

- Hardworks**
- Main Entrance Drive and Communal Drive Areas**  
Bitmac apron to lie in with existing road surface. Exposed aggregate drive surface e.g. SuperColour® Exposed in 'Gravel' or similar to be approved.
  - Private Driveways and Parking Areas**  
Proposed bitmac Tarmac by 'Columbus' or 'Caldor' or 'Stair' set with matching interlocking, or similar to be approved. Kerbs to match.
  - Set Threshold**  
Blocks of retained granite sets, but jointed, laid flush with adjacent surfacing. Mortar joints to be as narrow as possible.
  - Pavement**  
Fine grade bitmac, minimum 1.8m wide
  - Proposed Paths, Paths and Steps**  
All to be surfaced with buff, natural stone flags and edged with matching natural stone sets where appropriate. Interlocking granite flags (in same material) where paths lead to add interest. Stepping stones if used in same material.
  - Footpath**  
Internal pathway leading from the development out. Rolled stone with concrete edging.
  - Proposed Garden Walls**  
Block walls and gates with stone coping. Block to be specified by the architect. Stone cope 75mm depth to match building walls. Plans to be 2.0m courses above wall height. Properties to have gate posts as per drawing M2020/PA/02
  - High Timber Fence**  
1.8m high timber fence to form property divides. Vertical leather edge, close boarded with capping rail. Fence to slope with natural ground gradients - no stepping. Fence to be stained with dark brown. Timber glass to match. Fence to sit on stepping with between properties where necessary providing a boundary treatment at the upper level of 1.8m high.
  - Stock Proof Timber Fence**  
1.1m high timber fence with stock-proof railing
  - Metal Estate Railing**  
1.1m high metal estate railing, painted with Dulux water eggplant paint, colour matched to Fence & Rail Railing.
  - Entrance Arrangement**  
Proposed entrance plant, based on the design locally found examples. Flanking walls constructed in red sandstone. Gravel trim at base of wall with tallised timber edging to form a screening margin. 200, 3m high, 1.5m diameter ballistics, appointed, planted in grass. Topiary to be either Beech or Yew (availability dependent)

- Softworks**
- Proposed Trees**  
Trees selected for seasonal variety, interest and form and tolerant of local conditions. Healthy trees have been viewed to assess which species and varieties are most likely to tolerate the likely location. All trees to be double checked and of local provenance.  
 AC - Acer palmatum, 10-15m girth, RB  
 AL - Amelanchier lamarckii (multi-stem), 3m high, CG  
 AN - Anemone hepatica, 10-15m girth, RB  
 BA - Betula pendula, 10-15m girth, RB  
 BE - Betula nana, 10-15m girth, RB  
 CA - Castanea sativa, 10-15m girth, RB  
 CD - Cornus dioica, 10-15m girth, RB  
 CS - Cornus stolonifera, 10-15m girth, RB  
 CU - Cornus alba, 10-15m girth, RB  
 DC - Daphne genkwa, 10-15m girth, RB  
 DP - Prunus domestica, 10-15m girth, RB  
 EP - Eucalyptus globulus, 10-15m girth, RB  
 FR - Fraxinus excelsior, 20-25m high, RB  
 GP - Quercus palustris, 20-25m high, RB  
 GR - Ginkgo biloba, 10-15m girth, RB  
 HA - Hedera helix, 10-15m girth, RB  
 HS - Sorbus aria, 10-15m girth, RB  
 IS - Ilex aquifolium, 10-15m girth, RB  
 TRU - Thuja plicata (small), 2-2.5m high, RB  
 TLL - Thuja plicata (large), 3-4m high, RB  
 TOL - Taxus canadensis (large), 40-45cm girth (minimum), Appointed
  - Proposed Native Planting Mix**  
100% from featured plant lists:  
 20% Anemone hepatica  
 10% Anemone nemorosa  
 10% Camassia corymbosa  
 8% Quercus robur  
 30% Quercus petraea  
 1m and 2m high conifers:  
 10% Pinus sylvestris  
 Trees selected to tolerate coastal / exposed conditions. All to be planted at 2.5m centres with care and excellent soil/guard grass (plant to connect with gap)
  - Proposed Hedges**  
H1 High hedge, 2m high, 2.2-2.5m high aquifolium (A. Oxley), RB, planted at 20m in a single row to form an instant hedge  
 H2 High Beech hedge, 2m high, 2.2-2.5m high Fagus sylvatica, RB, planted at 2.5m, m in a single row to be used along all areas that boundaries and property frontage  
 H3 Low-Groundcover hedge, 100-125cm high, RB, or Phlox subulata, to be used on property divides, alongside private driveways and at the front of the Alms Houses  
 All hedges to be lightly clipped to sides and tops to achieve final height once planted and provide bushy growth  
 All hedges have been specified as the size and density required to form instant hedges at the final height (checked). Hedges to be maintained at heights as planned  
 All evergreen hedges to be planted with leafy pine irrigation to both front and back of hedges and connected to an automated watering system for the first two years after planting.
  - Proposed Native Species Hedge**  
Planted in Autumn at a rate of 5 per linear metre in a double staggered row, size 40-60cm high, bare-root. Planted in species groups of 3-5 plants across both rows of the hedge. Rabbit guards (with canes) to be used. Species and size chosen due to the potentially exposed conditions. Weeds to be controlled in first three years and plants checked periodically to check for fallen plants. Lightly trim on a 2-3 year rotation to promote a bushy habit. Plants to be of local provenance.  
 Crataegus monogyna: 40%  
 Prunus spinosa: 20%  
 Rosa carolina: 10%  
 Fagus sylvatica: 10%  
 Lonicera periclymenum: 20%
  - Proposed Box (Ilex) Hedging**  
Ilex aquifolium, 40-50cm high, planted at a rate of 3 per m in a single row, clipped after planting to form an instant hedge.
  - Proposed Topiary**  
T1 1m diameter Taxus baccata, RB  
 T2 2m high Prunus laurocerasus 'holer' or 'beatrix', depending on nursery availability, RB  
 T3 1.5m high Prunus laurocerasus 'holer' or 'beatrix', depending on nursery availability, RB  
 T4 1.5m high Ilex aquifolium, ball on stem, 600mm head (minimum), CG
  - Proposed Shrub Planting**  
Range of plants selected for seasonal variety, colour and form. See schedule for typical species, sizes and densities.
  - Proposed Lawn**
  - Proposed Levels**  
P120.00  
E121.00  
Existing Levels

