THIS LANDSCAPE PLAN IS FOR SUBMISSION TO THE LOCAL PLANNING AUTHORITY, SUITABLE TO SATISFY PLANNING CONDITIONS ONLY.
THIS DRAWING MUST NOT BE USED FOR TENDERING OR CONSTRUCTION PURPOSES

PLANTING SPECIFICATION

1. GENERAL All planting and landscape operations to comply with Recommendations for General Landscape Operations BS 4428 (1989) and all plant material is to comply with the National Plant Specification. Locally produced peat-free topsoil, compost, turf, plants and mulch to be used wherever possible.
2. PREPARATION WITHIN THE CROWN SPREAD OF EXISTING TREES Remove weeds and existing vegetation by hand digging. Retain existing topsoil and cultivate by hand with no greater change of level than 100mm. Proposed new plants to be spaced to avoid damage to tree roots. Planting pits to be backfilled with fresh topsoil and compost mixed 50/50.
3. PREPARATION Break out any existing hard surface or compacted ground to full depth of construction and excavate to allow full depth of topsoil and compost indicated below. Break up compacted ground to a depth of 500mm. Remove any stones greater than 50mm in any dimension. Remove existing unwanted plants including their roots. Finished levels of topsoil with mulch dressing to be 50mm above adjacent pavings.
4. TOPSOIL Imported topsoil to BS 3882. Premium quality. Spread in layers no deeper than 150mm. Topsoil depths:
   Grass areas – 150mm
   Shrub beds – 450mm
   Locally produced Eco Supersoil is recommended as it contains 30% compost.
5. FERTILISER All shrub beds to have incorporated bonemeal at the rate of 70gm/m2 into the topsoil. After planting all beds be top dressed with a slow release fertiliser such as Vitagrow Tree and Shrub Fertiliser or similar to manufacturer's recommendations.
6. COMPOST Shrub beds to have 100mm depth of good quality organic manure, spent mushroom compost or peat-free compost, incorporated into the soil prior to planting. Locally produced and peat-free, Eco Mix or Eco Tree & Shrub Compost is recommended.
7. PLANT HANDLING, DELIVERY AND STORAGE To be as recommended in the National Plant Specification. Phase the delivery of plants so that there is only sufficient for planting within 48hrs of delivery or, if necessary, ensure suitable temporary storage before final planting by heeling in or lining out.
8. PREPARATION OF PLANTS Remove inorganic containers. Check for damage, disease or pest infestation. Reject seriously damaged plants. Carefully prune any minor root damage.
9. PLANTING
   • In position shown on the drawings
   • At the rate specified, avoiding regimented rows
   • In holes large enough to allow adequate root spread and tease out congested root balls of container-grown plants
   • Excavate holes at least 75mm below the root system and a minimum 400mm for climbers
   • Set plants so that their original soil level matches the new surrounding ground and with their best side displayed
10. PLANTING HEDGES Excavate trench 300x300mm with suitable topsoil and 100mm depth of compost cultivated in. Plant spacings to be appropriate to genus selected.
11. PLANTING SHRUBS Shrub pits to be 150mm wider than the container size or large enough to allow the full spread of bare root plants. Backfill with a mix of topsoil and compost.
12. PLANTING TREES Excavate pit 150mm deeper and 500mm wider than the rootball. Break up base of pit. Backfill with mix of topsoil and compost. Dress with slow release fertiliser to manufacturer's recommendations. Tree stakes to be minimum 75mm diameter, free of bark with one end pointed. Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
13. BACKFILLING to be selected existing topsoil. Add 600g/m3 of bonemeal to stimulate root growth. Any additional imported organic matter should be well mixed with at least an equal quantity of existing soil. The backfill is to be evenly worked round the roots and well heeled in.
14. IMMEDIATELY AFTER PLANTING Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels.
15. WATERING Saturate the root ball of container grown plants before planting. Immediately after planting, water all trees and shrubs thoroughly and again before mulching.
