

LANDSCAPE SPECIFICATION NOTES

Topsoil
All soil is to be site topsoil, or imported to meet BS topsoil requirements for 'General Purpose' use.

- Topsoil depths:**
- New shrub beds: minimum 450mm depth after compaction.
 - Hedge lines: minimum 450mm depth after compaction.
 - Grass areas (seed and turf): minimum 150mm depth after compaction.
 - Wildflower seed areas: minimum 75mm depth after compaction.

Trees
Root barriers are to be employed (to engineer's details) near services. All standard trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved top soil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties. After planting all trees shall be watered-in and a mulch layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth. A spiral guard will be fixed to the base of each tree to protect it from rabbit attack and strimmer damage. No-dig construction methods to be utilised where proposals intersect with root protection areas.

Hedgerows (Native & Ornamental)
Hedgerow trenches shall be dug 450mm x 450mm x 450mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All hedgerows are specified in the planting schedule at 5 per linear metre will be planted in a double staggered row and all other hedgerows to be planted at 4 per linear metre in a single row. All stock shall be planted to the root collar and well firm in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (1m wide). On completion all hedge plants shall be thoroughly watered in. Mixed native Hedgerows on the perimeter of the site are to be protected from rabbit attack using spiral guards, tubes or rabbit proof fencing.

Ornamental shrubs and groundcover areas
Plants to be planted in variety groups with taller species to back of beds. All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation. All stock shall comply with the specification provided on the drawing. All plants shall be well firm in after planting and watered if necessary. After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.

Native/wildlife shrub mixes
Individual pits shall be dug 450mm x 450mm x 300mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All stock shall be planted to the root collar and well firm in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over each pit (1m wide). On completion all plants shall be well firm in after planting and watered if necessary. Area to be protected from rabbit damage by rabbit proof fencing or individual spirals/shrub guards as appropriate.

Turf areas
All areas to be turfed shall be top-soiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking. Rotawn Medallion turf or similar and approved shall be laid to front garden areas in accordance with good practice. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions.

Amenity grass seed areas
If there is an abundance of annual or perennial weeds, the site may be treated with an approved herbicide prior to seeding. All amenity grass seed areas shall be top-soiled to a minimum depth of 150mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction and be broadcast by machine and rolled where possible to give good soil/seed contact.

Emorsgate EL1 or similar and approved, shall be sown in accordance with good practice.

Wildflower meadow and wetland seed areas
Undertake ground preparation as specified for grass seed areas above.

All wildflower seed areas shall be top-soiled to a minimum depth of 75mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Emorsgate EM1 or similar and approved, shall be sown in accordance with good practice to locations shown in detailed landscape proposals.

Emorsgate EH1F or similar and approved to be sown in accordance with good practice to locations shown in detailed landscape proposals to the edge of existing trees.

Emorsgate EM8F or similar and approved, shall be sown in accordance with good practice to SUDs basin areas.

Bulbs in POS
Bulbs are to be broadcast throughout the areas shown and planted where they land for a naturalistic effect.

