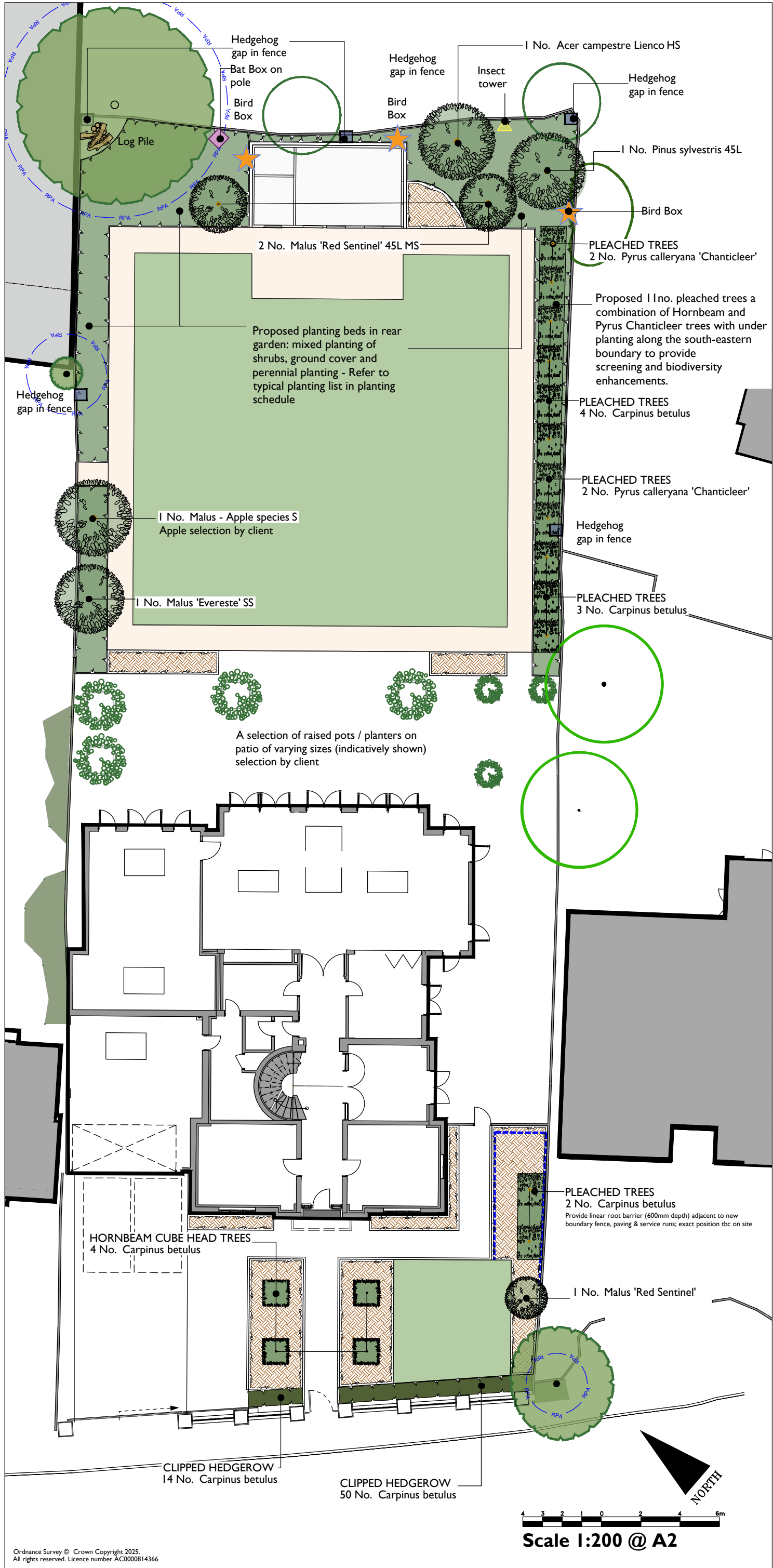
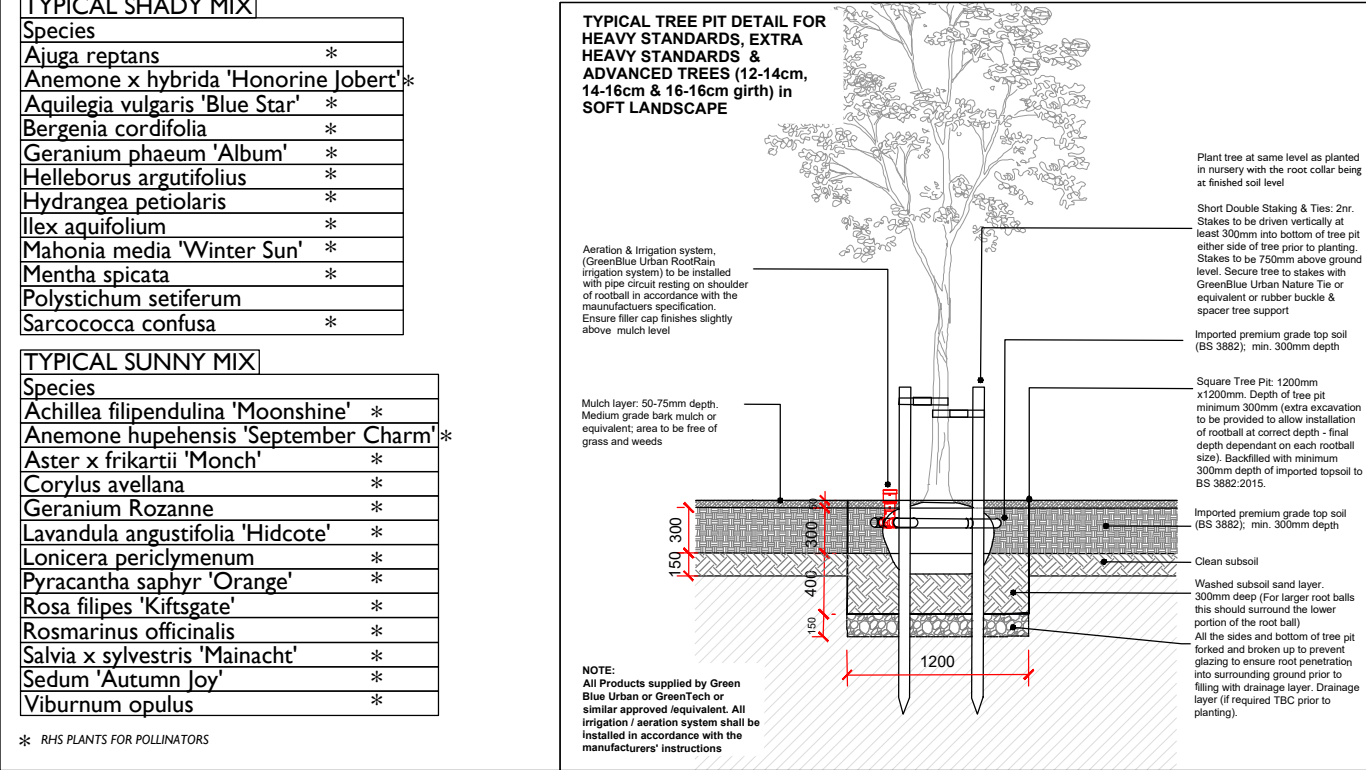