16. PLANTING SEASON Plant out non-container grown plants only between October and March inclusive unless otherwise agreed. Container grown or containerized plants may be planted out at any time of year except when the temperature is below 4°C or on a falling thermometer, in frozen or waterlogged ground or in drought conditions.
17. MULCH Spread 75mm of good quality bark chippings 50-75mm in any direction. Mulch to be free from sticks, leaves and rubbish and have been rested for at least 90 days.
18. TURF
   • -to BS 3969 with weedkiller applied 1 to 3 months before lifting;
   • -900 x 300 minimum size x 25mm minimum even thickness.
19. DELIVERY to be phased to ensure laying within 48hrs of lifting. Stacks not to exceed 1.4m high.
20. PREPARATION FOR TURFING
   • Remove all weeds, rubbish and stones over 30mm in any dimension.
   • Cultivate topsoil to a minimum depth of 100mm.
   • Reduce top 30mm to a fine tilth.
21. FERTILISER FOR TURFING
   Dress areas to be turfed with Growmore N7:P7:K7 fertiliser at a rate of 50g/m.sq. Work into the top 30mm of tilth 7 days before turfing and water in well.
22. LAYING TURF
   • Transport turf over close-butted timber planks.
   • Lay turf in consecutive rows.
   • Lay turf from timber planks protecting previously laid turf.
   • Lay turf close butted breaking the joint in alternate rows.
   • Use only whole turves at margins.
   • Consolidate lightly with wooden beaters.
   • Brush in finely sieved topsoil to fill all joints.
   • Ensure final surface is 20mm above any adjacent hard surface.
23. TURFING ADJACENT TO OBSTRUCTIONS
   • Leave a neat 300mm radius of soil round all newly planted trees.
   • Unless otherwise shown on the drawing, turf right up to existing established trees, walls, fences and similar obstructions, leaving no soil uncovered.
24. TREE QUALITY to the National Plant Specification with size as noted on drawing or schedule.
25. TREE STAKES 75mm minimum diameter, free of bark, with one end pointed.
26. STAKING FOR TREES UP TO 'STANDARD' SIZE
   Drive stake upright 450mm into bottom of excavated planting pit close to the tree stem on the windward side. Cut off at one-third the height of the tree and secure tree with approved ties and spacers at the top of the stake.
27. PLANT TREES
   • Upright and in exact positions shown on the drawings
   • In holes large enough to allow adequate root spread
   • So that their original soil level matches the new surrounding ground
   • So that the original orientation is maintained
   • Excavate holes at least 75mm below the root system and loosen soil in base of holes
   • For root-balled or bare-root stock, cut back any damaged roots to sound growth
   • Bio-degradable corrugated plastic tree guards are to be fitted to all trees to protect from damage.
28. WATERING AND AERATION PIPES Provide perforated plastic watering pipes in a circle round the base of tree pits at the level of the bottom of the root ball.
29. BACK-FILLING to be selected existing topsoil where available. Any imported soil/organic matter should be well mixed with at least equal quantities of existing soil. The back-fill is to be worked round the roots and well heeled in leaving the top slightly proud of the existing level to allow for settlement.
30. PRUNING Immediately after planting carry out light formative pruning according to species. Remove damaged or weak growth.
31. WATERING AND PROTECTION Water thoroughly immediately after planting and at intervals as necessary until Practical Completion. After the first watering, mulch with 75mm of composted coarse bark shippings over the excavated area.
32. MAINTENANCE AND REPLACEMENT Replace any trees that are dead or dying within five years of planting. In the following year in March or April apply N7:P7:K7 fertiliser round all trees and keep the ground weed free for 1 metre diameter round each tree.
33. ESTABLISHMENT MAINTENANCE POST-PRACTICAL COMPLETION Water the tree sufficiently regularly during the growing season for the first three years after planting to ensure that it thrives and grows as normal. Extra watering will be required during the summer and especially during periods of drought.

