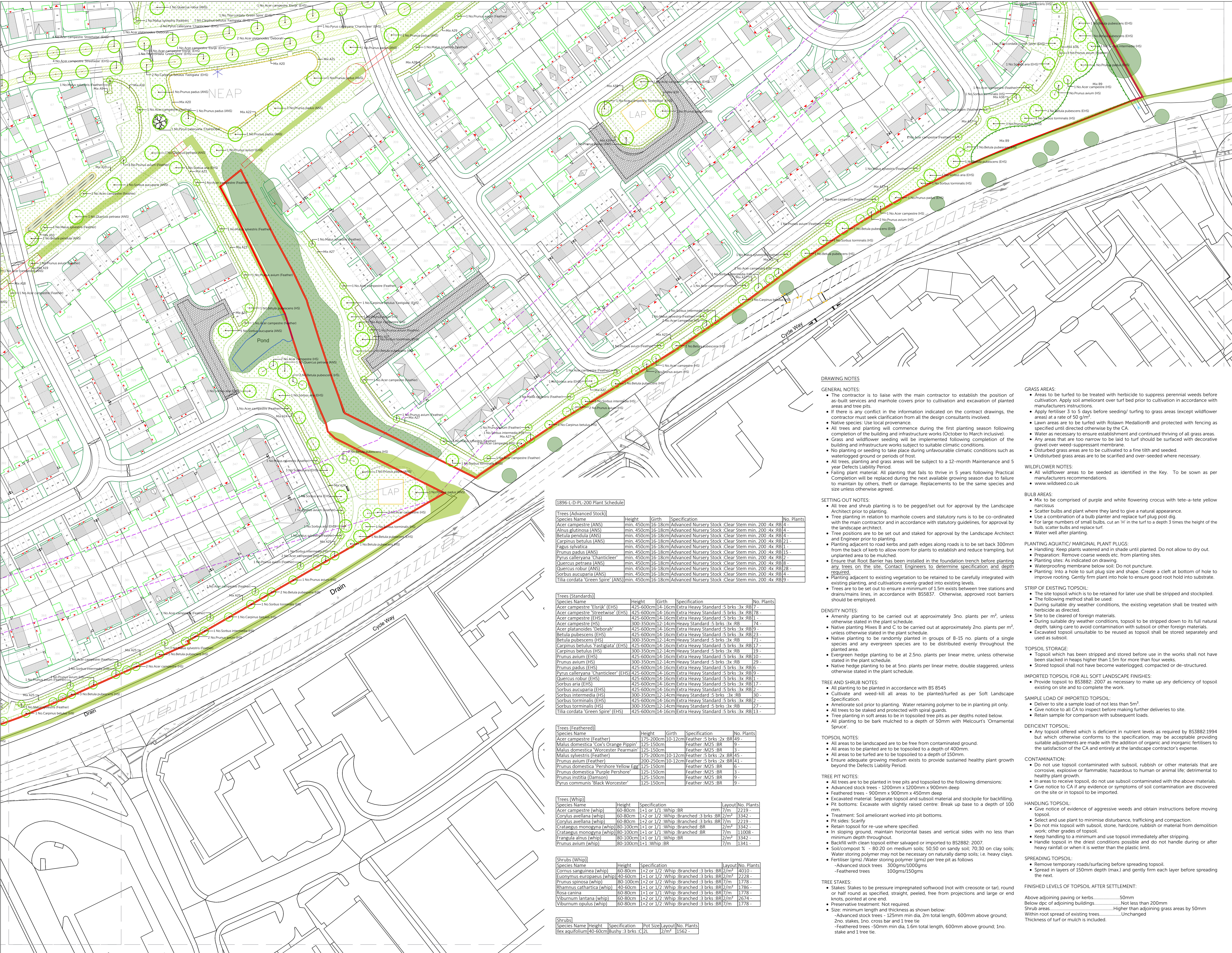




LEGEND

- Boundary
- Existing trees retained
- Existing trees removed
- Existing hedgerows to be retained (+ enhanced)
- Proposed species-rich native hedgerow
- Proposed native trees
- Proposed native mixed scrub
- Proposed vegetated garden (front)
- Proposed vegetated garden (rear)
- Proposed modified grassland
- Proposed other neutral grassland (Emergate EM3 species-rich grassland)
- Proposed other neutral grassland (Emergate EM8 wetland mix)

