

LEGEND: SOFT LANDSCAPING

- GROUND COVER: deciduous shrub ground cover planting with specimen shrubs.
- GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
- GROUND COVER: herbaceous ground cover planting with specimen shrubs.
- GROUND COVER: ornamental grass ground cover planting as detailed.
- HEDGE: evergreen shrub hedge as detailed.
- DECIDUOUS HEDGE: shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
- SPECIMEN SHRUBS: evergreen & deciduous specimen shrub planting as detailed.
- SPECIMEN CLIMBERS: specimen climbing plants as detailed.
- GRASS: cultivated turf to road frontages, existing areas to be made good with seed.
- TREE PLANTING: standard tree planting with NHC tree. Tree Canopy spread illustrated at 25 years growth.
- EXISTING TREES: to be retained in accordance with BS 5837 Trees in relation to Construction 2012.
- TREES TO BE REMOVED

NHBC Guidelines 2011 Chapter 4.2 'Building near trees':

NHBC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHBC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHBC guidelines.

Asterisk (*) on planting tags identify shrubs with a mature height above 1.8m where adjacent foundation should be designed by Engineers in accordance with NHBC guidelines 2011 Tables 3 or 5 of sections D & E.

- PLANNING NOTES:**
- 1.0 SOILS: Substrate / subsoil to be prepared in accordance with BS 4428 and scarified or ripped to 300mm depth prior to spreading topsoil to alleviate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS3882: 2007 Multipurpose Grade with minimum soil organic matter content 1% greater than the minimum value (or as approved). Imported topsoil (and as saved if requested) is to be laboratory tested to BS3882: 2007 and ameliorated to meet the required characteristics as detailed within Table 1 of BS3882: 2007 specification. Grass areas to be a minimum depth of 150mm. Shrub beds 450mm depth and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate proprietary non pest compost to BS1 PA5 100 to 50mm depth evenly worked into soil.
 - 1.8 Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.
 - 2.0 EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m waist-high fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multi-stem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.
 - 3.0 TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:1989. Arising to be removed to a licensed tip.
 - 4.0 TREE PLANTING: All trees to be in accordance with BS 3936 / 4043. Trees to be planted in accordance with BS 4428 and securely staked and tied in pits 1000 x 1000 x 750mm backfilled with topsoil mixed with 40% of tree planting compost, ensuring tree pits are a minimum of 75mm depth and 150mm wider than the tree roots. Base of pits to be broken up to a depth of 150mm. Root balls to be encased by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to be planted in grass areas to be covered with 75mm depth bark mulch to 1.0 metre diameter and kept weed free. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii are illustrated as a guide only: based on an assumed medium soil type and minimum foundation depths and should not be relied upon for construction purposes. In locations close to footpaths and roadways near root barriers Greenleaf, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier Greenleaf, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.
 - 5.0 SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. All shrubs to have a minimum of three breaks, except Hedges with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.
 - 6.0 CLIMBING PLANTS: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.
 - 7.0 HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.
 - 8.0 TURFING: Grass turf areas to be Tilers 'Arena' or similar approved cultivated turf, laid in accordance with BS4428. Topsoil to be rotovated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertilizer to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well buried up, pegged to slopes where required. Well water after laying to avoid shrinkage.
 - 9.0 SEEDING: grass areas to be seeded in accordance with BS 4428 during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm diameter removed. Pre-seed fertilizer to be applied in accordance with manufacturers instructions. Light rake areas after sowing. Seed to be British Seed Houses mix A19 All Purpose Landscaping sown at 35g/m², including:
 - 30% CORAIL (Slender Creeping Red Fescue)
 - 25% RAISA (Cheewings Fescue)
 - 20% ABERLEIF (Perennial Ryegrass)
 - 20% CADIX (Perennial Ryegrass)
 - 5% HIGHLAND (Browntop Bent)
 - 10.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following:
 - a) Eradicate weeds by hand or chemical means.
 - b) Cut out dead or / and damaged stock or branches, prune as required.
 - c) Ensure all shrubs and trees are firmed in, securely staked and tied.
 - d) Collect litter, sweep and tidy site.
 - e) Apply suitable pesticides, fungicides and fertilisers as required.
 - f) Carry out grass mowing to turf when attained 100mm, cut to 35mm.
 - g) All hedges to plot frontages be maintained at a max height of 1.5m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highway design guidelines.

