INDICATIVE PLANTING SPECIFICATION

Generally
Prior to planting, all earth works associated with landscape operations are to be made good, top soil levels are to be graded to 50mm above back of kerb after settlement and mounded as appropriate in accordance with landscape design. All existing good quality top soil is to be incorporated into the landscape proposals where practicable.

All plant material, setting out and finished grading is to be checked and approved by the Employers Agent prior to commencement of planting.

All planting is to be carried out during the first appropriate planting season following completion of all hard landscape works.

All areas are to be thoroughly stone picked by hand before and after cultivations, with all stones >20mm removed along with all deleterious arisings.

All landscape areas should remain free from waste material and rubbish at all times.

No planting should take place whilst ground is frozen or water logged.

All planting should arrive to site free of any pernicious weeds/moss/lichen.

All plant material is to be thoroughly watered before packaging for delivery, on the day of planting (before planting) and again immediately following planting using a fine rose sprinkler to the full depth of the roots.

All areas shall remain weed free both during construction and during the defects/maintenance period.

For more detailed information all landscape works should comply fully with the following British Standards:
BS 3882:2007 - Specifications for top soil
BS 3936.part 1:1992 - Nursery stock
BS 4043:1989 - Recommendations for transplanting root balled trees
BS 4428:1989 - Code of practice for general landscape operations
BS 5837:2012 - Trees in Relation to Construction

Sub Soil Preparation
Loosen light, non-cohesive soils with a fine 3 tine ripper, 300mm deep at 600mm centres in two oblique directions; loosen stiff clays and other cohesive sub-soils with a single tine ripper, 450mm deep at 100mm centres in two oblique directions. Do not undertake these operations within Root Protection Areas of existing trees and hedgerows.

Top Soil Preparation
Spread topsoil over prepared sub-soil in layers not exceeding 150mm depth and firm each layer before spreading the next. Overall minimum depths after firming and settlement shall be:

Amenity Grass Areas - 150mm
Shrub Areas - 300mm
Hedge Areas - 300mm
Woodland/ Scrub Planting - 300mm
Individual Trees - 300mm

Imported top soil shall be to BS 3882 premium grade from a source approved by the Employer's Agent. A declaration of analysis including relevant parameters given in BS 3882 shall be submitted to the Employer's Agent prior to delivery to site.

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Root Barrier Installation
Main contractor is to install root barriers as required during construction and installation of all new services. Root barriers are to be installed in tree pits of any proposd tree within 3m of services or highways. Root barriers are to be installed as close as possible to all service runs.

All root barriers are to be installed in accordance with the following guidance from GreenBlue Urban Tree and Landscape Products:

'Root barrier installations are designed to protect the tree (preventing delicate root systems from being massacred by excavation machinery) as well as the utility infrastructure. We specify the use of a proven high strength (minimum thickness 1.0mm - ReR210) GreenBlue HDPE root barrier in all locations. The barrier should be installed as close to the utility as possible (maximizing rooting area for the tree) and if possible, in new service infrastructure projects, be installed in the same trench (against the side of the trench nearest the tree) at the same time as the utility is being laid.

All utilities should be protected (in accordance with the following depth guidance) with the exception of electrical cabling concealed within solid plastic conduit which does not usually require protection. Generally the majority of root growth is found within the top 600mm of the soil surface, therefore all utilities up to a maximum depth of 600mm should have a root barrier installed to 300mm below invert level as protection for both the services and the trees themselves. For services at a depth of between 600-900mm a root barrier should be installed at the same depth as the invert level.

Tree roots are not commonly found deeper than 900mm below the surface however, in some circumstances this can occur. Therefore services at a depth of 900-2000mm should be protected only when specifically requested by the individual service provider, and using a root barrier installed at a depth equal to the invert level. Lastly, utilities deeper than 2000mm only require protection in extreme circumstances and where specifically requested'.

Tree Planting
All tree pits within soft landscape areas should be excavated to the sizes below:

18-20cm/20-25cm RB 1500mm dia. x 750mm deep
16-18cm RB 1250mm dia. x 750mm deep
14-16cm RB 1000mm dia. x 750mm deep

All tree pits should be prepared and soil cells/topsoil installed at the appropriate time during construction to avoid abortive works. Once tree pits have been constructed they are to be capped using temporary semi permeable membrane on tree pit surface to allow soil to breathe, water to permeate tree pit and prevent contamination during further construction works.

No tree planting is to take place until all hard works are complete.

Where practicable trees pits should be excavated to provide continuous length of improved quality tree backfilling material as detailed below.