PROPOSED PLANTING SCHEDULE						
Trees						
Number	Species	Height	Girth	Density	Specification	
1	Acer campestre Lienco	350-400cm	12-14cm	Counted	Heavy Standard :Clear Stem 150-175 :3/5 brks :BR or :RB	
9	Carpinus betulus	300-350cm	14-16cm	Counted	Pleached :Clear Stem min. 200 :RB	
4	Carpinus betulus	250-300cm	16-18cm	Counted	Box head cube :Advanced Nursery Stock :Clear Stem min. 200 :RB	
1	Malus 'Evereste'	300-350cm	10-12cm	Counted	Selected Standard :Clear Stem 175-200 :BR	
2	Malus 'Red Sentinel'	200-250cm	Multi stem	Counted	Heavy Standard :Clear Stem 175-200 :BR :Multi-Stemmed :3 Stems :C or :BR	
1	Malus 'Red Sentinel'	150-175cm	6-8cm	Counted	Half Standard :BR	
1	Malus - Apple species	200-300cm	8-10cm	Counted	Standard :Clear Stem 150-175 :BR	
1	Pinus sylvestris	150-175cm		Counted	Bushy :C	
4	Pyrus calleryana 'Chanticleer'	300-350cm	14-16cm	Counted	Pleached :Clear Stem min. 200 :RB	
Total :24						
Hedges						
Number	Species	Height	Density	Specification		
64	Carpinus betulus	90-120cm	0.4Ctr	Double Staggered at 0.45m offset	Hedge stock :Bushy :BR	
Total :64						
TOTAL PLANTING						



SPECIFICATION NOTES - These implementation and maintenance specification notes are for planning purposes only and do not constitute a detailed landscape specification.