PLANT SCHEDULE: Telford Millennium Village - Phase 4 Area

Trees	No.	Species Name	Specification	Girth	Height	Density
	11	No. Acer campestre 'Streetwise'	Extra Heavy Standard :3x :RB :Clear Stem 175-200 :5 brks	14-16cm	425-600cm	Counted
	11	No. Betula utilis jacquemontii	Extra Heavy Standard :5 brks :3x :RB :Clear Stem 175-200	14-16cm	425-600cm	Counted
	2	No. Carpinus betulus 'Frans Fontaine'	Extra Heavy Standard :5 brks :3x :RB :Clear Stem 150-175	14-16cm	425-600cm	Counted
	104	No. Carpinus betulus (*)	11+1 Transplant :8	10-12	10-12	Counted
	7	No. Magnolia kobus	Extra Heavy Standard :5 brks :3x :RB	14-16cm	425-600cm	Counted
	6	No. Tilia cordata 'Green Spire'	Extra Heavy Standard :5 brks :3x :CG :Clear Stem 175-200	14-16cm	425-600cm	Counted

Shrubs	No.	Species Name	Specification	Diameter	Height	Pot Size	Density
	71	No. Aucuba japonica 'Rozannie'	Bushy :3 brks :C	30-40cm	3L	4m ²	
	45	No. Berberis thunbergii 'Atropurpurea'	Bushy :5 brks :C	30-40cm	3L	4m ²	
	19	No. Berberis thunbergii 'Green Carpet'	Bushy :5 brks :C	30-40cm	3L	4m ²	
	60	No. Brachyglottis 'Sunshine'	Branched :4 brks :C	30-40cm	3L	4m ²	
	92	No. Ceanothus thyriflorus repens	Bushy :5 brks :C	30-40cm	3L	4m ²	
	17	No. Ceanothus x del. 'Glorie de Versailles'	Leader With Laterals :3 brks	50-60cm	3L	4m ²	
	72	No. Chaenomeles superba 'Crimson & Gold'	Branched :2 brks :C	40-60cm	3L	4m ²	
	3	No. Chrysa ternata 'Sundance' (*)	Bushy :5 brks :C	40-50cm	1.5-2.0L	Counted	
	6	No. Cornus alba 'Spaethii' (*)	Branched :5 brks :C	80-100cm	10-12L	Counted	
	138	No. Cornus sanguinea 'Midwinter Fire'	Branched :3 brks	40-60cm	3L	4m ²	
	84	No. Cotoneaster conspicuus 'Decorus'	Branched :3 brks :C	30-40cm	3L	4m ²	
	9	No. Cotoneaster dammeri 'Oakwood'	Bushy :4 brks :C	30-40cm	3L	4m ²	
	60	No. Escallonia 'Red Elf'	Bushy :4 brks :C	40-60cm	3L	4m ²	
	105	No. Euonymus fortunei 'Emerald 'n' Gold'	Bushy :9 brks :C	30-40cm	5-7.5L	5m ²	
	70	No. Euonymus fortunei 'Emerald Galaxy'	Bushy :9 brks :C	30-40cm	5-7.5L	5m ²	
	129	No. Euonymus fortunei 'Silver Queen'	Bushy :9 brks :C	30-40cm	5-7.5L	5m ²	
	9	No. Fatsia japonica (*)	Leader :C	60-80cm	10-12L	Counted	
	3	No. Forsythia intermedia 'Lynwood Gold'	Branched :6 brks	100-125cm	15L	Counted	
	14	No. Hebe 'Mrs Winder'	Bushy :5 brks	30-40cm	3L	5m ²	
	38	No. Hebe 'Mrs Winder'	Bushy :5 brks	30-40cm	3L	4m ²	
	32	No. Hebe 'Red Edge'	Bushy :7 brks :C	25-30cm	5-7.5L	4m ²	
	88	No. Hebe 'Sutherlandi'	Bushy :C :7 brks	20-30cm	5-7.5L	5m ²	
	43	No. Hebe 'White Gem'	Bushy :7 brks	30-40cm	5-7.5L	4m ²	
	51	No. Hedera colchica 'Arborescens'	Bushy :Several shoots	40-50cm	3L	4m ²	
	74	No. Hypericum moserianum	Bushy :7 brks :C	30-40cm	3L	4m ²	
	16	No. Lavandula angustifolia 'Hidcote'	Bushy :7 brks :C	30-40cm	5-7.5L	4m ²	
	88	No. Ligustrum ovalifolium (*)	Branched :5/6 brks :C	60-80cm	3L	0.45Cr Double Staggered at 0.3m offset	
	177	No. Lonicera nitida 'Baggesen's Gold'	Bushy :3 brks :C	30-40cm	3L	4m ²	
	66	No. Lonicera nitida 'Ernest Wilson' (*)	Bushy :3/4 brks :C	30-40cm	3L	0.45Cr Double Staggered at 0.25m offset	
	65	No. Lonicera nitida 'May Green'	Bushy :6 brks :C	30-40cm	3L	4m ²	
	46	No. Mahonia aquifolium 'Apollo'	Branched :3 brks :C	30-40cm	3L	5m ²	
	6	No. Mahonia media 'Winter Sun' (*)	Bushy :3 brks :C	60-80cm	10-12L	Counted	
	6	No. Phormium tenax 'Purpureum' (*)	Triple Crown :8 brks :C	10-12L	Counted		
	6	No. Phormium tenax 'Emerald Galaxy' (*)	Triple Crown :8 brks :C	10-12L	Counted		
	15	No. Prunus cistena 'Crimson Dwarf' (*)	Branched :5 brks :C	60-80cm	10-12L	Counted	
	91	No. Prunus laurocerasus 'Otto Luyken'	Bushy :5 brks :C	40-60cm	5-7.5L	3m ²	
	21	No. Rosmarinus officinalis 'Miss Jessop's Upright'	C	2L	5m ²		
	6	No. Sambucus racemosa 'Sutherland Gold' (*)	Branched :4 brks :C	60-80cm	10-12L	Counted	
	98	No. Skimmia japonica 'Rubella'	Bushy :5 brks :C	30-40cm	3L	4m ²	
	17	No. Skimmia confusa 'Kew Green'	Bushy :3/4 brks	30-40cm	5-7.5L	4m ²	
	75	No. Spiraea japonica 'Candle Light'	Bushy :6 brks :C	40-60cm	3L	4m ²	
	54	No. Spiraea japonica 'Fire Light'	Bushy :6 brks :C	40-60cm	3L	4m ²	
	105	No. Viburnum davidii	Bushy :4 brks :C	30-40cm	5-7.5L	3m ²	
	61	No. Viburnum tinus 'Eve Price' (*)	Bushy :4 brks :C	30-40cm	3L	4m ²	
	14	No. Vinca minor 'Green Carpet'	Several shoots :C	20-30cm	3L	5m ²	
	18	No. Vinca minor 'Green Carpet'	Several shoots :C	20-30cm	3L	6m ²	