DRAWING NOTES

- GENERAL NOTES:**
- The contractor is to liaise with the main contractor to establish the position of as-built services and manhole covers prior to cultivation and excavation of planted areas and tree pits.
 - If there is any conflict in the information indicated on the contract drawings, the contractor must seek clarification from all the design consultants involved.
 - Native species: Use local provenance.
 - All trees and planting will commence during the first planting season following completion of the building and infrastructure works (October to March inclusive).
 - Grass and wildflower seeding will be implemented following completion of the building and infrastructure works subject to suitable climatic conditions.
 - No planting or seeding to take place during unfavourable climatic conditions such as waterlogged ground or periods of frost.
 - All trees, planting and grass areas will be subject to a 12-month Maintenance and 5 year Defects Liability Period.
 - Failing plant material: All planting that fails to thrive in 5 years following Practical Completion will be replaced during the next available growing season due to failure to maintain by others, theft or damage. Replacements to be the same species and size unless otherwise agreed.

SETTING OUT NOTES:

- All tree and shrub planting is to be pegged/set out for approval by the Landscape Architect prior to planting.
- Tree planting in relation to manhole covers and statutory runs is to be co-ordinated with the main contractor and in accordance with statutory guidelines, for approval by the landscape architect.
- Tree positions are to be set out and staked for approval by the Landscape Architect and Engineer prior to planting.
- Planting adjacent to road kerbs and path edges along roads is to be set back 300mm from the back of kerb to allow room for plants to establish and reduce tramping, but unplanted area to be mulched.
- Ensure that Root Barrier has been installed in the foundation trench before planting any trees on the site. Contact Engineers to determine specification and depth required.
- Planting adjacent to existing vegetation to be retained to be carefully integrated with existing planting, and cultivations evenly graded into existing levels.
- Trees are to be set out to ensure a minimum of 1.5m exists between tree stations and drains/main lines, in accordance with BS5837. Otherwise, approved root barriers should be employed.

DENSITY NOTES:

- Amenity planting to be carried out at approximately 3no. plants per m², unless otherwise stated in the plant schedule.
- Native planting Mixes B and C to be carried out at approximately 2no. plants per m², unless otherwise stated in the plant schedule.
- Native planting to be randomly planted in groups of 8-15 no. plants of a single species and any evergreen species are to be distributed evenly throughout the planted area.
- Evergreen hedge planting to be at 2.5no. plants per linear metre, unless otherwise stated in the plant schedule.
- Native hedge planting to be at 5no. plants per linear metre, double staggered, unless otherwise stated in the plant schedule.

TREE AND SHRUB NOTES:

- All planting to be planted in accordance with BS 8545
- Cultivate and weed-kill all areas to be planted/turfed as per Soft Landscape Specification.
- Ameliorate soil prior to planting. Water retaining polymer to be in planting pit only.
- All trees to be staked and protected with spiral guards.
- Tree planting in soft areas to be in topped tree pits as per depths noted below.
- All planting to be bark mulched to a depth of 50mm with Melcourt's Ornamental Spruce.

TOPSOIL NOTES:

- All areas to be landscaped are to be free from contaminated ground.
- All areas to be planted are to be topped to a depth of 400mm.
- All areas to be turfed are to be topped to a depth of 150mm.
- Ensure adequate growing medium exists to provide sustained healthy plant growth beyond the Defects Liability Period.