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PLANT SCHEDULE

Category	Latin Name	Size	Quantity
Native Hedging	Acer campestre (whip)	60-80cm	109
Native Hedging	Crataegus monogyna (whip)	60-80cm	109
Native Hedging	Fagus sylvatica (whip)	60-80cm	265
Native Hedging	Prunus spinosa (whip)	60-80cm	109
Perennials	Echinacea purpurea	2-3L	17
Perennials	Rudbeckia fulgida var. sullivantii 'Goldsturm'	2-3L	7
Perennials	Salvia nemorosa 'Caradonna'	2-3L	35
Shrubs	Ceanothus 'Blue Mound'	10-12L	6
Shrubs	Euonymus fortunei 'Emerald Gaiety'	10-12L	9
Shrubs	Lavandula angustifolia 'Vera'	10-12L	6
Shrubs	Rosmarinus officinalis 'Miss Jessopp's Upright'	10-12L	15

TREE SCHEDULE

ID	Botanical Name	Specification / Notes
NT01	Malus domestica	Heavy Standard
NT02	Malus domestica	Heavy Standard
NT03	Malus domestica	Heavy Standard
NT04	Malus domestica	Heavy Standard
NT05	Malus domestica	Heavy Standard
NT06	Carpinus betulus	Heavy Standard
NT07	Prunus avium	Heavy Standard
NT08	Quercus robur 'Fastigiata'	Heavy Standard
NT09	Quercus robur 'Fastigiata'	Heavy Standard
NT10	Acer campestre	Heavy Standard
NT11	Prunus avium	Heavy Standard
NT12	Carpinus betulus	Heavy Standard
NT13	Acer campestre	Heavy Standard
NT14	Quercus robur 'Fastigiata'	Heavy Standard

BIODIVERSITY NET GAIN

In order to achieve biodiversity net gain on the site, all planting complies with BS42020: 2013.

Specified plants are selected from the *RHS Plants For Pollinators* recommended list.

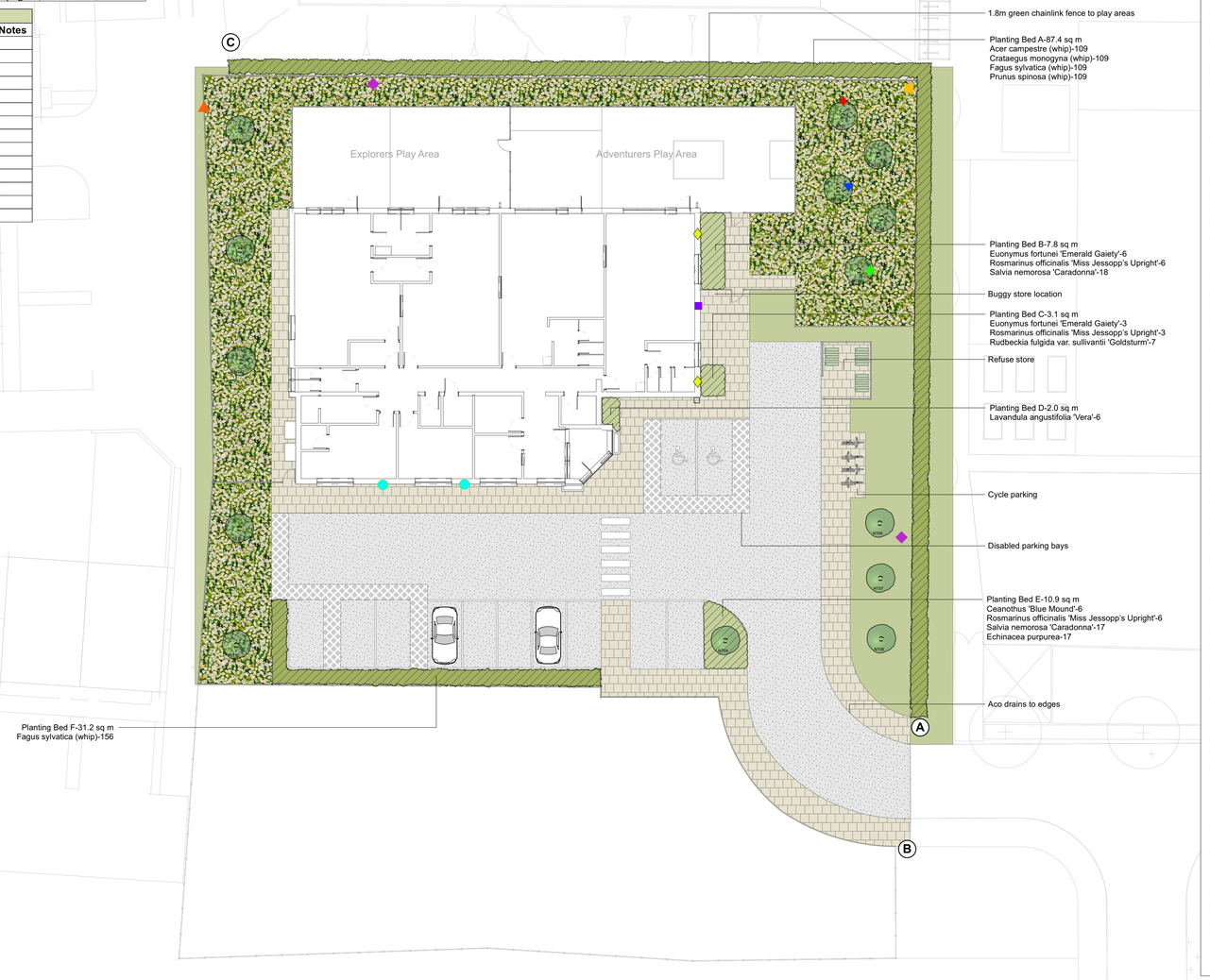
Additionally, 426 sqm of wildflower meadow and 130 sqm of native hedging has been added.

