

**SPECIFICATION NOTES.**

- ESTABLISHMENT AND IMPLEMENTATION**  
No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperatures or drought.
- 1.01.01 Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed, including brambles, perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerows.  
Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994) and in accordance with finished ground levels on external works drawings.  
All subsoil to be broken up to min depth of 300mm prior to topsoil application.  
To improve root zone drainage and remove compaction.  
Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds, weed seeds, contamination rubble, stones and stones bigger than 50mm with a maximum stone content of 20% (contractor to organise sample to be sent for lab testing and to make results available for approval).  
Topsoil areas to be cultivated by hand or machine prior to planting.  
(Topsoil planting depths to be min 400mm for shrub/tree beds and 150mm for turfseeded areas.)  
All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm (with pit increased if required to accommodate root system without bending).  
Extra Heavy Standards - 800mm square at 400-700mm deep. Standards - 400mm square pit, 400mm deep.
- 1.01.05 All areas of public open space and/or tree planting to be proactively protected from compaction.  
A. To unrestricted larger amenity root protection areas (RPA). Tree areas post-construction soil decompaction measures will comprise soil ripping sufficient to break up any subsoil pan within any compacted areas. B. To restricted compacted areas incorporating existing services and/or RPA. These areas will be secured through the erection of robust barriers and/or ground protection erected in accordance with BS 6857 recommendations) sufficient to fully restrict vehicle access to these areas as a whole for the life of the developments construction period.  
C. For compacted tree pits - Individual trees decomposition within compacted areas will be achieved through excavating a wide, shallow tree pit a minimum 1.0M wide and 4 square metres in area by 300-400mm deep and loosening/breaking the subsoil layer at the base of the pit for a further 300-450mm.
- 1.01.06 All trees above half standard size within public open space, verges or hard landscaped areas to be underground gyled.
- 1.01.07 All tree stakes and strings to be sufficiently low to allow free movement of the crown.  
Tree support to comprise a stake set at uniform height 300mm min depth below ground level with a biodegradable tie toward the head of the stake. Or be underground gyled using Arborgyl tree gyling system (Green Planting Products) or similar approved (single stake with single biodegradable tie - standard trees double with double biodegradable tie with triple biodegradable tie for "Instant" heavy standard NB. Or as details shown on Tree Pit Cross sections).  
Stakes to be removed at intervals 2-3 years, in accordance with management plan or when trees are established.
- 1.01.08 Backfill to pits (other than trees with hard paved areas) to be clean topsoil with tree fertiliser added (mixed in after planting 1.0M wide and 4 square metres area) to fully surround the root ball.  
at base of pit  
backfill to be 30% excavated soil, 60% imported topsoil and 10% peat compost.  
All trees to have root zone suitably irrigated prior to planting.
- 1.01.09 Trees and/or other planting damaged by plant handling will not be accepted this includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.

- 1.01.11 All plant material delivered to site must be healthy and display good form characteristics of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.
- 1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work - recommendations" remove branches damaged/broken during planting, remove unwanted secondary shoots, weak forks, or crossing/banging branches or dead material.
- 1.01.13 All trees/shrubs etc to be planted at depth of soil mark from nursery or soil level of container.  
All trees/shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.
- 1.01.14 All plant material to be Certified nursery stock of local provenance and in accordance with B.S.3936:1992  
All planting operations to be in accordance with B.S.4428:1989  
Where herbicides and other chemicals are used in conjunction with the following plan these are to be in strict accordance with  
COSH and Control of Pesticide Regulations  
Shrub planting/container grown to be planted in a planting hole big enough to accommodate the plant without root damage, to a min of 300mm cubed Min pit size to be 2/3 full unless specified differently in schedule.
- 1.01.17 All climbers noted TR require wire or trellis support  
All hedges are specified as double staggered rows  
In shrub specification all breaks are to be strong and within the lower third (Where no breaks are identified assume min 3 breaks in lower third)
- 1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE: to all public/communal/shared space plot frontages) and planting beds exposed to the public realm.
- 1.01.19 All plants to be firm, ameliorants added, watered in and dead or damaged branches removed after after planting prior to sheet mulch and bark mulch being added.  
All planting beds should be mulched with 70mm min deep layer dark matured woodchip.  
All mulch to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch (Mulch sample and source to be approved).
- 1.01.20 All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grassed/seeded free base with 50mm depth bark mulch or to incorporate a strimmer guard.  
All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grassed/seeded free base with 50mm depth bark mulch or to incorporate a strimmer guard.
- 2.01.01 HIGHWAY TREES  
All trees to be underground gyled and be adequately supplied with a root protection system (GR1005 or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional)
- 3.01.01 ROOT BARRIERS (PRIVATE AND ADOPTED SEWERS - SEPERATE TO TREE PIT DETAIL T1)  
Utilise geotextile root barrier to depth of filter layer (Min 1.0M) to outer edge of pit and to min 300mm either side of tree or as shown on drawing.  
To be Refroot 1000 (REFR1000A) by Greenleaf Planting Products/Green Blue Urban.
- 3.01.02 TREE PITS WITHIN HARD AREAS. (T1-1)  
To be in accordance with tree pit construction detail shown on drawing.