TREE PIT NOTES:

- All trees are to be planted in tree pits and topped to the following dimensions:
 - Advanced stock trees - 1200mm x 1200mm x 900mm deep
 - Feathered trees - 900mm x 900mm x 450mm deep
- Excavated material: Separate topsoil and subsoil material and stockpile for backfilling.
- Pit bottoms: Excavate with slightly raised centre: Break up base to a depth of 100 mm.
- Treatment: Soil ameliorant worked into pit bottoms.
- Pit sides: Scarify.
- Retain topsoil for re-use where specified.
- In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Backfill with clean topsoil either salvaged or imported to BS2682: 2007.
- Soil/compost % - 80:20 on medium soils; 50:50 on sandy soils; 70:30 on clay soils; Water storing polymer may not be necessary on naturally damp soils; i.e. heavy clays.
- Fertiliser (gms) / Water storing polymer (gms) per tree pit as follows:
 - Advanced stock trees 500gms/1000gms
 - Feathered trees 1000gms/1500gms

TREE STAKES:

- Stakes: Stakes to be pressure impregnated softwood (not with creosote or tar), round or half round as specified, straight, peeled, free from projections and large or irregular knots, pointed at one end.
- Preservative treatment: Not required.
- Size: minimum length and thickness as shown below:
 - Advanced stock trees - 125mm min dia, 2m total length, 600mm above ground; 2no. stakes; 1no. cross bar and 1 tree tie.
 - Feathered trees - 50mm min dia, 1.6m total length, 600mm above ground; 1no. stake and 1 tree tie.

GRASS AREAS:

- Areas to be turfed to be treated with herbicide to suppress perennial weeds before cultivation. Apply soil ameliorant over turf bed prior to cultivation in accordance with manufacturers instructions.
- Apply fertiliser 3 to 5 days before seeding/ turfing to grass areas (except wildflower areas) at a rate of 50 g/m².
- Lawn areas are to be turfed with Rolawn Medallion® and protected with fencing as specified until directed otherwise by the CA.
- Water as necessary to ensure establishment and continued thriving of all grass areas.
- Any areas that are too narrow to be laid to turf should be surfaced with decorative gravel over weed-suppressant membrane.
- Disturbed grass areas are to be cultivated to a fine tilth and seeded.
- Undisturbed grass areas are to be scarified and over-seeded where necessary.

WILDFLOWER NOTES:

- All wildflower areas to be seeded as identified in the Key. To be sown as per manufacturers recommendations.
- www.wildseed.co.uk

BULB AREAS:

- Mix to be comprised of purple and white flowering crocus with tete-a-tete yellow narcissus
- Scatter bulbs and plant where they land to give a natural appearance.
- Use a combination of a bulb planter and replace turf plug post dig.
- For large numbers of small bulbs, cut an 'H' in the turf to a depth 3 times the height of the bulb, scatter bulbs and replace turf.
- Water well after planting.

PLANTING AQUATIC/ MARGINAL PLANT PLUGS:

- Handling: Keep plants watered and in shade until planted. Do not allow to dry out.
- Preparation: Remove coarse weeds etc. from planting sites.
- Planting sites: As indicated on drawing.
- Waterproofing membrane below soil. Do not puncture.
- Planting: Into a hole to suit plug size and shape. Create a cleft at bottom of hole to improve rooting. Gently firm plant into hole to ensure good root hold into substrate.

STRIP OF EXISTING TOPSOIL:

- The site topsoil which is to be retained for later use shall be stripped and stockpiled.
- The following method shall be used:
 - During suitable dry weather conditions, the existing vegetation shall be treated with herbicide as directed.
 - Site to be cleared of foreign materials.
 - During suitable dry weather conditions, topsoil to be stripped down to its full natural depth, taking care to avoid contamination with subsoil or other foreign materials.
 - Excavated topsoil unsuitable to be reused as topsoil shall be stored separately and used as subsoil.

TOPSOIL STORAGE:

- Topsoil which has been stripped and stored before use in the works shall not have been stacked in heaps higher than 1.5m for more than four weeks.
- Stored topsoil shall not have become waterlogged, compacted or de-structured.

IMPORTED TOPSOIL FOR ALL SOFT LANDSCAPE FINISHES:

- Provide topsoil to BS5882: 2007 as necessary to make up any deficiency of topsoil existing on site and to complete the work.