Trees should be staked in full accordance with details and specification provided. Abrasion shall be avoided by using a buffer of rubber or plastic between the tree and stake. Ties shall be checked during the defects period and adjusted/replaced as necessary to allow for growth.

All tree pits are to be backfilled with approved quality top soil, mixed with tree planting/mulching compost, fertiliser/ameliorant and moisture retentive granules to the following quantities per each tree pit:

250L Tree Planting Compost
150gms SAI Enmag
800gms Broadleaf P4

The above backfill mixture shall be prepared away from the planting area and in sufficient quantity for efficient handling and use. All compost shall be moistened to between 30-40% water content.

Woodland and Native Scrub Planting
As scheduled, all woodland and native scrub planting is to be planted at densities specified. To prepare the planting area rotovate and/or double dig the prepared soils, remove stones, clay balls exceeding 50mm width, roots, grass, tufts, and foreign matter.

Notch plant the species into the soils where transplants are specified. Feathereds are to be planted into pits appropriate in dimension to the root depth and spread of the plants. Transplants are to be planted with canes and spiral guards, or shrub guards where needed, and featereds are to be planted with stakes and ties

Hedge Planting
As scheduled, all hedge is to be planted in double staggered rows, 300mm apart and at 400mm centres. To prepare the planting area rotovate and/or double dig trenches which are 300mm deep, remove stones, clay balls exceeding 50mm width, roots, grass, tufts, and foreign matter.

Each trench shall be backfilled with approved quality top soil, mixed with tree planting/mulching compost, fertiliser/ameliorant and moisture retentive granules. Plants are to be planted with canes and spiral guards, or shrub guards where needed.

Species Rich Grass Areas
Where species rich grass areas are to be established on areas of bare ground which have been subject to construction works care should be take to de-compact the soil layers. Most species rich grass mixes prefer to be sown on subsoil but can tolerate 0-50mm depth if required - refer to manufacturers recommendations.

Remove surface stones, clay balls exceeding 50mm width, roots, grass tufts and foreign matter and rake to a true, even, lightly firmed surface.

For seed to be sown into existing topsoil which has been prepared to create bare earth carry out his task in Autumn or Spring, whichever timescale suits the preparation of the soil as multiple applications of herbicide or cultivation may be required to sufficiently remove perennial weeds. The seed must be surface sown and can be applied by a machine or broadcast by hand. To obtain an even distribution divide the seed into two or more parts and sow in overlapping sections. Firm in the seed by rolling to give good seed/ soil contact.

Mow this mix regularly over the first year after sowing to a height of 40-60mm to help control weeds, but avoid cutting in the Spring and early Summer if sown in Autumn

Species rich grass areas containing wildflowers to only be cut once a year, in October - allowing seed heads to develop and cast for the following year.

Wildflower Seed - Central Reservation Area
Soils are to be placed within the central reservation area, over the top of the perforated existing carriageway in some instances, in accordance with engineers specification. Subsoils are generally preferred for wildflower mixes but some more fertile soils will also be tolerated. Soils are to be placed to a minimum depth of 100mm to the top of kerb level, allowing for some settlement.

After placement soils are to be prepared and cultivated - removing surface stones, clay balls exceeding 50mm width, roots, grass tufts and foreign matter and rake to a true, even, lightly firmed surface. As there is likely to be a seed burden in any site won soils, substrate should be laid down well ahead of introducing the wildflower mix, allowing seeds to germinate before spraying them to kill the weeds off. Ideally soils would be re-prepared after this, to allow another round of germination, spraying off. and removal of arisings.

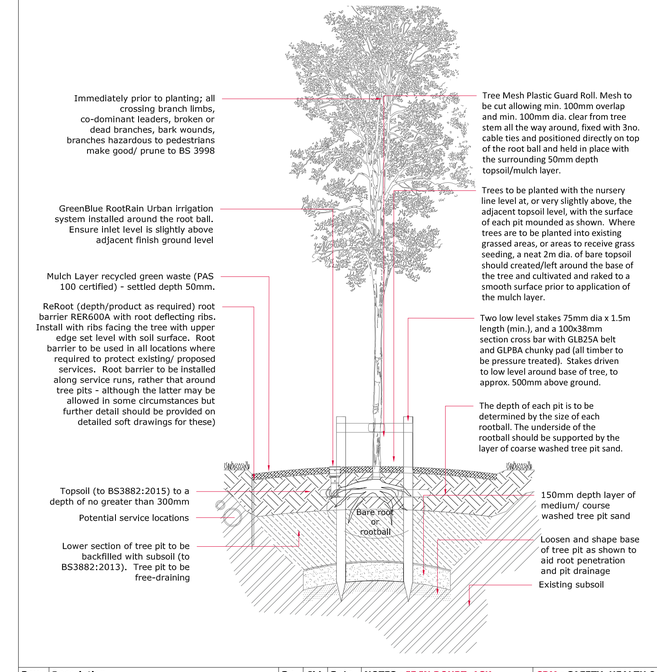
Teh wildflower seed should be sown in Autumn or Spring, whichever timescale suits the preparation of the soil as multiple applications of herbicide or cultivation may be required to sufficiently remove perennial weeds. The seed must be surface sown and can be applied by a machine or broadcast by hand. To obtain an even distribution divide the seed into two or more parts and sow in overlapping sections. Firm in the seed by rolling to give good seed/ soil contact.