**Schedule of Typical Shrub Species: Plant in single species groups of 2, 3 and 5**

Shrub Species	Code	Size in cm	C Size	Density/Spacing
Azalea deciduous	AZA DEC	40-60	C10	2No per m <sup>2</sup>
Azalea japonica	AZA JAP	30-40	C10	3No per m <sup>2</sup>
Choysia ternata 'Sundance'	CHO SUN	40-60	C10	3No per m <sup>2</sup>
Cornus 'Elegantissima'	COR ELE	80-100	C10	2No per m <sup>2</sup>
Euonymus 'Silver Queen'	EUO SIL	30-40	C10	3No per m <sup>2</sup>
Hedera 'Mayjoni'	HEB MAJ	40-60	C10	3No per m <sup>2</sup>
Hydrangea macrophylla 'Lanarth White'	HYD WHI	60-80	C10	2No per m <sup>2</sup>
Lavandula 'Hidcot'	LAV HID	30-40	C10	3No per m <sup>2</sup>
Lonicera pileata 'May Green'	LON MAY	40-60	C10	3No per m <sup>2</sup>
Philomela fruticosa	PHL FRU	40-60	C10	3No per m <sup>2</sup>
Photinia 'Red Robin'	PHO RED	40-60	C10	2No per m <sup>2</sup>
Rhododendron 'Yakushimanum'	RHO HYB	40-60	C10	3No per m <sup>2</sup>
Skimmia japonica rubella	SKI RUB	40-60	C10	3No per m <sup>2</sup>
Skimmia reevesiana 'Ruby King'	SKI REV	40-60	C10	3No per m <sup>2</sup>
Skimmia confusa 'Kew Green'	SKI KEW	40-60	C10	3No per m <sup>2</sup>
Skimmia japonica 'Goldflame'	SKI GOL	40-60	C10	3No per m <sup>2</sup>
Viburnum davidii	VIB DAV	40-60	C10	3No per m <sup>2</sup>

  

Specimen Shrub Species	Code	Size in cm	C Size	Density/Spacing
Choysia ternata	CT	40-60	C10	1No per m <sup>2</sup>
Colinus 'Royal Purple'	CR	100-125	C10	1No per m <sup>2</sup>
Hydrangea 'White Wave'	HW	40-50	C10	1No per m <sup>2</sup>
Magnolia stellata	MS	125-150	C20	1No per m <sup>2</sup>
Photinia 'Red Robin'	PR	125-150	C20	1No per m <sup>2</sup>
Pieris 'Forest Flame'	PF	40-50	C10	1No per m <sup>2</sup>
Prunus lusitana	PL	100-125	C10	1No per m <sup>2</sup>
Viburnum tinus	VI	100-125	C35	1No per m <sup>2</sup>

