PLANTING SCHEDULE

Note: Plant Quantities shown on plan take precedent over quantities shown within this Plant Schedule

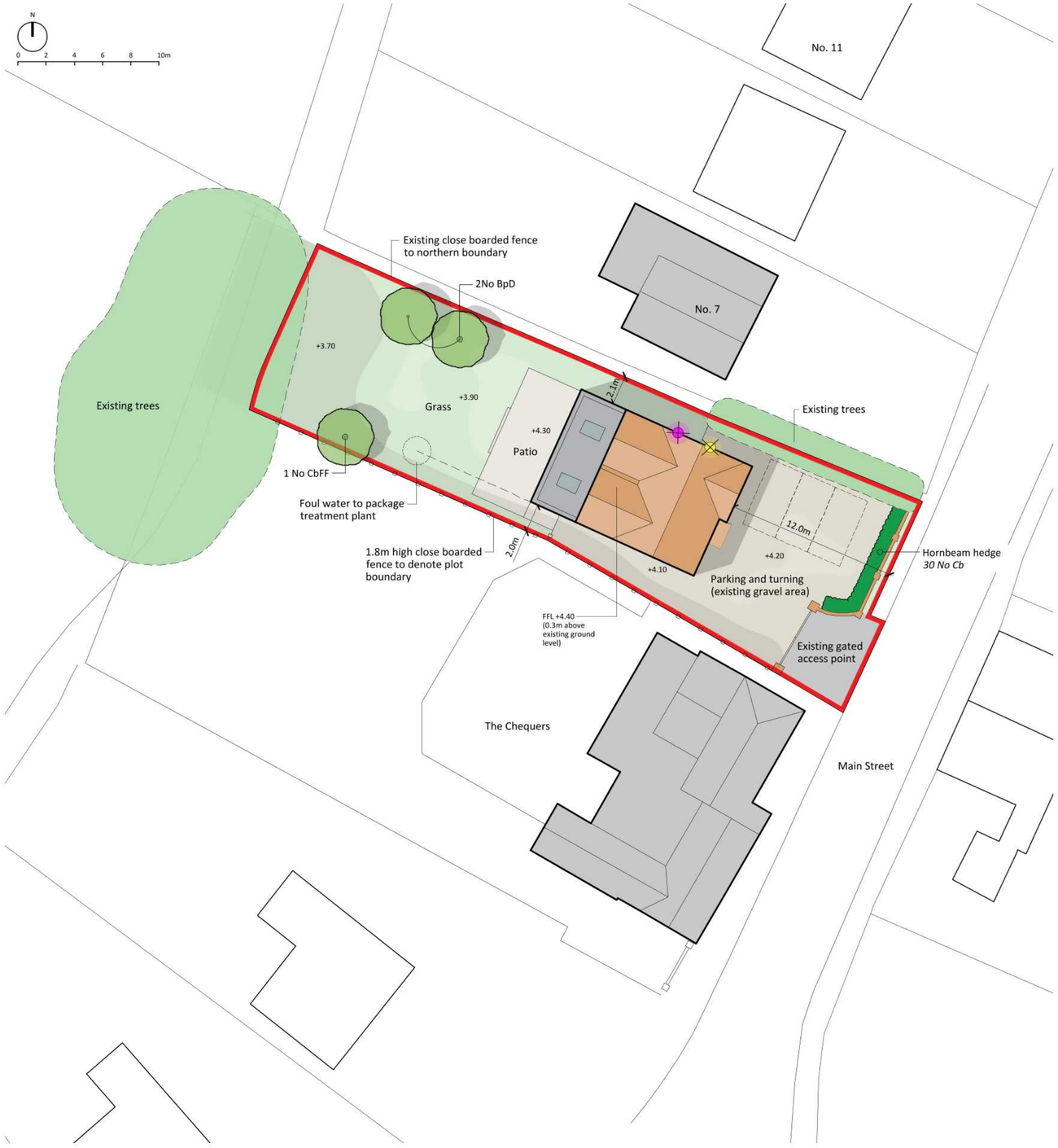
Trees

Plan Ref	Species	Girth (cm)	Height (cm)	Root Zone	Specification	Quantity
BpD	Betula pendula Dalecarlica (Ornamental Birch)	8-10cm	250-300	CG 25 Litres	Standard	2
CbFF	Carpinus betulus Frans Fontaine (Hornbeam)	12-14cm	350-425	3 X RB	Heavy Standard	1

All Standard trees and above to be Clear Stemmed to 1.8m

Ornamental Hedge Planting

Plan ref	Species	Form	Height (cm)	Root Zone	Specification	Spacing	Quantity
Cb	Carpinus betulus (Hornbeam)	1+1 transplant	80-100	BR	Single Row. Every other plant offset in row by 200mm	300mm ctrs	30



Summary Landscape Specification

EXISTING TREES AND SHRUBS

Where any existing trees and or hedgerows and shrubs affecting the proposed development are to be retained such retention is to be in accordance with and subject to the recommendations of the approved Arboricultural Assessment associated with the site and any subsequent and necessary update in relation to tree condition and safety.

