



Plant Schedule:
Woodland Mix

Species	Abb.	Height	Number	Specification	Spacing
Acer campestre	Acer cam	60-80cm	1+1: BR	1.0 SqM	
Betula pendula	Bet pen	60-80cm	1+1: BR	1.0 SqM	
Betula pendula	Bet penF	125-150cm	Feathered: RB	1/5SqM	
Castanea sativa	Cast sat	60-80cm	1+1: BR	1.0 SqM	
Castanea sativa	Cast satF	125-150cm	Feathered: RB	1/5SqM	
Fagus sylvatica	Fag syl	60-80cm	1+1: BR	1.0 SqM	
Quercus robur	Quer rob	60-80cm	1+1: BR	1.0 SqM	
Quercus robur	Quer robF	125-150cm	Feathered: RB	1/5SqM	

NOTE: To be planted in groups of 5-15No of same species evenly mixed throughout bed.

Woodland Edge Mix

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Acer campestre	Acer cam	60-80cm	1+1: BR	1.0 SqM	
	Corylus avellana	Cor ave	60-80cm	1+1: BR	1.0 SqM	
	Crataegus monogyna	Cr mon	60-80cm	1+1: BR	1.0 SqM	
	Ilex aquifolium	Ilex aqu	40-80cm	2L	Bushy: C	1.0 SqM
	Prunus spinosa	Prn spin	60-80cm	1+1: BR	1.0 SqM	
	Rosa canina	Ros can	60-80cm	1+1: BR	1.0 SqM	
	Viburnum opulus	Vib opu	60-80cm	1+1: BR	1.0 SqM	

NOTE: To be planted in groups of 5-15No of same species evenly mixed throughout bed.

Plant Schedule:
Trees

Species	Abb.	Height	Number	Girth	Specification	Density
Acer campestre	AC	300-350cm	10-12cm	Selected Standard: RB		
Acer campestre	ACF	150-175cm	4-6cm	Feathered: RB		
Betula pendula	BP	300-350cm	10-12cm	Selected Standard: RB		
Alnus glutinosa	AG	300-350cm	10-12cm	Selected Standard: RB		
Crataegus monogyna	CM	300-350cm	10-12cm	Selected Standard: RB		
Crataegus monogyna	CMF	150-175cm	4-6cm	Feathered: RB		
Prunus avium	PA	300-350cm	10-12cm	Selected Standard: RB		
Sorbus aucuparia "Cardinal Royal"	SE	300-350cm	10-12cm	Selected Standard: RB		
Quercus robur	QR	300-350cm	10-12cm	Selected Standard: RB		
Quercus rubra	QRF	150-175cm	4-6cm	Feathered: RB		

Native Hedge

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Acer campestre	Acer cam	60-90cm	1+1: BR	0.45ctr x 2	
	Corylus avellana	Cor ave	60-90cm	1+1: BR	0.45ctr x 2	
	Crataegus monogyna	Cr mon	60-90cm	1+1: BR	0.45ctr x 2	
	Euonymus europaeus	Eun eur	60-90cm	1+1: BR	0.45ctr x 2	
	Rosa canina	Ros can	60-90cm	1+1: BR	0.45ctr x 2	

NOTE: To be planted in groups of 5-15No of same species evenly mixed throughout bed.

EXISTING TREES/VEGETATION.
FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES, TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE, VIGOUR, SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.

DRAWING REFERENCE.
2.01.01 This drawing to be read in conjunction with the following.
Architectural details and Site Layout (ADP series)
Tree Survey Assessment and Method Statement (T.1)
Adopted road, footpath and highway verge. (J)
Soft Landscape Proposals (Andrew Hastings Landscape Consultants Ltd.)

2.01.02 This drawing to be read in conjunction with drainage and service information, minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect (Trees not to be moved closer to buildings than shown on drawings).

2.01.03 ALL LANDSCAPE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS (INCLUDING CURRENT REVISIONS OF 4428:95&8537) NATIONAL PLANTING SPECIFICATION GUIDELINES, HORTICULTURAL TRADES ASSOCIATION STANDARDS (INCLUDING HANDLING AND ESTABLISHING LANDSCAPE PLANTS PART 1, 2 AND 3); CPSE "PLANT HANDLING" STANDARDS & COSH REGULATIONS.

2.01.04 SUBSTITUTION TO SUBMITTED DETAILS. ANY SUBSTITUTION TO THE LANDSCAPE SPECIFICATION, ONCE FORMALLY AGREED WILL ONLY BE MADE FOLLOWING REVISION TO THE DEPOSIT AND SUBSEQUENT FORMAL AGREEMENT BY THE LOCAL PLANNING AUTHORITY.