PLANT SCHEDULES

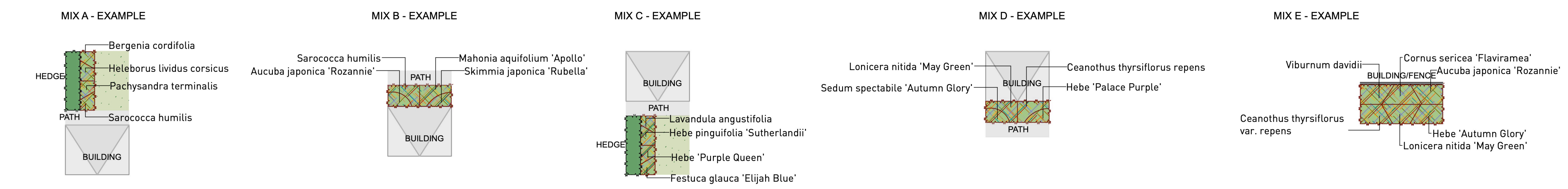
TREES FOR POS				
ID	Qty	Species	Size [girth and height]	
Ac.c	28	Acer campestre	14-16cm, 400-450cm ht, min 200cm cs	
Ag	17	Alnus glutinosa	14-16cm, 400-450cm ht, min 200cm cs	
B.p	33	Betula pendula	14-16cm, 400-450cm ht, min 200cm cs	
C.b	23	Carpinus betulus	14-16cm, 400-450cm ht, min 200cm cs	
Co.av	39	Corylus avellana	45-65L, 150-200cm, multi-stem, bushy, 5 stems min	
F.s	31	Fagus sylvatica	14-16cm, 400-450cm ht, min 200cm cs	
M.sy	18	Malus sylvestris	14-16cm, 400-450cm ht, min 200cm cs	
P.a	13	Prunus avium	14-16cm, 400-450cm ht, min 200cm cs	
Q.ro	20	Quercus robur	14-16cm, 400-450cm ht, min 200cm cs	
S.a	11	Sorbus aucuparia	14-16cm, 400-450cm ht, min 200cm cs	

TREES FOR FRONT GARDENS				
ID	Qty	Species	Size [girth and height]	
M.T	23	Malus tribolata	14-16cm, 400-450cm ht, min 200cm cs	
P.s.a	16	Prunus subhirtella 'Autumnalis Rosea'	10-12cm, 300-350cm ht, 175-200cm cs	
S.E.P	11	Sorbus 'Eastern Promise'	10-12cm, 300-350cm ht, 175-200cm cs	

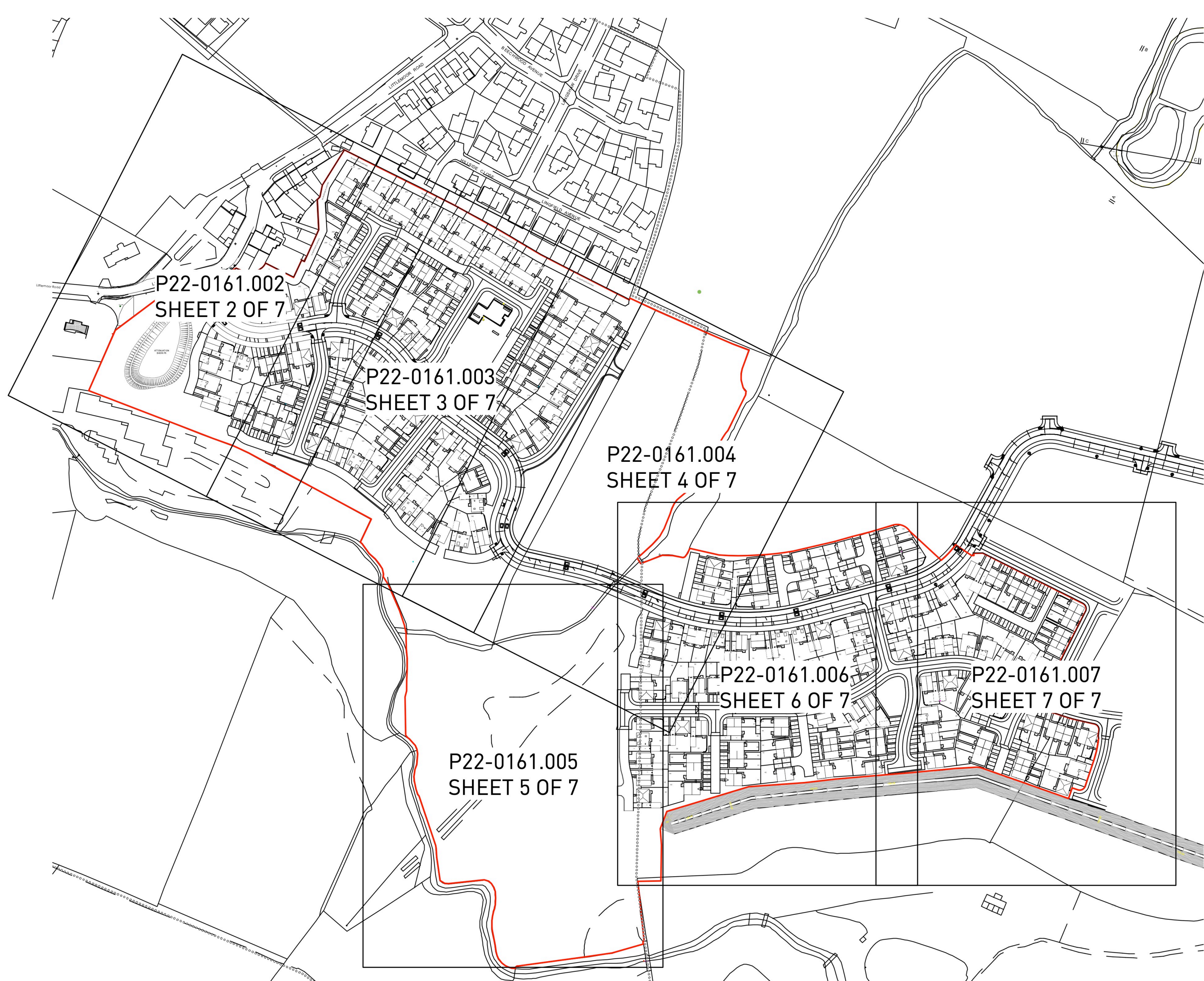
NATIVE HEDGEROW MIX				
ID	Qty	Species	Size [girth and height]	%
A.c	182	Acer campestre	B, 40-60cm, ht 1+0	10
C.mo	1090	Crataegus monogyna	B, 40-60cm ht, 1+0	60
Liq	90	Ilex aquifolium	2L, 40-60cm ht	5
P.sp	272	Prunus spinosa	B, 40-60cm ht, 1+0	15
R.c	90	Rosa canina	B, 40-60cm ht, 1+0	5
V.o	90	Viburnum opulus	B, 40-60cm ht, 1+1	5