SAMPLE LOAD OF IMPORTED TOPSOIL:

- Deliver to site a sample load of not less than 5m³
- Give notice to all CA to inspect before making further deliveries to site.
- Retain sample for comparison with subsequent loads.

DEFICIENT TOPSOIL:

- Any topsoil offered which is deficient in nutrient levels as required by BS5882:1994 but which otherwise conforms to the specification, may be acceptable providing suitable adjustments are made with the addition of organic and inorganic fertilisers to the satisfaction of the CA and entirely at the landscape contractor's expense.

CONTAMINATION:

- Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive or flammable; hazardous to human or animal life; detrimental to healthy plant growth.
- In areas to receive topsoil, do not use subsoil contaminated with the above materials.
- Give notice to CA if any evidence or symptoms of soil contamination are discovered on the site or in topsoil to be imported.

HANDLING TOPSOIL:

- Give notice of evidence of aggressive weeds and obtain instructions before moving topsoil.
- Select and use plant to minimise disturbance, trafficking and compaction.
- Do not mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work, other grades of topsoil.
- Keep handling to a minimum and use topsoil immediately after stripping.
- Handle topsoil in the driest conditions possible and do not handle during or after heavy rainfall or when it is wetter than the plastic limit.

SPREADING TOPSOIL:

- Remove temporary roads/surfacing before spreading topsoil.
- Spread in layers of 150mm depth (max.) and gently firm each layer before spreading the next.

FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT:

- Above adjoining paving or kerbs.....50mm
- Below dpc of adjoining buildings.....Not less than 200mm
- Shrub areas.....Higher than adjoining grass areas by 50mm
- Within root spread of existing trees.....Unchanged
- Thickness of turf or mulch is included.

1896-LD-PL-200 Plant Schedule

Trees (Advanced Stock)				
Species Name	Height	Girth	Specification	No. Plants
Acer campestre (ANS)	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB14	-
Acer glaberrima (ANS)	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB14	-
Betula pendula (ANS)	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB14	-
Carpinus betulus (ANS)	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB14	-
Fagus sylvatica	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB11	-
Pinus padus (ANS)	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB15	-
Pyrus calleryana 'Chanticleer'	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB12	-
Quercus robur (ANS)	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB12	-
Sorbus aucuparia (ANS)	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB14	-
Tilia cordata 'Green Spire' (ANS)	min. 450cm	16-18cm	Advanced Nursery Stock: Clear Stem min. 200 -4x RB14	-

Trees (Standards)				
Species Name	Height	Girth	Specification	No. Plants
Acer campestre 'Elsrijk' (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB7	7
Acer campestre 'Streetwise' (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB7	7
Acer campestre (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB1	1
Acer platanoides 'Deborah'	300-350cm	12-14cm	Heavy Standard: 5 brks: 3x RB	74
Betula pubescens (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB23	23
Betula pubescens (HS)	300-350cm	12-14cm	Heavy Standard: 5 brks: 3x RB	71
Carpinus betulus 'Fastigata' (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB17	17
Carpinus betulus (HS)	300-350cm	12-14cm	Heavy Standard: 5 brks: 3x RB	19
Pinus avium (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB10	10
Pinus avium (HS)	300-350cm	12-14cm	Heavy Standard: 5 brks: 3x RB	29
Pinus padus (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB6	6
Pyrus calleryana 'Chanticleer' (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB9	9
Quercus robur (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB1	1
Sorbus aucuparia (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB2	2
Sorbus aucuparia (HS)	300-350cm	12-14cm	Heavy Standard: 5 brks: 3x RB	30
Sorbus intermedia (HS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB2	2
Sorbus terminalis (HS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB2	2
Tilia cordata 'Green Spire' (EHS)	425-600cm	14-16cm	Extra Heavy Standard: 5 brks: 3x RB13	13