Any surgery required shall be in accordance with BS 3998 (2010) 'Tree Work - Recommendations', shall comply with any existing T.P.O. / Conservation Area requirements and shall require approval as appropriate of the relevant Local Planning Authority prior to undertaken any works.

Avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to BS 5837 (2012) 'Trees in Relation to design, Demolition and Construction - Recommendations' and must be fully fenced off, prior to the commencement of any works, in accordance with Figures 2 & 3 (p.20-21) at the full extent of the root protection area, as determined by Section 4.6 (P.10-11) and Annex D (P. 40).

No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation, mechanical cultivation or changes in level shall be carried out within existing tree/hedge canopies or fenced root protection areas.

PLANTING

All plants and planting shall comply with the requirements of all current/relevant British Standard specifications including BS 3936: Part 1 (1992), Part 2 (1990), Part 4 (2007), Part 7 (1989), Part 9 (1998), Part 10 (1990) unless such specifications contradict Biodiversity objectives, BS 4043 (1989) where applicable and BS4428 (1989). All plants to be supplied in accordance with the plant schedule. Tree Planting will be in accordance with: BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations. Any plant material planted outside the recognised planting season (Nov-Feb) is to be containerised stock and supplied at the sizes specified. Planting during hard frosts should be avoided. All plants shall conform be in accordance with the National Plant Specification. Supplying nurseries shall be Registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. As far as practically possible to do so, all stock should be from the relevant provenance zone. Any reputable nursery can advise on provenance. Bare root transplant stock will be adequate for this proposal. Species, planting percentages, stock sizes and quantities of material are shown on the planting plan. During periods of storage bare rooted plants should be firmly heeled in to a prepared trench spreading the roots and covering with peat or topsoil.

TREE PLANTING

All trees are to be planted as shown ensuring a minimum of 5 metres from built form and in particular but not exclusively dwellings and boundary walls and 3 metres from drainage and utility services and outside any easements and exclusion zones associated with services, pumping stations and utilities. Where planting is immediately adjacent to utility easements approval is to be sought from the relevant utility body to all proposed tree, hedge and shrub planting prior to implementation. Where necessary, root barriers are to be installed (supplier Greenleaf or similar approved), in accordance with Structural Engineers and manufacturers recommendations. Allow for the use of container stock during the period 1 April to 31 October, and field grown stock from 1 November to 31 March. Trees should be planted at the original root collar depth with allowance made for soil settlement and should be positioned centrally within the pit, the stem in an upright position.

TOPSOIL REQUIREMENTS

To BS 3882 (2015) and as qualified by any site specific project contract specification and or Employers requirements. All areas shall be cultivated to a minimum depth of 150mm. All weed, rubbish and stones over 50mm gauge shall be removed. Earth to be rolled as required and raked in two directions as directed by further sections in this specification. It is the Contractors responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation. Root barriers are to be provided as directed by the project engineer.

Shrub/Hedge planting beds	- 300mm depth
Standard/Select Standard tree pits	- 900 x 600mm depth
Heavy Standard tree pits	- 900 x 750mm depth
Turfed Areas/Amenity Grass Seed Areas	- 300mm

Where necessary excavate any compacted ground or areas of hardstanding that may conflict with the proposed planting to a minimum depth of 300mm, break up base to a depth of 150mm and backfill with topsoil. Increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the rootball/root spread. Break up bottom of pits to a depth of 150mm and dome to the centre of the pit. Compacted glazed sides of pits should be roughened to allow root penetration. Where the soil environment is in such a condition that would limit or restrict good tree growth topsoil should be imported into the site and spread and cultivated into the planting site. The topsoil specification should be in accordance with BS 3882:2015 Specification for Top Soil.

Any topsoil, be it existing or imported to be good quality loam, to be free from any stones greater than 50mm or pernicious or deleterious matter. Finished topsoil levels to be 25mm above adjoining paved areas and a minimum of 150mm below DPC of the adjacent building. Any shrinkage/settlement during the defects liability period to be rectified by the contractor. Full analysis of both existing and any imported topsoil is recommended prior to use to identify nutrient properties and content that may be detrimental to and inhibit establishment and growth. All landscaped areas are to be suitably rotavated to loosen subsoil to 300 mm deep at 600 mm centres in two directions and cleared of rubbish and builder's debris. Topsoil is to have adequate time to settle prior to the laying of turf. If not, gardens are to be rolled to ensure a suitable surface for laying.