  

Herbaceous Species	Code	Size in cm	C Size	Density/Spacing
Acorus gramineus 'Ogon'	ACO OGO		C5	5No per m <sup>2</sup>
Euphorbia wulfenii	EUP WUL		C5	5No per m <sup>2</sup>
Geranium 'Johnson's Blue'	GER JOH		C5	5No per m <sup>2</sup>
Hesperis matronalis	HES MAT		C5	5No per m <sup>2</sup>
Heuchera 'Marmalade'	HEU PAL		C5	5No per m <sup>2</sup>
Iris ensata 'Variegata'	IRI VAR		C5	5No per m <sup>2</sup>
Nepeta 'Six Hills Giant'	NEP SIX		C5	5No per m <sup>2</sup>
Panicum affinis	PER AFF		C5	5No per m <sup>2</sup>
Saxifraga x urbium	SAX URB		C5	5No per m <sup>2</sup>

  

Climbers	Code	Size in cm	C Size	Density/Spacing
Colonnaster horizontalis	COT HOR	60-80	C10	1m centres
Hedera hibernica	HED HIB	60-80	C5	4No per m <sup>2</sup>
Hydrangea petiolaris	HYD PET	60-80	C5	4No per m <sup>2</sup>
Parthenocissus tricuspidata	PAR TRI	80-100	C5	

  

Ground Cover	Code	Size in cm	C Size	Density/Spacing
Hedera hibernica	HED HIB	60-80	C5	4No per m <sup>2</sup>
Hespericum x moseerianum	HYD MOS		C5	

  

**Shrub Species to be Planted against Walls and Fences (no windows): Plant in single species groups of no less than 2, 3, 5No.**

Shrub Species	Code	Size in cm	Size	Density/Spacing
Colonnaster horizontalis	COT HOR	60-80	10L	3/m <sup>2</sup>
Elaeagnus ebbingei 'Limelight'	ELE EBB	60-80	10L	3/m <sup>2</sup>
Euonymus 'Emerald and Gold'	EUO GOL	30-40	10L	3/m <sup>2</sup>
Hydrangea macrophyllum 'Blue Wave'	HYD WHI	60-80	10L	2/m <sup>2</sup>
Hydrangea macrophyllum 'Lanarth White'	HYD WHI	60-80	10L	2/m <sup>2</sup>
Euonymus 'Silver Queen'	EUO SIL	30-40	10L	3/m <sup>2</sup>
Euonymus japonicus	EUO AUR	60-80	10L	3/m <sup>2</sup>
'Aureomarginatus'				
Griselinia littoralis	GRI LIT	60-80	10L	3/m <sup>2</sup>
Ilex aquifolium	ILE AQU	60-80	10L	3/m <sup>2</sup>
Photinia 'Red Robin'	PHO RED	60-80	10L	3/m <sup>2</sup>
Pyracantha 'Orange Glow'	PYR ORA	80-100	10L	3/m <sup>2</sup>
Viburnum tinus 'Eve Price'	VIB EVE	40-60	10L	3/m <sup>2</sup>

  

**Communal Areas Shrub Mix: Plant in single species groups of 3, 5 and 7**

Shrub Species	Code	Size in cm	C Size	Density/Spacing
Amelanchier lamarckii	AME CAN	80-100	10L	1/m <sup>2</sup>
Acuba japonica	AUC JAP	40-60	10L	1/m <sup>2</sup>
Cornus alba 'Elegantissima'	COR ELE	80-100	10L	1/m <sup>2</sup>
Cornus sericea 'Flaviramea'	COR SER	80-100	10L	1/m <sup>2</sup>
Cornus coccinea	COT COG	40-60	10L	1/m <sup>2</sup>
Elaeagnus ebbingei 'Limelight'	ELE EBB	60-80	10L	1/m <sup>2</sup>
Griselinia littoralis	GRI LIT	60-80	10L	1/m <sup>2</sup>
Hydrangea 'Annabelle'	HYD ANA	60-80	10L	1/m <sup>2</sup>
Fraxinus				
Hypericum Hidcot	HYP HID	60-80	10L	3/m <sup>2</sup>
Ligustrum ovalifolium 'Aureum'	LIG AUR	60-80	10L	1/m <sup>2</sup>
Philadelphus 'Beata Eolie'	PHI BEL	60-80	10L	1/m <sup>2</sup>
Photinia 'Red Robin'	PHO RED	60-80	10L	1/m <sup>2</sup>
Prunus laurocerasus 'Rotundifolia'	PRU LAU	100-125	10L	1/m <sup>2</sup>
Prunus lusitana	PRU LUS	60-80	10L	1/m <sup>2</sup>
Viburnum plicatum 'Mariesii'	VIB PLI	60-80	10L	1/m <sup>2</sup>
Viburnum tinus	VIB TIN	40-60	10L	1/m <sup>2</sup>
Viburnum x carlesiphallum	VIB CAR	60-80	10L	1/m <sup>2</sup>