Trees (Feathered)				
Species Name	Height	Girth	Specification	No. Plants
Acer campestre (Feather)	175-200cm	10-12cm	Feather: 5 brks: 2x BR	99
Malus domestica 'Cox's Orange Pippin'	125-150cm	Feather: M25: BR	9	-
Malus domestica 'Worcester Pearmain'	125-150cm	Feather: M25: BR	3	-
Malus sylvestris (Feather)	175-200cm	10-12cm	Feather: 5 brks: 2x BR	45
Pinus avium (Feather)	200-250cm	10-12cm	Feather: 5 brks: 2x BR	41
Pinus domestica 'Pershore Yellow Egg'	125-150cm	Feather: M25: BR	6	-
Pinus domestica 'Purple Pershore'	125-150cm	Feather: M25: BR	3	-
Pinus mitis (Damson)	125-150cm	Feather: M25: BR	9	-
Pyrus communis 'Black Worcester'	125-150cm	Feather: M25: BR	9	-

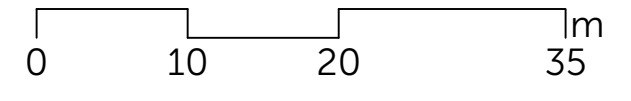
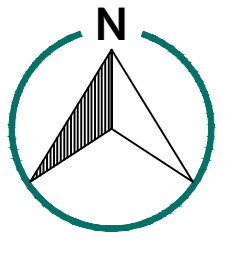
Trees (Whip)				
Species Name	Height	Specification	Layout	No. Plants
Acer campestre (whip)	60-80cm	1+1 or 1/2 Whip: BR	7/m	1219
Corylus avellana (whip)	60-80cm	1+2 or 1/2 Whip: Branched: 3 brks: BR	2/m ²	3342
Corylus avellana (whip)	60-80cm	1+2 or 1/2 Whip: Branched: 3 brks: BR	7/m	2219
Crataegus monogyna (whip)	80-100cm	1+1 or 1/2 Whip: Branched: BR	2/m ²	3342
Crataegus monogyna (whip)	80-100cm	1+1 or 1/2 Whip: Branched: BR	7/m	11008
Frangula alnus (whip)	80-100cm	1+1 or 1/2 Whip: BR	2/m ²	3342
Pinus avium (whip)	80-100cm	1+1 Whip: BR	7/m	1341

Shrubs (Whip)				
Species Name	Height	Specification	Layout	No. Plants
Cornus sanguinea (whip)	60-80cm	1+2 or 1/2 Whip: Branched: 3 brks: BR	2/m ²	4010
Eunymia europaeus (whip)	40-60cm	1+1 or 1/2 Whip: Branched: 3 brks: BR	2/m ²	2228
Prunus spinosa (whip)	80-100cm	1+2 or 1/2 Whip: Branched: 3 brks: BR	7/m	1778
Rhamnus cathartica (whip)	40-60cm	1+1 or 1/2 Whip: Branched: 3 brks: BR	2/m ²	1786
Rosa canina	60-80cm	1+1 or 1/1 Whip: Branched: 3 brks: BR	7/m	1778
Viburnum lantana (whip)	60-80cm	1+2 or 1/2 Whip: Branched: 3 brks: BR	2/m ²	2674
Viburnum opulus (whip)	60-80cm	1+2 or 1/2 Whip: Branched: 3 brks: BR	7/m	1778

Shrubs				
Species Name	Height	Specification	Pot Size	Layout
Ilex aquifolium	40-60cm	Bushy: 3 brks: C	2L	2/m ²

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Registered address 30 St Georges Square, Worcester WR1 1HX.
Registered number 11068394.



V1	First Issue	29/10/25
REV	Description	Date

30 St Georges Square, Worcester, WR1 1HX
01905 947558
www.weareblade.co.uk

CLIENT
Vistry Group

PROJECT
Stoke Road/Normandy Way, Hinckley

DRAWING TITLE
Detailed Landscape Proposals - POS - Sheet 4 of 4

DRAWING STATUS
Planning

DRAWING NO. 1896-LD-PL-204	REVISION V1
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DRAWN ST	CHECKED --	SCALE 1:500	PAPER SIZE A0	DATE OCT-2025
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