NATIVE SHRUB BUFFER MIX				
To be planted at 1.5m centres				
ID	Qty	Species	%	Size [girth and height]
Co.sa	877	Cornus sanguinea	30	60-80cm ht, 1+1, B, 3brks, Branched
C.ave	438	Corylus avellana	15	60-80cm ht, 1+2, B, 3brks, Branched
He.he	146	Hedera helix	5	1.5L, 40-60cm, Several shoots, 3 breaks
I.aqu	292	Ilex aquifolium	10	3L, 40-60cm, Bushy, 3 breaks
Lo.pe	146	Lonicera periclymenum	5	0.5L, Several shoots, 2 breaks
P.sp	438	Prunus spinosa	15	60-80cm, B, 1+1, branched, 2 breaks
S.n	292	Sambucus nigra	10	60-80cm, B, 1+1, branched, 3 breaks
Vi.op	292	Viburnum opulus	10	60-80cm, B, 1+2, branched, 3 breaks
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EXAMPLE PLANTING BEDS 1:150



SHEET LOCATION PLAN 1:2000



MAINTENANCE

All planting in public areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification. Planting and lawns in private areas will be maintained by the individual plot holders.

Trees
All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m. At the end of each growing season all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows
All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All canes and spirals where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the growing season. Mulch shall be regularly topped up to original levels. All hedge lines in POS shall be maintained to 1.6m high. After approximately 5 years stakes and ties are to be removed once trees have established.

Ornamental shrub and groundcover areas
Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought and receive an annual application of slow release fertiliser. Mulch shall be regularly topped up to original levels.

Native/wildlife shrub mix
Native woodland mixes within the development shall be left to grow freely.

Turf areas (front lawn of properties)
Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and re-sown / re-turfed as required.

Amenity grass seed/Wildflower meadow and wetland seed areas
Amenity grass seed areas should be mown regularly between March-Oct (min 16 cuts) to maintain a sward of 15-35cm height. Arisings should be collected and removed from site. Bulbs should be allowed to die back within long grass areas prior to regular summer mowing. Wildflower meadows and wetland meadow areas around the periphery of the amenity grassed areas should be allowed to grow to full height and be cut once a year at the end of August. Mown paths through areas of open space should be mown regularly to provide a suitable route through open space.