SITE PREPARATION

Imported Topsoil

Imported topsoil shall be to BS 3882: 2015: *Specification for topsoil and requirements for use*, Multi-purpose grade - (Landscape 20) and be of medium texture with a high proportion of loamy material. It shall be free from subsoil, rubbish, roots of perennial weeds and other injurious to plant growth. Imported topsoil shall be from an approved source and a sample submitted and analyzed/tested at an independent approved laboratory. Soil Handling: The soils shall be handled in accordance to the Good Practice Guide for Handling Soils. Soil handling shall only take place during the driest parts of the year to prevent compaction of the insitu soils. The topsoil shall be free from harmful trace elements, including phytotoxic and zootoxic elements harmful both to plant growth and man. The topsoil should be tested by physical and chemical analysis and should state clearly the physical characteristics of the soil, levels of micro-nutrients and chemical content.

Root Protection Area beneath Existing Trees: No new top soiling operations to take place within the RPA - all new hedgerow and shrub ground cover planting within RPA's to be notched planted into existing soil on site, using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and plants locally adjusted. **Existing trees:** All existing trees to be retained shall be protected in accordance with BS 5837:2012 - Trees in Relation to Construction. Existing levels shall be retained around existing trees to be retained. Any tree works pruning to existing trees within the site shall comply with the BS 3998: 2010, Tree Work Recommendations and undertaken by an Arboricultural Association approved Contractor.

Preparation for Topsoil Re-spread

Topsoil shall be spread following completion of all hard landscape building works, following a thorough clearance and removal of building debris. Bottom of tree pit broken up to a depth of 150-200mm and scarify sides. Tree pits within soft landscape areas: min. 1000 x 1000mm x 300mm deep (min). Depth of tree pit dependant of depth of rootball; check dimensions of rootball prior to planting. Tree pits backfilled with 300mm imported topsoil over subsoil. Hedge and shrub planting areas: minimum 300mm deep. Grass areas: minimum 150mm deep. **No new top soiling operations to take place within the RPA's.**

Ameliorant's: Fertilizers & composts: Landscape contractor responsible for submitting imported topsoil analysis to inform requirements. All topsoil ameliorant's (compost & fertilizers), approved peat - free to PAS100 & incorporated during back filling & cultivation at required rate to full depth of growing medium.

Backfilling with Topsoil

Tree pits and shrub beds shall be backfilled, in layers, with previously prepared topsoil excavated from the tree pit and imported topsoil as required. Topsoil thoroughly mixed with planting organic compost and slow release fertilizer shall be used to plant all trees, shrubs and hedges. All finished levels shall be 25mm above adjacent paving. The shrubs shall be shaken during backfilling to avoid air pockets and the soil must be firmed as the hole is filled. All backfilled material shall include an organic compost and slow release fertilizer.

Cultivation: Topsoil shall be cultivated to a minimum of 300mm deep on planting areas to a medium tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 50mm in any one dimension and raked to even levels.

PLANTING

Plant Stock and Timing

Plant material shall conform to BS 3936 Part 1: 1992, Part 2: 1990; Part 9: 1998; Part 10: 1990 and BS4043: 1989 and shall be protected at all times in transit to the site. The planting season shall be from 1st October to the 31st March. Planting shall not be carried out during periods of frost, drought, cold drying winds, or when the soil is waterlogged. The planting shall be carried out in the first planting season following practical completion of the building and hard landscaping. Planting outside the planting season will require adequate watering to ensure establishment.

Planting

All trees, hedges & shrub planting shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. Allow at least 300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the root ball. Trees shall be planted upright and at the same depth as the grown nursery soil level with the root collar being at finished soil level, and evenly spaced, leaving room for growth. Allow at least 150-300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the rootball.

Individual trees: All tree planting in accordance with BS8545:2014 Trees: From Nursery to Independence in the Landscape - Recommendations. Trees shall be pit planted and supported by single / double stake - Refer to tree pit detail. Immediately following planting, all plants shall be watered-in to field capacity.

MULCH: Prior to the application of mulch, the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a layer of fine composted bark mulch (0-8mm bark) to a depth of 50-75mm, ensuring that the low branches of shrubs plants are not smothered. Supplied by AHS Ltd or similar equivalent. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm.

IMPLEMENTATION

All trees, hedges and shrub planting areas shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.