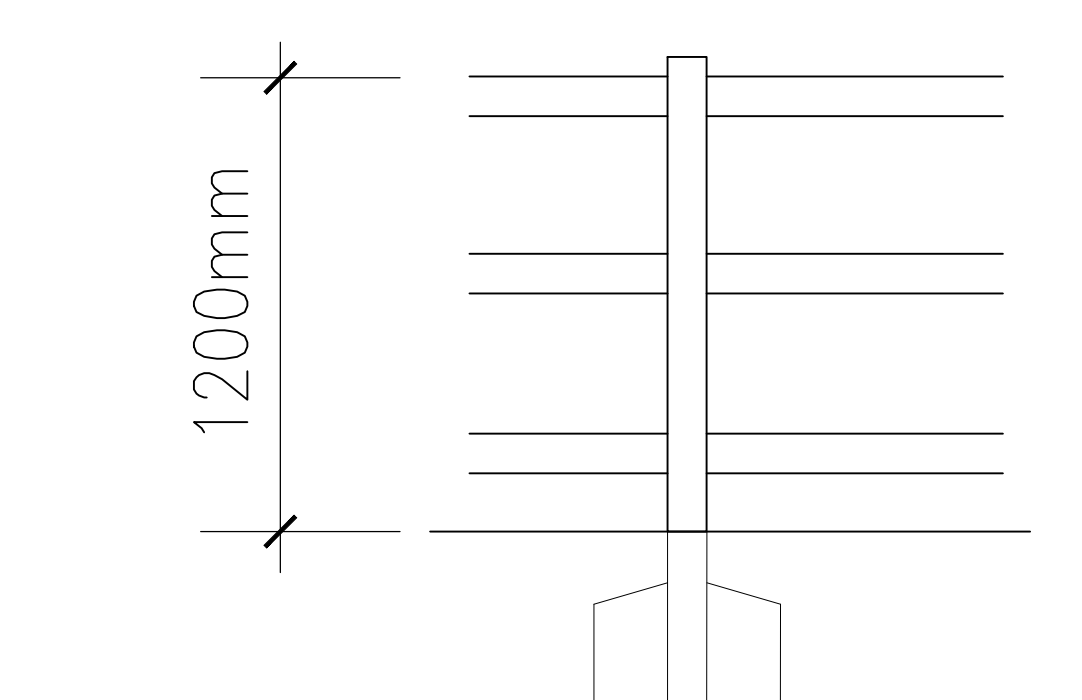
IMPLEMENTATION AND MONITORING PROGRAMME.
(Covers Hard and soft landscape proposals)

- 2.01.01 The agreed landscape works will take place and be completed on completion or during building works and for bare rooted stock during the first planting season after completion of building works or prior to sale on individual plots whichever is the sooner.
- 2.01.02 Monitoring of implementation of both hard and soft landscape works, up to completion to ensure its compliance with the approved drawings and specifications will be undertaken by a suitably qualified person as appointed by the Client. A schedule of defects will be issued to the contractor for his action.
- 2.01.03 A Pre-commencement site meeting between all relevant parties, including the developer, landscape contractor and site manager will take place prior to works starting.
- 2.01.04 Arboricultural supervision:
1) Introduction and personnel awareness of arboricultural matters.
2) Identification of individual responsibilities and key personnel.
3) Statement of delegated powers.
4) Timing and method of site visiting, record keeping and updates.
5) Procedures for dealing with variations and incidents.

SPECIFICATION NOTES.