- Notes:**
- Bare root plants specified for planting during planting season only. Containerised and rootballed stock to be employed when necessary as advised by supplier;
 - No cultivation should be undertaken in wet/waterlogged conditions;
 - Imported topsoil to accord with BS3882;
 - Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance;
 - All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE);
 - All plant material to conform with BS-3936 and BS-4428;
 - Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.

Landscape contractors to confirm potential build programme with house builder when pricing soft landscape works to allow for and accommodate potential of onset of seasonal planting and phased release of plots for implementation. Allowances to potentially include for supply of containerised stock, additional attendance in relation to phasing and additional watering.

In September following implementation plants to be checked for successful establishment and any losses replaced in the following planting season.

Planting proposals to be checked and confirmed by project engineer for construction against ground conditions/soil types and foundation design.

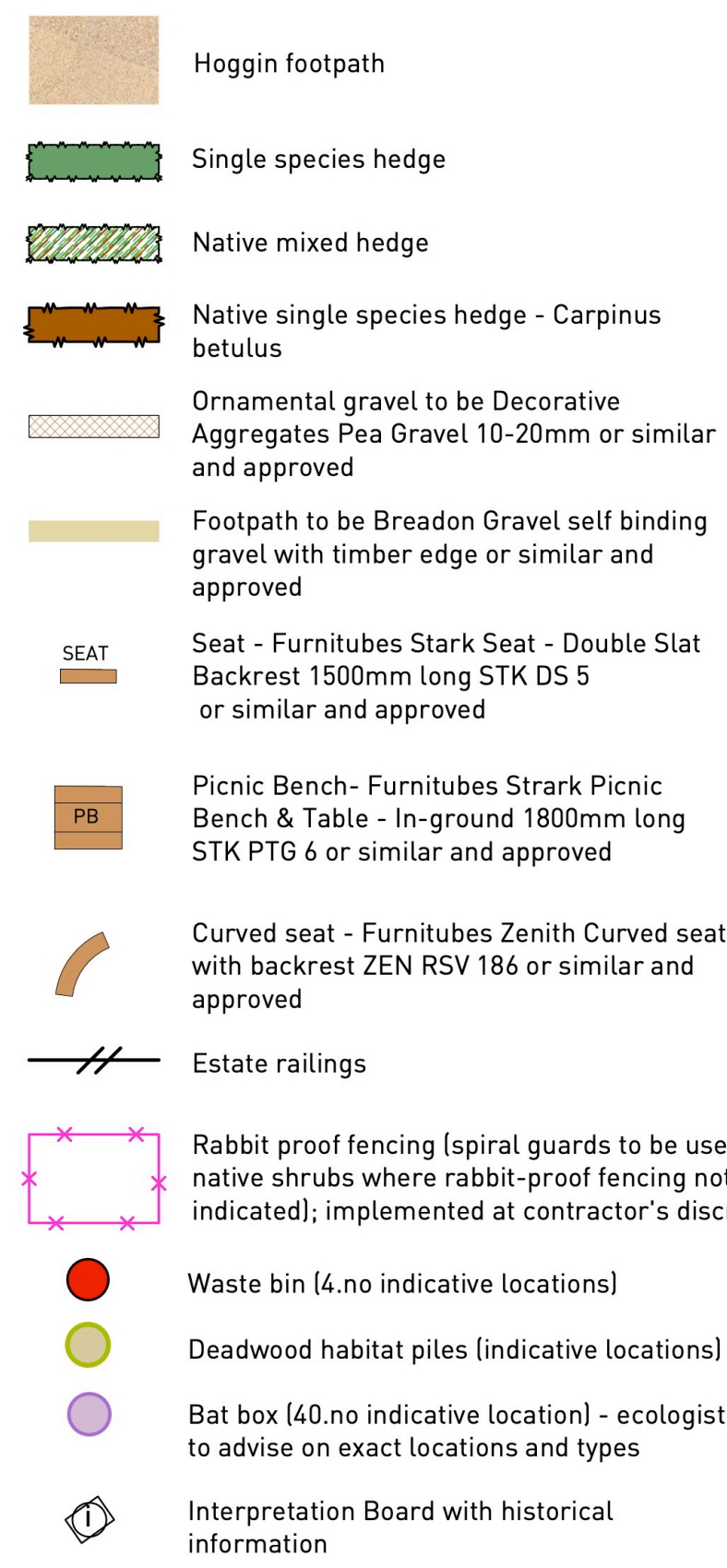
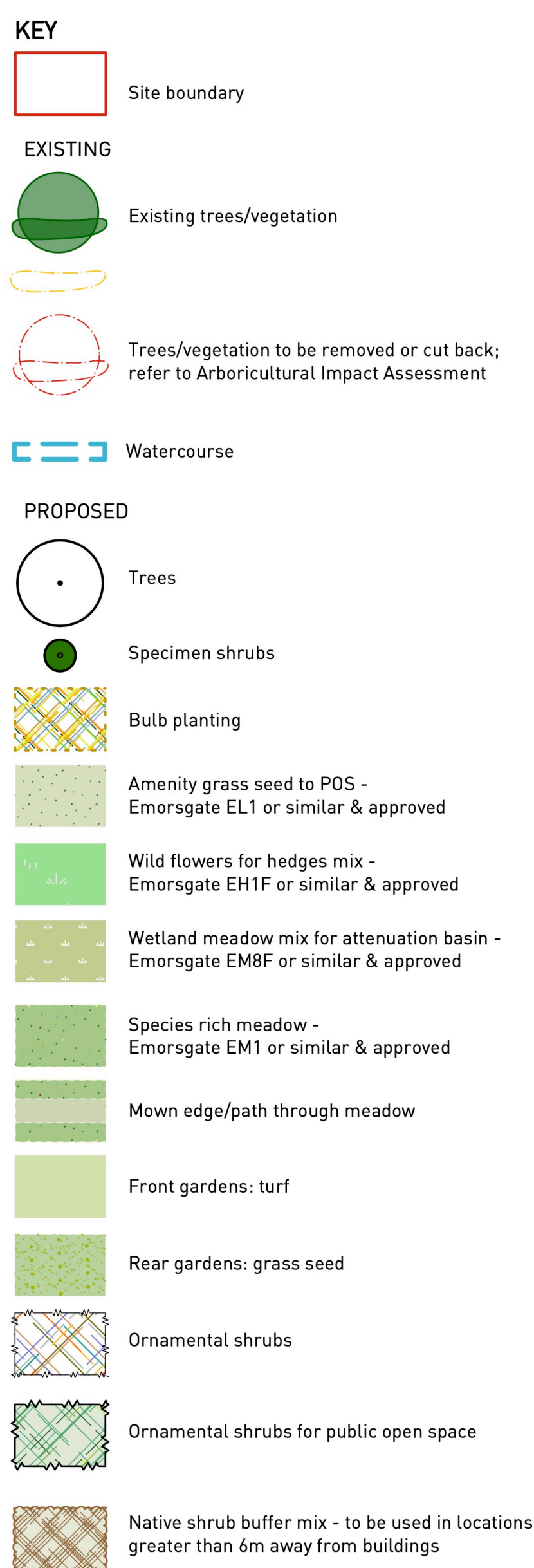
Plans to be read in conjunction with the Long Term Landscape and Ecological Management Plan submitted as part of the planning application.