AFTER CARE PERIOD

Maintenance :The Aftercare Period shall extend for a five year period. During the Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas. Maintenance operations shall include: watering, firming-up all plants and adjust tree ties, stakes, pest and disease control, grass cutting, general pruning, hedge trimming, weed control, removal of litter, fork over beds, top up mulch and autumn tidying. Removal of defective plants and plant replacements in the following planting season. Replacement plant stock if required or necessary shall be of similar species, size and form with the appropriate support as the original specification. Minor pruning all woody plants to remove deadwood and achieve an overall balanced canopy - where necessary. Need to consider and avoid breeding bird season (March- July/August). Hedge trimming - Trimmed annually outside the bird nesting season which is March- July/August. Check for invasive species and remove from site. Health & Safety: Trees adjacent to public paths or adjacent to buildings to be inspected annually and remedial tree works carried out where necessary. All plants, which have died, are missing or have failed to thrive, shall be noted and replaced annually for a period of five years with the same size and species as originally planted, in the following planting season.

NOTES

Trees: Ground work within RPA of existing trees - Any required excavations within RPA's for the new planting and fence posts shall be undertaken by hand using hand held tools only to minimize any root damage. All such works will be undertaken in full accordance with Section 7.2 of BS8537: 2012. Any required root pruning will be undertaken by the Arboricultural Consultant (where such works are appropriate in accordance with the above Standard) and as detailed in Section 7.2.

Planting: All planting within RPA's shall be notch planted and if significant roots are encountered, these will be left undamaged and plants locally adjusted.

Planting stock: All planting stock shall be sourced locally, UK grown plants from quality UK growers. Advanced procurement: Whenever possible shrubs should be propagated in the UK and grown on in the UK for a minimum of two years.

ECOLOGICAL ENHANCEMENTS - to be provided within the site providing valuable landscape, amenity value and increase bio-diversity on the site.



SPECIES RICH GRASS AREAS - Flowering lawn



PLEACHED TREES -Hornbeam and ornamental pear



CUBE HEAD TREES & MULTI-STEM: Fruit / nut bearing species. Nectar and pollen-rich species.



HEDGEHOG GAPS: Size 150x150mm; labelled to prevent accidental blocking



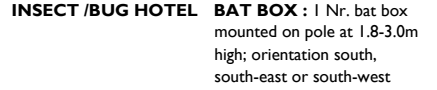
BIRD BOX: 2 nr. Vivara Pro Seville 32mm WoodStone Nest Box & 1 nr. WoodStone Barcelona Open Nest Box. Orientation north/ easterly facing aspects at a height of between 1.8m-3.0m



LOG PILES: Hibernaculum



INSECT / BUG HOTEL



BAT BOX : 1 Nr. bat box mounted on pole at 1.8-3.0m high; orientation south, south-east or south-west



CLIMBERS ON FENCES NATIVE SHRUBS

NOTES

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Dimensions: Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing. All levels in meters.

Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highways Authority's and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.

Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.

Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

LEGEND

SOFT LANDSCAPE WORKS

- Existing trees to be retained & protected - refer to Andrew Belson Tree Survey & AMS Report
- Existing trees/ large shrubs not surveyed (approximate locations)
- Root Protection Area (RPA) - refer to Andrew Belson Tree Survey & AMS Report
- Proposed tree planting: Refer to the planting schedule and plan
- Proposed clipped hornbeam cube head trees; 16-18cm girth; clear stem 2.0m high
- Proposed pleached trees - hornbeam & ornamental pear; 14-16cm girth; clear stem 2.0m high
- Proposed Hornbeam hedgerow planting: planted in double staggered rows 0.45m apart and planted at 0.4m apart
- Proposed planting beds: mixed planting - Refer to typical planting list
- Proposed planting beds: planted up by client; depth of topsoil 300mm min.
- Proposed species rich grass areas: depth of topsoil 150mm; WFG20 Eco Species Rich Lawn or similar equivalent
- Bird Boxes: 2nr. bird boxes installed on proposed outbuilding on north-/easterly facing aspects and 1no. on southern boundary at a height away from predators/people
- Insect / Bug Hotel: 1nr. installed on / south/ south-westerly facing direction
- Log pile: using preferably wood from deciduous trees
- Hedgehog gaps: along northern, eastern and southern boundary fences
- Bat Box: 1nr. installed on timber/metal post 1.8-3.0m high; orientation south, south-east or south-west; supplied by NestBox company

B - 02.02.2026 Minor amendments to tree species
A - 22.01.2026 Amendments to outbuilding location; front & rear garden layout & planting species

BRADFORD-SMITH

LANDSCAPE ARCHITECT

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Project

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Client

MR & MRS JAVAID

Drawing Title

PROPOSED OUTBUILDING - DETAILED PLANTING PLAN

Scale	Date	Drawn
1 : 200 @ A2	July 2025	MS

Drawing No.	Planning	Revision
865-LA-P-03	PLANNING	B

☐ Preliminary

☒ Issued for Planning Approval

☐ Issued for Construction

☐ Issued for Design/Information

☐ Issued for Tender

☐ As Built