- ESTABLISHMENT AND IMPLEMENTATION**
No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought.
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 hedgerow.
Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with BS 3992:1994) 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 6.7-7.5 and should be free from any perennial weeds, weed seeds, contamination, rubble, soil 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 450mm for shrub/tree beds and 150mm for turfbedded areas.
All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending)
Extra Heavy Standards - 600mm square pit, 450-750mm deep, Standards - 650mm square pit, 400mm deep.
- 1.01.01 All areas of public open space and/or tree planting to be proactively protected from compaction A. To unrestricted larger services/for root protection areas (RPAs), free areas, post-construction soil compaction 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 RPAs these areas will be secured through the erection of robust barriers and ground protection erected in accordance with BS 5837 recommendations sufficient to fully restrict/exclude access to these areas as a whole for the life of the developments construction period.
 - 1.01.02 All tree stakes and fixings to be sufficiently low to allow free movement of the crown. Tree support to comprise a stake set at uniform height 3000mm min depth below ground level with a biodegradable tie to the head of the stake or be underground guyed using Autoguy tree guying system (Green leaf Planting Products) or similar approved.
(single stake with single biodegradable tie - standard trees double with double biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections. Stakes to be removed at between 2-3 years, in accordance with management plan and when trees are established.)
 - 1.01.03 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with free fertilizer added, firmed in after planting All trees to have irrigation system units fitted to fully surround the root ball, at base of pit.
 - 1.01.04 All trees above half standard size within public open space, verges or hard landscaped areas to be underground guyed.
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 - 2.01.01 All trees to be adequately guyed 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).
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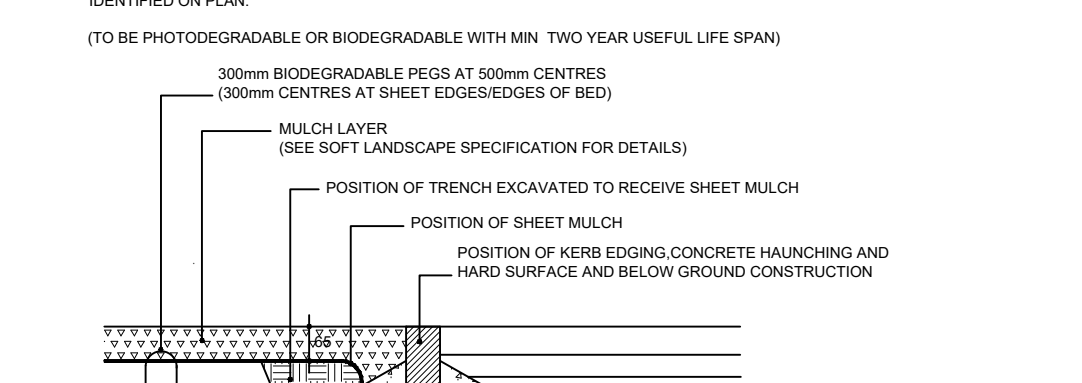
POST AND RAIL FENCE.



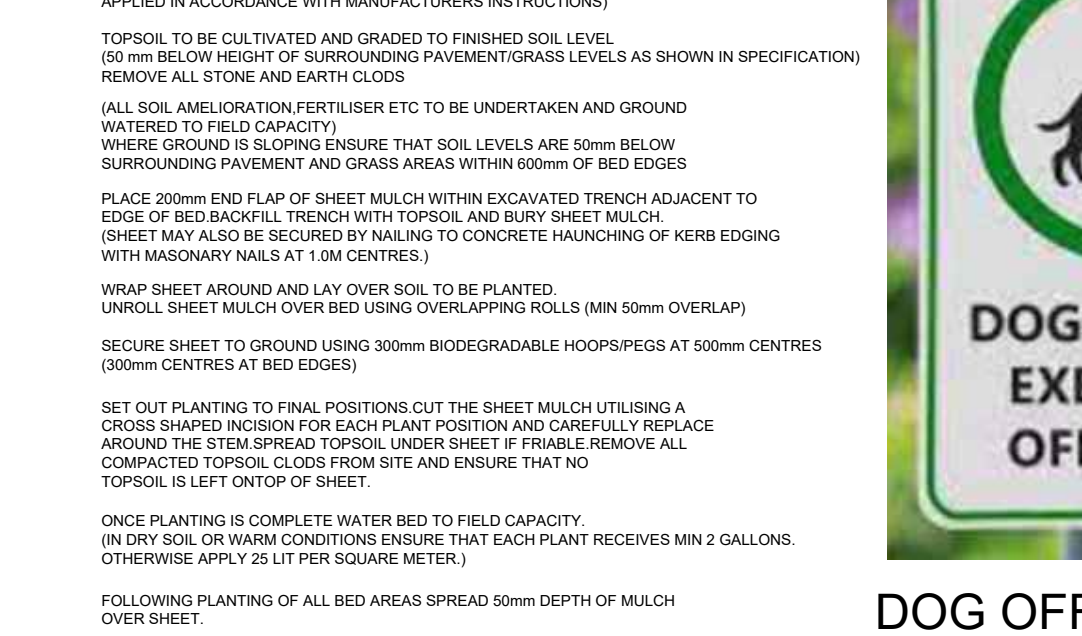
ELEVATION

1. CONCRETE FOUNDATION TO POST. (TO ENGINEERS DETAILS).
ALL TIMBER TO BE PRESSURE IMPREGNATED PRESERVATIVE TREATED.
ALL SAWN OR CUT ENDS TO BE ADEQUATELY TREATED WITH PRESERVATIVE.
ALL KNEE RAILS TO RECEIVE 2no. COATS DARK STAIN (SADOLIN WALNUT OR SIMILAR APPROVED)

SHEET MULCH DETAIL (N.T.S.)