HEDGEHOG ACCESS

All existing and proposed fencing to have hedgehog gaps installed at the base. Gaps to be 13cm x 13cm.

HABITAT CREATION KEY

- Open-Fronted Bird Box
- Traditional Bird Box
- Bat Box
- Insect Houses
- Hedgehog Nest Box
- Two-Way Badger Gate
- Bat Brick
- Bee Brick
- Swift Nest Box



WILDFLOWER MEADOW SPECIFICATION

EM1 EMORSGATE

Ground preparation
Endeavour to select ground that is not highly fertile and does not have a problem with perennial weeds. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.To prepare a seed bed first remove weeds using repeated cultivation. Then plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

Sowing
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. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

First year management
Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle, or has been sown with a nurse of cornfield annuals. Then cut, remove and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Management once established
In the second and subsequent years EM1 sowings can be managed in a number of ways which, in association with soil fertility, will determine the character of the grassland. The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.

After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

EM1 is a complete mix composed of 10% native wild flowers and 90% slow growing grasses (by weight). The flower and grass components are also available to order separately as EM1F for the flower component and EG1 for the grass component.

Composition
Wild flowers 10%
0.30% *Achillea millefolium* - Yarrow
1.50% *Centaurea nigra* - Common Knapweed
1.50% *Leucanthemum vulgare* - Oxeye Daisy
1.50% *Malva moschata* - Musk Mallow
3.00% *Plantago lanceolata* - Ribwort Plantain
1.00% *Poterium sanguisorba ssp sanguisorba* - Salad Burnet
0.20% *Ranunculus acris* - Meadow Buttercup
1.00% *Rhinanthus minor* - Yellow Rattle

Grasses 90%
9.00% *Agrostis capillaris* - Common Bent
31.50% *Cynosurus cristatus* - Crested Dogstail
27.00% *Festuca rubra* - Red Fescue
4.50% Phleum bertolonii - Smaller Cat's-tail
18.00 *Poa pratensis* - Smooth-stalked Meadow-grass

HATCH KEY

- Paving
- Tarmac
- Lawn
- Planting
- Hedging
- Emorsgate EM1 Wildflower Meadow

PROTECTION OF TREES

1. The responsibility for the safety of trees always rests with the site owner or the person who has control of tree management. Where sites contain trees this JPS design does not include liaison with the appropriate local planning authority or any application for consent for works to protected trees or hedges. Consent for works to protected trees and hedges must be obtained from the local planning authority prior to any works being carried out on them.
2. The trees and landscape features within or adjacent to the site may be protected by tree preservation orders, be within a conservation area, constitute an important hedgerow or be subject to planning conditions. The local planning authority must be consulted for details of any such planning restrictions and their advice followed before work is planned or carried out to trees.
3. The legal Duty of Care requires that all works to trees should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All treeworks should be carried out to arboricultural industry best practice and comply with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act, 2000, which makes it a criminal offence to disturb, injure or kill bats or nesting birds and other protected animals.
4. Important hedgerows may be protected if they are in the countryside, are over 20m long and over 30 years old, provide habitats for protected species or have been designated as such by a local planning authority.
5. Tree health and condition can change over time and be affected by the environment, therefore, regular periodic inspections are recommended and a qualified arboriculturalist consulted if any concerns are identified.

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TREE RPA

Root Protection Area
The RPA shown is for illustrative purposes only and should be checked against that as provided by a qualified arboriculturalist

TREE SYMBOL KEY

- Existing Tree (ET)
- New Tree (NT)
- Remove Tree (RT)

NATIVE HEDGE

Native hedging whips to be planted in a double-staggered row at the rate of five (5) plants per linear metre.

BOUNDARY TREATMENT KEY

A - B	Vehicular and pedestrian access
B - C	New 1.8m high chainlink fence
C - A	New 1.8m high chainlink fence & new native hedging

0 10 20 m

SCALE BAR

It is the contractor's responsibility to check and confirm all measurements on site. JPS Landscape Design accept no liability for any discrepancies between this drawing and actual site measurements.

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Drawing Title	Landscape Plan
CAD File Number: 1016	Scale: 1:200 @ A1
Designer: DW	Drawing Title: Land adjacent to Boorley Park Primary School
Design Date: 07.06.23	
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