ORNAMENTAL HEDGES					
ID	Qty	Species	Density	Size	
C.bet	2447	Carpinus betulus	5	B, 80-100cm, 1+1	
C.t	3324	Choisya ternata	5	3L, 30-40cm, Bushy, 4 breaks	
E.A.B	2751	Escallonia 'Apple Blossom'	5	5L, 40-60cm, Bushy, 5 breaks	
Eu.F.E.G	412	Euroymnus fortunei 'Emerald n Gold'	4	20-30cm D, 20-25cm ht, 3L, Bushy, 7 breaks	
He.R.E	726	Hebe 'Red Edge'	4	30-40cm D, 5-7.5L, Bushy, 7 breaks	
Hy.H	964	Hypericum 'Hidcote'	4	30-40cm, 3L, Bushy, 5 breaks	
Lov	3951	Ligustrum ovalifolium	5	3L, 60-80cm, Branched, 5 breaks	

SPECIMEN SHRUBS			
ID	Qty	Species	Size
A.B	19	'Amelanchier 'Ballerina'	6-8cm G, 250-300cm ht, B, 2x, cs 150-175cm, 3 breaks
H.I.J	18	Hamamelis x intermedia 'Jelena'	15L, 100-125cm, Branched, 5 breaks
M.S	25	Magnolia 'Susan'	10L pot, 100-125cm

SHRUBS				
ID	Qty	Species	Density	Size
A.J.R	543	Aucuba japonica 'Rozannie'	4	3L, 30-40cm, Bushy, 3 breaks
B.c.s	917	Bergenia cordifolia 'Silberlicht'	8	3L full pot
C.t.r	478	Ceanothus thyrsiflorus repens	4	3L, 30-40cm D, Bushy, 5 breaks
C.s.F	311	Cornus sericea 'Flaviramea'	4	3L pot, 60-80cm, Branched, 4 breaks
F.g.B	374	Festuca glauca 'Elijah Blue'	5	2L full pot
H.A.G	250	Hebe 'Autumn Glory'	4	5L, 30-40cm, Bushy, 7 breaks
H.P.Q	374	Hebe 'Purple Queen'	5	3L, 30-40cm, Bushy, 5 breaks
H.R.E	61	Hebe 'Red Edge'	4	3L, 20-30cm D, Bushy, 5 breaks
H.L.c	449	Helleborus lividus corsicus	6	5L full pot
H.P.P	512	Heuchera 'Palace Purple'	6	3L full pot
H.P.F	539	Heuchera 'Peach Flambe'	6	3L full pot
L.a.H	301	Lavandula angustifolia 'Hidcote'	4	5L pot, 20-30cm, Bushy, 7 breaks
L.n.M.G	478	Lonicera nitida 'May Green'	4	3L, 30-40cm D, Bushy, 6 breaks
M.a.A	460	Mahonia aquifolium 'Apollo'	5	3L, 20-30cm, Branched, 2 breaks
P.te	449	Pachysandra terminalis	6	3L, 15-20cm D, Several shoots, 9 breaks
R.I.G	90	Rudbeckia fulgida 'Goldsturm'	6	2L full pot
S.n	771	Sarcococca humilis	5	3L, 20-25cm, Bushy, 6 breaks
S.s.A.G	357	Sedum spectabile 'Autumn Glory'	5	3L full pot
S.J.R	293	Skimmia japonica 'Rubella'	4	5L, 30-40cm, Bushy, 4 breaks
V.b	61	Verbenia bonariensis	4	3L full pot

BULBS				
ID	Qty	Species	Density (/m2)	Size (bulb grade)
C.bi	5207	Crocus bicolor mix	20	5-6
N.p	2934	Narcissus pseudonarcissus	15	7+



Rev	Date	By	Note
H	18.09.25	IBD	Basin and landscaping amended
G	27.08.25	ARW	Amended to client comments and visibility splay layout
F	15.08.25	AT	Amended to revised layout (RevR) and comments
E	12.05.25	ARW	Red line updated
D	24.04.25	ARW	Amendments to the 5m buffer planting area
C	15.04.25	ARW	Landscape amended to comments
B	11.04.25	ARW	Amended to revised layout (RevN)
A	07.03.25	VR	Minor amends

Detailed Landscape Proposals Sheet 1 Standen, Phase 5 & 6

Client: Taylor Wimpey REV: H
 DRWG No: P22-0161.001 Approved by: ARW
 Drawn by: VR / ARW / AT
 Date: 18/09/2025
 Scale: 1:250 @ A0