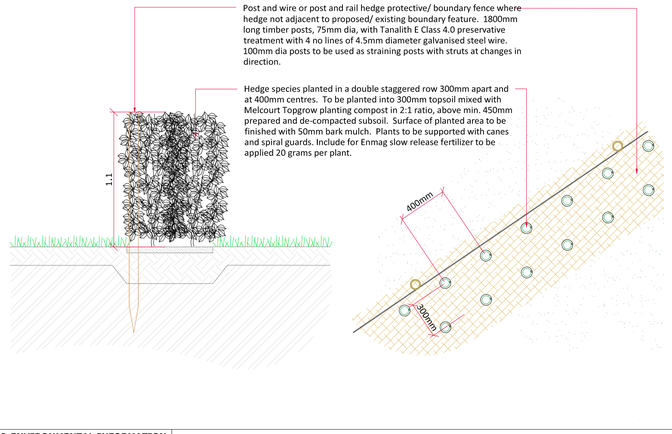
Mow this mix regularly over the first year after sowing to a height of 40-60mm to help control weeds, but avoid cutting in the Spring and early Summer if sown in Autumn.

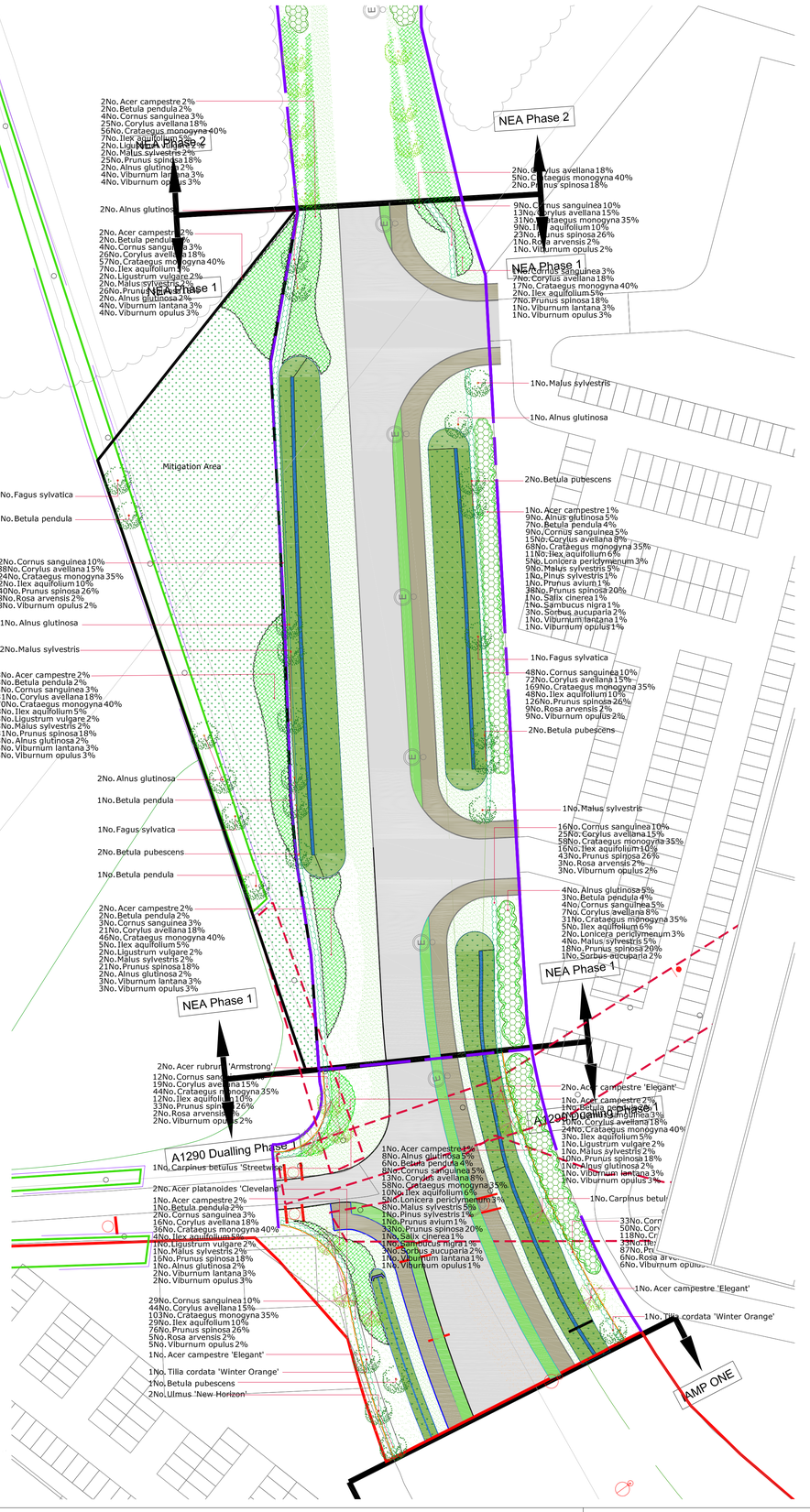
Thereafter, as the mix contains low growing species minimal cuts will be required over the Autumn/ Winter period. Allow for one cut every 4-6 weeks over the main growing season to a height of between 50 - 75mm to reduce the likellhood of the area becoming a foraging zone for barn owls.