Climbers	No.	Species Name	Specification	Spread	Height	Pot Size	Density
	76	No. Hedera helix 'Glacier'	Several Shoots :3/4 brks		40-60cm	2L	5m ²
	5	No. Parthenocissus tricuspidata 'Veitchii'	Several Shoots :3/5 brks :Caned		80-100cm	3L	Counted

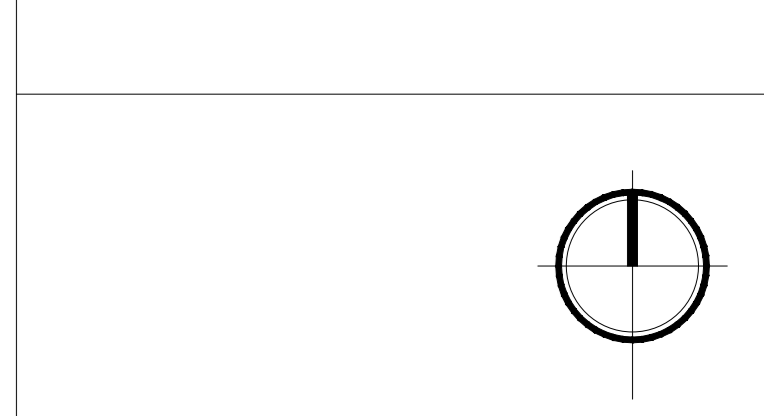
Herbaceous	No.	Species Name	Specification	Diameter	Height	Pot Size	Density
	34	No. Bergenia cordifolia 'Purpurea'	C		3L	5m ²	
	75	No. Carex pendula	C: full pot		1.5-2L	3m ²	

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client:
TAYLOR WIMPEY

project:
TELFOORD MILLENNIUM VILLAGE KETLEY

title:
PHASE 4: PLOT PLANTING
DETAILED PROPOSALS

status:
PLANNING

date:	drawn:	number:
NOV 2014	DP	12-72-12
scale:A0:	checked:	revision:
1:200	DR	

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