads shall be done by hand.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
Final grading of topsoil shall be agreed by the Landscape Architect before cultivation and seeding. All areas to be seeded shall be cultivated to 150mm depth and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a tilth 25mm deep. Allow for hand cultivation where machine work is not possible.
Seed sowing must immediately follow the preparation of the seed bed.

Seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense.
The operation should be carried out in equal sowings and transverse directions and the seed shall be raked or harrowed in.
Sowing shall be at the rate of 50 grammes per sq.m. and overseeding shall be at a rate of 20 grammes per sq.m.

Seed Mix
The seed mix shall be A22 mix, obtainable from Germinal Seeds GB.
Grass seed shall be of the composition, purity and germination as specified in BS 4428: 1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed stating source, mixture, purity and germination percentage.
Alternative cultivars of the above species may only be used if approved by the landscape architect.

Protection of Newly Seeded Areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the grass areas during cultivation, seeding or until grass is established. Where obvious 'Short cutting' is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First Cut
When the grass is 100mm high, it shall be cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site.

Second Cut
When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed.

Subsequent Cuts
Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flail type mower, until the end of the maintenance period, or longer if so directed. The grass shall be cut on a regular basis if so directed.

Making Good
Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

Damage to Existing Grass
The contractor will be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of storage, working areas, transport of materials excepting those areas which are specifically defined and measured in the contract.
Any areas, which in the opinion of the Landscape Architect, are consolidated during the course of these works, shall be loosened with a ripper or other suitable implement to ensure adequate drainage through the sub soil.

WILDFLOWER GRASS SEEDING & MAINTENANCE

Preparation for seeding
No topsoil shall be imported in to the wildflower areas and seed should be sown into good quality, clay free sub-soil.
The area shall be cultivated to 150mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip (Cultivation of soil not to occur beneath existing tree canopies). Cultivated soil shall be rolled and raked to produce a tilth 25mm deep and left for 2-3 weeks to allow existing weeds in the seed bank to germinate. After 2-3 weeks, a spray off of the newly germinated weeds will be carried out, allowed to die back and then raked off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed, lightly watering area before seeding. Seed shall be sown during late August or September or, if this is not possible, during April to May.

Wildflower seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The operation should be carried out in equal sowings and transverse directions. The contractor must ensure that the grass and wildflower seed is thoroughly mixed throughout sowing. The seed mix shall be sown at the rate specified by the manufacturer and then raked into the soil surface and lightly rolled.

Wildflower seed mix
Sow the wildflower seed available from Emorsgate Wild Seeds. Certificates of purchase shall be provided for all deliveries prior to the sowing of the wildflower mix, stating source, mixture, purity and germination percentage. Sources must be of indigenous stock.

Protection of newly seeded wildflower areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the wildflower areas during cultivation, seeding or establishment. Where obvious short cutting is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First cut of wildflower meadow
Areas seeded during August to September shall be cut lightly in the spring using a flail mower, or strimmer, when the meadow reaches a height of 100mm. Areas seeded during April to May shall be cut in October when flowering is over. In both cases, all cuttings shall be raked up and removed from site.

Subsequent cuts
Hereafter cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, twice annually during July to August and September to October. All cuttings shall be raked up and removed.

Making good
Any defects such as sinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

MAINTENANCE
All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding
All beds to be kept weed free by hand weeding. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Site to be kept free of litter.

Grass cutting
The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder.

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Landscape Architecture
Arboriculture

Trevor Bridge Associates Ltd
Ashton Old Baths
Stamford Street West
Ashton-under-Lyne
Lancs OL6 7FW

Tel: 0161-804 2099
E-mail: info@trevorbridge.co.uk

Project
NEDDY LANE, BILLINGTON

REDROW HOMES LANCASHIRE

Title
LANDSCAPE PROPOSAL

SHEET 2 OF 2

Date	Scale(s)	Dwg no	Rev
JAN '20	1:200 @ A0	6516.02	
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