- BARE ROOT SHRUB PLANTING.**  
All native/indigenous planting should utilise plants of local provenance  
All bare root plant material delivered to be lifted November - early March dependent on weather conditions.  
To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by heating into ground, covered with bare earth, hessian sack or min 300mm of straw adequately irrigated and kept moist to avoid roots drying).  
Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting.  
watering all plants immediately prior to laying matting.  
Plant between mid November and mid March, silt planted or pit planted incorporating slow release fertiliser.
- 4.01.03 Plant between mid November and end February, silt planted or pit planted incorporating slow release fertiliser.
- 4.01.04 Hedge planting (1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised camels at 450mm intervals. Plants to be care supported mulch matting/biodegradable or biodegradable) and rabbit/hedge guards (recycled) lined in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting.  
Transplants to be planted between mid November and end February (NOTE: Refer also to shrub planting For ameliorants.)  
NB: All mulch matting must have specified and proven minimum useful life expectancy of 2/3 growing seasons and be covered with min 50mm dark bark chip layer.
- 4.01.05 GRASS AREAS  
The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm (equivalent level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs).  
Prior to turfing rotate and level topsoil as required and remove any debris and stones above 30mm diameter and add pre fertilising fertiliser to manufacturers recommendations.  
Use cultivated, weed free amenity turf laid with broken joints well butted up.  
Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.  
Seeding to be undertaken during March/April or September. Rotate and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recommendations. Apply at 50gms per square metre.  
Lightly rake after sowing (Contractor to supply mix details and source for approval)

**SCALE 1:1000 (Meters to cm)**

0 10.0 20 40 60 80  
0 1.0cm 2.0cm 4.0cm 6.0cm 8.0cm NORTH

**LEGEND:**  
HARD SURFACES, GATES AND ENCLOSURE  
REFER TO ARCHITECT/ENGINEERS EXTERNAL WORKS DRAWINGS

EXISTING VEGETATION (RETAINED)  
To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment.  
NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING

PROPOSED TREE POSITIONS  
Refer to schedule for proposed species.  
NOTE: Canopy sizes shown on drawing and within schedules are based on development at 25 years from implementation

HEDGEROW STRENGTHENING  
Existing hedgerows to be "topped up" and strengthened where appropriate

PROPOSED BOUNDARY SHRUB BELT  
Indigenous species mix to screen/buffer edge of existing residential areas and the development site

PROPOSED HEDGE PLANTING

PROPOSED SHRUB PLANTING

CLIMBERS AND SPOT PLANTS

PROPOSED RESIDENTIAL FRONTAGES  
GENERAL AMENITY TURF  
FULLY TREATED AND CULTIVATED

Perennial Ryegrass Lolium perenne  
Slender creeping red fescue Festuca rubra Litoralis  
Strong creeping red fescue Festuca rubra rubra  
Cheviot fescue Festuca rubra Commutata  
Smooth stalked meadowgrass Poa pratensis  
Brown top bent Agrostis capillaris

PROPOSED BIRD FRIENDLY MIX  
K5S1 Basic Wild Bird Seed Mix sown in accordance with manufacturers guidance notes  
Managed in accordance with Consultant Ecologists guidance

PROPOSED COMMUNAL/OPEN SPACE AND VERGES  
EG22 Strong lawn grass mix (Emorsgate)@25gms per SqM sown in accordance with manufacturers guidance notes  
8-16 cuts per year  
NOTE: To be confirmed by consultant ecologist

EXISTING SWARD/ UNDERSTOREY TO EXISTING BOUNDARY VEGETATION AND SWARD TO NEW VEGETATION BELTS  
New grass areas and existing sward to be sown / re-sown with  
EM10 Tussock mixture (Emorsgate)@4gms per SqM sown in accordance with manufacturers guidance notes  
Relaxed cutting regime 50% of area cut year 1 and 50% of area cut year 2