TOPSOIL REQUIREMENTS

Applied to all newly planted areas, to manufacturers recommendations where appropriate:

1) Incorporate 75mm depth of soil conditioner into topsoil during cultivation to all ornamental shrub beds;
2) Incorporate Alginure Soil Improver or similar approved. 1.5kg/m3 to tree pit backfill and 75g/m2 to ornamental shrub areas;
3) Incorporate Enmag CRF 11-21-9 granular fertilizer or similar approved 5-60gms/pit backfill and 25-125gms to ornamental planting beds;
4) Watering - as appropriate supply minimum 54 litres/tree and 4.5 litres/shrub at the time of planting. Refer to maintenance section for post planting requirements;
5) Weed Control - Cultivation to be the preferred method of control and only where absolutely necessary apply approved herbicide to control weed growth to areas of proposed planting to kill off any existing grass sward/weed growth to reduce competition to encourage early plant establishment. Spot treat noxious pernicious weeds where appropriate and avoid blanket treatment and allow period of time to elapse as recommended by the manufacturer before further cultivation. Repeat if only absolutely necessary to prevent regrowth. Lightly fork over all individual planting stations before planting in accordance with the above pit requirements.
6) Mulch - lightly fork over planted areas before applying a 75mm depth of 50-100mm grade bark mulch to all proposed ornamental/hedge planting beds, in accordance with horticultural best practice guidelines. Tree planting within grass areas to be provided with a 50cm diameter bark mulch collar to each plant station and maintained weed free. Bark to consist of predominantly matured British Pine bark with a nominal particle size distribution of 5-35mm with 0% dust and fines and less than 5% wood content. The product shall be pest, disease and weed free and not have been treated with any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance. NB Watering to be carried out prior to the application of bark mulch.
7) Where instructed and part of Employers Requirements include a geotextile weed control membrane in additional to the provision of bark mulch to ornamental planting beds within communal landscape areas. Maintain in a weed free state using hand weeding methods to avoid the use of herbicides.

PLANT MATERIAL TREATMENT

NB All to be British grown stock and fully hardened off.

Root Dip - Proprietary Root Dip applied to all bare rooted stock (1) at time of lifting at the nursery and (2) prior to planting.

Anti-Desiccant - At the discretion of the supplier/nursery proprietary anti desiccant to be applied to foliage of all containerised/rootballed material in leaf, specimen conifers and evergreens etc. (1) prior to transportation and (2) during any delay in planting.

Pruning - Allow for pruning all deciduous trees and shrubs by 1/3rd following planting at Landscape Architects direction or as instructed in the planting schedule.

Tree Stakes - Stakes to be vacuum pressure treated round, smooth and peeled Larch or Chestnut in accordance with the following requirements.

TREE STAKES, TIES & GUARDS

Trees planted within grassed areas to be planted with appropriate non plastic conical strimmer guards. Stakes to be vacuum/pressure treated with TANALITH preservative to comply with the Treatment Code (TE/GF6), softwood, round, peeled, straight, free of projections and pointed at one end. Ties to be environmentally friendly NATURETIE by Toms Tree Ties or similar approved. Minimum length, number and thickness for bare root stock to be determined as follows:

Tree Type	Min dia	Overall Hght	Hght above grd	No. stakes	No. ties
Std Trees	75mm	1.5m	0.6	1	1
Hvy Std	100mm	1.8m	0.6	2	1

STRONG LAWN GRASS MIXTURE (Emorsgate EG22 or similar approved) GRASS SEED TO GARDEN

EG22 all-purpose lawn mixture suited to a wide range of domestic and landscape applications to produce both an attractive fine turf structure and resilience to wear for pathways and play areas. First remove weeds using repeated cultivation. Break up any compacted soil to a full depth. Cultivate the soil with a rotovator, harrow or rake to produce a medium tilth. Ideally after this initial cultivation and levelling leave the ground to settle for several days or weeks. This will allow the soil to settle, after which any unevenness can be corrected. It also gives another opportunity to control any residual weeds which emerge during this time ('stale seedbed technique'). Lightly re-cultivate the surface, pick off any large stones or debris, then rake and roll (or tread) the soil surface repeatedly in different directions, moving soil if needed to smooth out minor humps and depressions until you have a firm even surface. The final raking and rolling should produce a seed bed with a medium-fine tilth ready for seeding.

Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture in the soil. Moisture may be supplied artificially by watering but must be thorough enough to penetrate at least 100mm, and continued after sowing if dry weather follows. Seed should be surface sown onto a freshly prepared seed bed and can be applied by machine or broadcast by hand. To get an even distribution, divide the seed into two or more parts and sow in overlapping sections. After sowing lightly rake or harrow the surface to settle the seed in. Take care not to bury the seed at depth. Firm with a roll, or by treading, to give good soil/seed contact.

Notes

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CDM 2015
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Biodiversity Enhancement Measures



Bat Box
1 x Verona build-in woodstone bat box (or similar)
To be mounted on gable ends in locations indicated on plan. A minimum of 4.0 metres above ground level and away from any access doors. Such measures will be implemented at the time of construction.



Bird box
1 x Woodstone build-in visible swift box
To be mounted on gable ends in locations indicated on plan. A minimum of 4.0 metres above ground level and away from any access doors. Such measures will be implemented at the time of construction.

Rev	By	Description	Date
A	WW	Roof plan updated	08.09.25

Current revision checked by: -

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Client
Mr G Franklin

Project
Residential Development
Land adjacent the Chequers, Gedney Dyke

Drawing
Proposed Site Plan

Scale @ A2	Date
1: 250	17/02/25

Drawn By	Checked By
WW	LMS

Job Number	Status	Purpose of Issue
1185-12	RM	Reserved Matters

Drawing No.	Rev
1185-12_RM_SP02	A