PARKLAND TREE PROTECTION



BREEDON GRAVEL PATH DETAIL



PROPOSED GROUND LEVELS

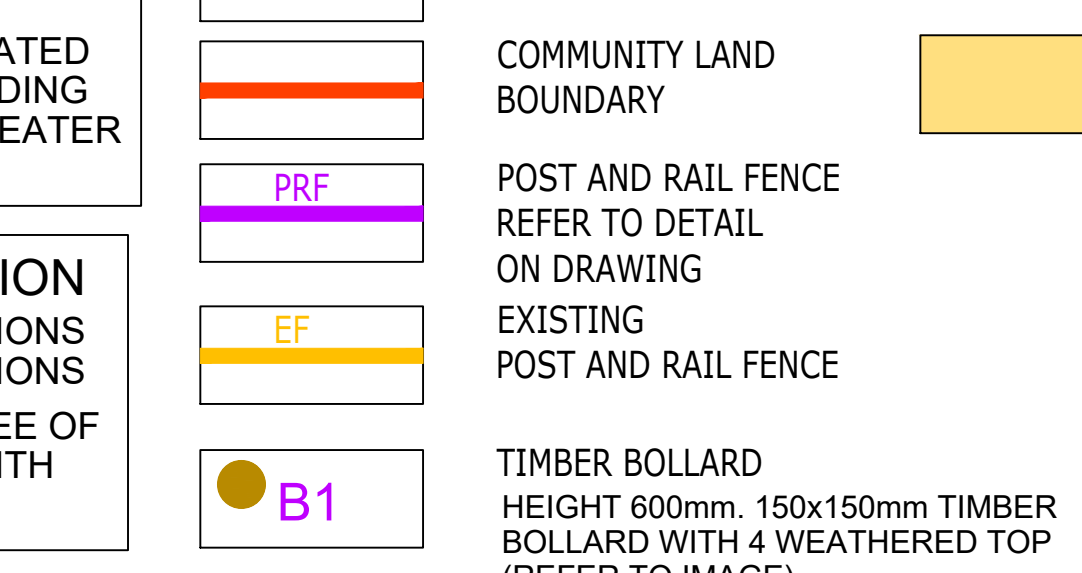
NO NOTABLE CHANGES IN THE SITE TOPOGRAPHY FROM THE EXISTING ARE PROPOSED (OTHER THAN THAT ILLUSTRATED FOR THE SWALES, SUDS FEATURES/BUNDING WITHIN THE POS). NO SLOPE WILL BE GREATER THAN 15 DEGREES.

COMMUNITY LAND SPECIFICATION

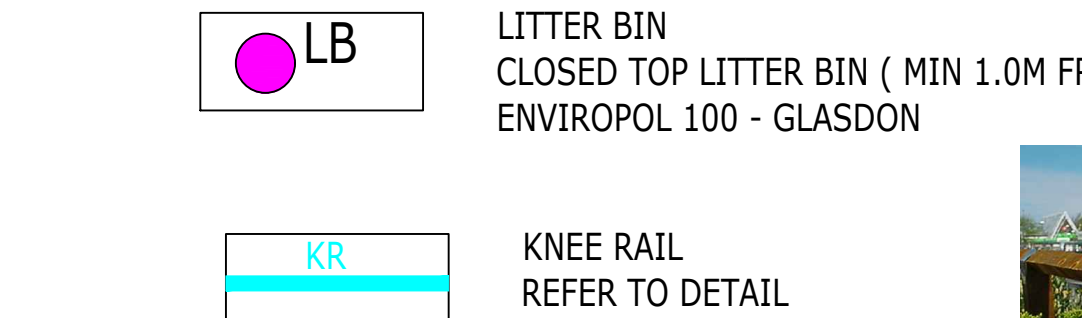
CL1 (0.3 ha) - HANDOVER AT 30 OCCUPATIONS
CL2 (0.4 ha) - HANDOVER AT 60 OCCUPATIONS
BOTH AREAS TO BE BROADLY LEVEL, FREE OF CONTAMINATION AND TO BE FINISHED WITH SITE WON TOPSOIL