Defects Liability
Bare areas and areas of dead grass will be regarded as defects due to materials and workmanship; they must be made good by re-cultivation and re-seeding/re-turfing. Dead/falling shrubs and trees shall also be regarded as defects due to materials and workmanship and shall be replaced. When planting is carried out by the Contractor post Practical Completion, subject to the approval of the Employer, the landscaping defects liability period will commence from the date of completion of the additional works.

Maintenance
The landscape contractor will have maintenance responsibility to coincide with 1 years initial defects rectification period. Maintenance is to be undertaken in accordance with a Landscape Management Plan. A management company will be responsible for maintenance thereafter.







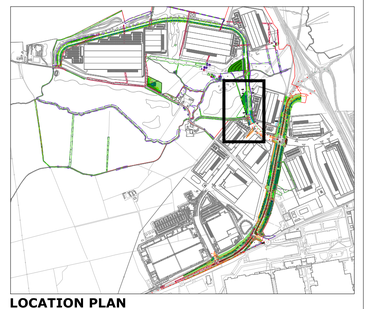
LEGEND - 1:500

- Site Boundary
- Extents of Detailed Landscape Proposals — Beyond this boundary only indicative landscaping is shown, with details to be agreed as part of a separate Reserved Matters application(s) to be submitted in the future
- Proposed Road — See engineers details/ drawings for further details
- Proposed Path — See engineers details/ drawings for further details
- Existing Lighting Column to be Retained/ Relocated — See engineers details/ drawings for further details
- Proposed Lighting Column — See engineers details/ drawings for further details
- Proposed Swale — See engineers details/ drawings for further details
- Existing Woodland and Hedges to be Retained with associated Root Protection Area — For further detail see Arboricultural Report by Dendra
- Existing Trees to be Retained with associated Root Protection Area — For further detail see Arboricultural Report by Dendra
- Existing Trees to be Removed — For further detail see Arboricultural Report by Dendra
- Proposed Woodland Planting — Into minimum 600mm depth topsoil on prepared subsoil. Transplants to be planted with spiral guards and canes. Feathereds to be planted with stakes and spiral/ shrub guards
- Proposed Individual Tree Planting — Selected Standards. Tree pits to be prepared and planted as illustrated on Sheet 1271_405 and in accordance with BS8545:2014
- Proposed Individual Tree Planting — Standards. Tree pits to be prepared and planted as illustrated on Sheet 1271_405 and in accordance with BS8545:2014
- Proposed Scrub Planting/ Tree Groups — To be planted into 300mm depth of topsoil on min. 450mm prepared subsoil to full spread of roots. Where planting under/ adjacent to existing trees/ hedges plant into the existing soils with minimal disturbance
- Proposed Hedge Planting — To be planted into 300mm depth of topsoil on 450mm depth of prepared subsoil to full spread of roots. Proposed hedge to be planted with hedge protective fence (or existing temporary fence amended and retained) where not against an existing boundary
- Proposed Post and Rail Fence — To engineers detail
- Existing Post and Rail Fence to be Retained — Near existing SuDs area
- Proposed Grass Verges following Road kerb line — Seed or turf dependant on time of year the landscape is being implemented. Meadowscape Pro landscape turf by Wildflower Turf Ltd, or similar approved.
- Proposed Species Rich Grass Mix to Front of Verges — Seed or turf dependant on time of year the landscape is being implemented. Neutral Grass Mix, of local provenance if practicable, sown at 5g/m², to be approved. EM2 by Emorsgate could be used as an alternative.
- Proposed Species Rich Grass Mix to Rear of Verges — Hedgerow Mix EH1 by Emorsgate, sown at 4g/m², or similar of a local provenance, to be approved. Mix per area dependant on adjacencies and microdimate.
- Proposed Species Rich Grass Mix to Swales — Meadow Mixture for Wet Soils EG8 by Emorsgate, sown at 4g/m², or similar of a local provenance, to be approved.
- Proposed Wildflower Mix to Central Reservation — MeadowSow Low Grow Seed (MS-LG) by Wildflower Turf, sown at 5g/m², or similar approved.
- Proposed Wildflower Mix to Mitigation Area — Standard General Purpose Wildflower Mix EM2P by Emorsgate, sown at 4g/m², or similar of a local provenance, to be approved.
- Proposed Visibility Splay