GRASS SWARD TO ATTENUATION BASIN  
EG 8 Meadow grass mixture for wet soils mix (Emorsgate)@5gms per SqM sown in accordance with manufacturers guidance notes  
1-3cuts per year (After bulb die back and sward flowering)  
NOTE: To be confirmed by consultant ecologist

SPECIES RICH GRASSLAND TO OPEN SPACES  
EM10 Tussock mixture (Emorsgate)@4gms per SqM sown in accordance with manufacturers guidance notes  
Relaxed cutting regime 50% of area cut year 1 and 50% of area cut year 2  
NOTE: To be confirmed by consultant ecologist

SPECIES RICH GRASSLAND TO OPEN SPACES  
EM 3 Special general purpose meadow mix (Emorsgate)@4gms per SqM sown in accordance with manufacturers guidance notes  
1-3cuts per year (After bulb die back and sward flowering)  
(Twice annual cut in October. 3rd spring cut to be considered if Winter wet/warm  
NOTE: To be confirmed by consultant ecologist

LINE OF MOWN PATH

PROPOSED SPORTS PITCHES  
Complete pitch area - 2.003 Ha

BULB PLANTING

DOG BIN

**NOTE:**  
ALL FURTHER SOFT LANDSCAPE DETAILS WILL BE AGREED WITH THE L.P.A. BY PLANNING CONDITION

**LEGEND: CONT**

FRONTAGE ENCLOSURE 1. Brick walls and piers For height and details refer to Architects drawings

FRONTAGE ENCLOSURE 2. Vertical bar metal railings For height and details refer to Architects drawings

FRONTAGE ENCLOSURE 3. Estate style metal railings For height and details refer to Architects drawings

FRONTAGE ENCLOSURE 4. For height and details refer to Architects drawings

FRONTAGE ENCLOSURE 4. Timber bollard For height and details refer to Architects drawings

CLP CLIMBER POCKET 300x300mm clear soil area set within hard surface (flush with surface)

HARDSCAPE FRONTAGE For details refer to Architects drawings

**Tree Schedule:**

Species	Abb.	Height	Spread	Girth	Specification
Acer campestre	AC	300-360cm	7.0M	10-12cm	(Sel. Standard 45)
Acer campestre "Sweetwise"	ACS	300-360cm	3.0M	10-12cm	(Sel. Standard 45)
Amselshier "Robin Hill"	ARH	300-360cm	3.0M	10-12cm	(Sel. Standard 45)
Betula pendula	BP	300-360cm	5.0M	10-12cm	(Sel. Standard 45)
Betula nigra	BN	300-360cm	5.0M	10-12cm	(Sel. Standard 45)
Betula lanata	BL	300-360cm	5.0M	10-12cm	(Sel. Standard 45)
Prunus avium	PA	300-360cm	7.0M	10-12cm	(Sel. Standard 45)
Ilex aquifolium	IA	300-360cm	4.0M	10-12cm	(Sel. Standard 50-70L)
Quercus robur	QR	300-360cm	6.0M	10-12cm	(Sel. Standard 45)
Sorbus aucuparia	SAU	300-360cm	4.0M	10-12cm	(Sel. Standard 45)
Sorbus aucuparia "Cardinal Royal"	SC	300-360cm	4.0M	10-12cm	(Sel. Standard 45)

NOTE: Spread shown is based on approximate canopy size at 25 years

- A: Proposals updated to site layout changes and Consultant Ecologists requirements 24.03.21
- B: Planting to western boundary removed. Old RPA removed 25.03.21
- C: Strategic proposals updated to CBC comments 23.06.21
- D: Sports pitch area and notes updated 24.06.21
- E: Proposals updated to LPA comments. Tree species and canopy sizes (25 years) added. 11.02.22
- F: Proposals to southern boundary confirmed 16.02.22
- G: Frontage arrangement confirmed. Proposals adjusted to fit 27.04.22

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Registered practice

**PLANNING**

CLIENT: TAYLOR WIMPEY.

PROJECT: WIVENHOE - LAND TO SOUTH OF ELMSTEAD ROAD, OFF RICHARD AVENUE.

DRAWING TITLE: STRATEGIC LANDSCAPE PROPOSALS.

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
1:1000@A1.	08.03.21	OB	AH	20.5101.08

No dimensions are to be scaled from this drawing  
All written dimensions to be checked by the contractor  
Discrepancies notified immediately to this consultant