STOCK PROOF FENCE NOTE: TIMBER FRAMED GATE WITH MESH INFILL TO MATCH HEIGHT, DESIGN AND ARRANGEMENT OF FENCE SHOWN



POST AND WIRE FENCE



TIMBER KNEE RAIL



LEGEND:

- FOR DETAILS OF RESIDENTIAL AREA, REFER TO DRAWINGS 22.5323.03-10
- SCALE 1:500 (Meters to cm)
- PROPOSED INDIVIDUAL TREE POSITIONS
- PROPOSED HEDGE PLANTING (POS AREAS)
- PROPOSED HEDGE PLANTING SHOWN ON RESIDENTIAL LAYOUT DRAWINGS
- PROPOSED WOODLAND EDGE PLANTING
NOTE: All woodland and woodland edge planting to have stock/deer proof galvanised fencing with matching maintenance gate to each area.
- PROPOSED WOODLAND PLANTING
- PROPOSED SURFACE TO OPEN SPACE.
General amenity grass mix A22 (Germinal)
Managed as short mown grass mown 12-18no cuts per year
- WETLAND WILDFLOWER AREAS.
To be: Seasonally wet seed mix
60% native grasses and 20% wildflowers. Rate: 5g per Sq M.
Mix to be: EGS Meadow mixture for wetlands - Emsgate Seeds or as confirmed/ agreed by Ecologist following soil testing. 1-2 cuts per year to match management regime for species rich grassland
- EXISTING VERGE AREA
Existing verge and ditch retained and managed in accordance with Consultant Ecologists guidance
- GRASSLAND AND WILDFLOWER AREAS.
To be: Neutral lowland grassland seed mix
80% native grasses and 20% wildflowers. Rate: 35-40kg per Ha.
Mix to be: EMS Lowland Meadow mixture (loam - neutral soils) - Emsgate Seeds or as confirmed/ agreed by Ecologist following soil testing. 1-2 cuts per year to match management regime for species rich grassland
- 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
- NOTE: Gapping up of any areas of hedgerow length greater than 1.0M to be infilled with 6no plants per M run in double staggered row (300mm between rows)
1no standard tree every 30M as shown on plan
- EXISTING VEGETATION (REMOVED)
To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.
- ROOT BARRIER.
REFER TO ITEM 2.01.01+3.01.01 WITHIN SPECIFICATION NOTES.
- REPTILE HIBERNACULA
CREATED FROM A MIXTURE OF NATIVE LOG WOOD FROM ECO PLANNING A.S.N.W. SITE IN ACCORDANCE WITH p16 200351 Planning Condition 10- Ecological Enhancement/Mitigation Plan (Eco Planning)
- DOG BIN
RETRIEVER 50 DOG WASTE BIN GLASDON
- CROSSING POINT OVER DITCH
3.0M WIDE PATH WITH CULVERT BENEATH
- BENCH
BROXPAX BX17 4010RT HARDWOOD
- GENERALLY SLOPING AREAS WITHIN ATTENUATION ZONES
- HARDSTANDING FOR FIBRE CABINET
IN ACCORDANCE WITH ENGINEERS DETAILS
- MAINTENANCE ACCESS
REINFORCED MESH SECURED INTO GROUND OR GRASSCRETE SYSTEM WITH AMENITY GRASS SEED MIX SURFACE.
DROP KERBS TO FRONT OF ACCESS WHERE IT ABUTS HARD SURFACE
- PARKLAND TREE GUARD
TIMBER FRAME WITH STOCK PROOF METAL MESH. ALL IN ACCORDANCE WITH IMAGE SHOWN ON DRAWING
- MACADAM SURFACE TO PATHS, DRIVES, ACCESS AND ADOPTED SURFACES
IN ACCORDANCE WITH ENGINEERS DETAILS
- Andrew Hastings. Landscape Consultants Ltd.
Chartered Landscape Architects.
- The Fairways, 9 Fairfield, Chase Road, Hare Green, Great Bromley, Essex, CO7 7UF
Tel: 01206 255233.
enquiries@andrewhastingslandscapeconsultants.co.uk
www.andrewhastingslandscapeconsultants.co.uk
- FOR APPROVAL
- MERSEA HOMES
- RESIDENTIAL DEVELOPMENT, DAWES LANE, WEST MERSEA, COLCHESTER, ESSEX.
- PUBLIC OPEN SPACE PROPOSALS SHEET 2 OF 2 - INCLUDING THE OPEN SPACE PLAN AND SPECIFICATION
- SCALE 1:500@A0. DATE 16.12.22. DRAWN 08. CHECKED AH. DRAWING NUMBER 22.5323.02