  

**Evergreen Shrub Mix to be Planted on Sloped Ground: Plant in single species groups of no less than 5No.**

Shrub Species	Code	Size in cm	Size	Density/Spacing
Azalea japonica	AZA JAP	30-40	7.5L	3/m <sup>2</sup>
Azalea mollis	AZA MOL	40-50	10L	1/m <sup>2</sup>
Camellia japonica in variety	CAM JAP	40-50	10L	1/m <sup>2</sup>
Eucyphia glutinosa	EUG GLU	30-40	7.5L	3/m <sup>2</sup>
Ilex aquifolium	ILE AQU	60-80	10L	3/m <sup>2</sup>
Pieris japonica	PIE JAP	40-50	10L	1/m <sup>2</sup>
Ribes sanguineum	RIB SAN	30-40	7.5L	3/m <sup>2</sup>
Rhododendron hybridis	RHO HYB	60-80	10L	1/m <sup>2</sup>
Viburnum tinus 'Eve Price'	VIB EVE	40-60	10L	3/m <sup>2</sup>



**PLANTING NOTES**

This landscaping plan shall be implemented in full accordance as agreed in writing with the Local Planning Authority.

Do not substitute species, variety and form or reduce the specified size and number of plants without prior agreement. Note sizes shown are minimum.

Topsoil to be premium grade topsoil to BS 3882 (most recent). Topsoil depth to be minimum of 400mm in which borders + 100mm in level areas.

All planting to be watered as required immediately after planting. We advise all evergreen hedges and semi-mature trees are linked to a leaky pipe watering system.

All plants to be free from pests and diseases. All plants to be good specimens and characteristic of the species. Do not plant anything in the row shown under a roof overhang.

Allow for the preservation of site trees. Pits to be adequate in size to take tree rootballs. Pits to be backfilled with 20% clean stone as drainage layer, 80% clean loam. All evergreen hedges and topsoil to be connected to a positive drainage system.

Soil culture and Extra Heavy Standard trees to be secured by underground grouting. Selected standards to be secured by a single layer round stake with appropriate rubber tie. All trees and hedges to be checked periodically to check stakes are sufficient to keep plants and trees upright.

All completion carefully spread PAS100 composted green waste in an even and uniform depth of 50mm to all planted areas, including hedges.

All trees, hedges, shrubs and plants to comply with BS 3038 (most recent) specification for nursery stock.

All site preparation, planting and maintenance to comply with BS 4429 (most recent).

All new trees to be positioned in accordance with requirements of table 2 BS 5837 (most recent).

All new turf to be the quality from Linton or equivalent and laid in accordance with BS 3503 (most recent).

**NOTES: ECOLOGY & BNG**

The ecological proposals have been assessed in tandem with the existing site situation by Whitting Barnes and Rubalcava Ecologists (the project ecologists). Due to the required depth of BNG, the land required within the red line boundary is deemed insufficient. Therefore, land within the blue line is capable of providing the land area required for the necessary BNG units.

**Phase 1 Requirement:**  
In addition to the proposed landscape elements within the housing development, an area of 1.0ha of grassland is identified by the project ecologists to be created and managed as part of the HMPF. Areas of meadow in the south of the site are to be planted with species in accordance with the project ecologists report and surrounded by native hedges to be managed as part of the HMPF. Areas of meadow in the north-west of the site are to be planted with species in accordance with the project ecologists report and surrounded by native hedges to be managed as part of the HMPF. These areas are to be managed as part of the HMPF.

**Phase 2 Requirement:**  
Create a new 1.0ha of grassland (BNG) within the blue line boundary to accommodate the necessary Phase 2 BNG unit proposals. This will take the form of the creation of species rich grassland (species as specified by the project ecologists). All enhancements and habitat creation will be subject to a HMPF.