NOTES
Detailed planting schedule is provided on drawing 1271_402.
Typical landscape details are provided on drawing 1271_405.
An outline landscape specification is provided on drawing 1271_405.

Refer to the following drawings for further information:
- Road General Arrangement, Sections and Details by Systra;
- Drainage General Arrangement, Sections and Details by Systra;
- Detailed Lighting Proposals by Balfour Beatty
- Arboricultural Report and Tree Constraints Plan by Dendra.

INFORMATIVES
- Timing of tree and hedge removals: Nesting birds are protected by Trees and hedges must not be removed in the bird nesting season (February to August inclusive). Any removals required in between February and August can only take place under the supervision of a Suitably Qualified Ecologist who will need to inspect prior to work taking place to ensure no active nests are present. Presence of nests will result in a delay to removal as advised by the SQE.
- Refer to Dendra package of work for information regarding existing trees to be retained and removed.



LOCATION PLAN
Not to scale

Rev	Description	By	Chk	Date
--	Draft issue	DH	SL	19.11.21
--	Reference to scaling from drawing removed as per client request. Planning issue	DH	SL	30.11.21
A	Tender issue	JR/DH	SL	12.05.22
B	Updates in accordance with latest layout and associated amends to drainage features. Drawing number amended.	DH/SL	SL	20.05.24
C	Construction issue	DH	SL	18.10.24
D	Amended in line with updated layout and TQ's received.	DH	SL	12.02.25
E	Updates following site visit to review existing fencelines.	DH	SL	11.03.25
F	Specification to Central Reservation amended and NEA Phase 1 added	DH	SL	22.07.25
G	Amended in line with changes to engineers layout	DH	SL	22.08.25
H	Latest lighting column positions shown and tree locations amended	DH	SL	27.08.25

NOTES - IF IN DOUBT, ASK
1. All dimensions are in metres.
2. All levels are shown in metres Above Ordnance Datum (AOD).
3. All levels and dimensions are to be checked on site by the site manager/contractor prior to commencing any works or ordering any materials.
4. This drawing is to be viewed in conjunction with all other detailed drawings and specifications from all members of the design team.
5. Any conflicts/discrepancies are to be highlighted to Southern Green prior to commencing works or ordering any materials.

CDM - SAFETY, HEALTH & ENVIRONMENTAL INFORMATION
Principal Designer: Refer to Client

In addition to the hazards/ risks normally associated with the types of work detailed on this drawing, note the following project specific risks which require attention/ mitigation by the contractor undertaking the works:

Construction: works near active highways/ watercourses
Maintenance/ Cleaning: works near active highways/ watercourses
Decommissioning/ Demolition: works near active highways/ watercourses

It is assumed that all works will be carried out by a competent contractor, working where appropriate, to their own approved method statement. This is not an exhaustive list and reference must be made to the Construction Phase Plan or Health and Safety File and any additional Risk Assessment documents available.

N

0m 5m 10m 25m

Scale Bar - 1:500 @ A1

1271_IAMP SITE WIDE STRATEGY

IAMP LLP

Early Infrastructure Phase 1
Detailed Softworks - Sheet 5

1271_405	Rev H
1:500 @ A1	15.11.21

Drawing Issue Status
- [ ] Comment/ Approval
- [ ] Contract
- [ ] Costing
- [X] Construction
- [ ] Planning
- [ ] Record Dwg
- [ ] Tender
- [ ] BIM

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