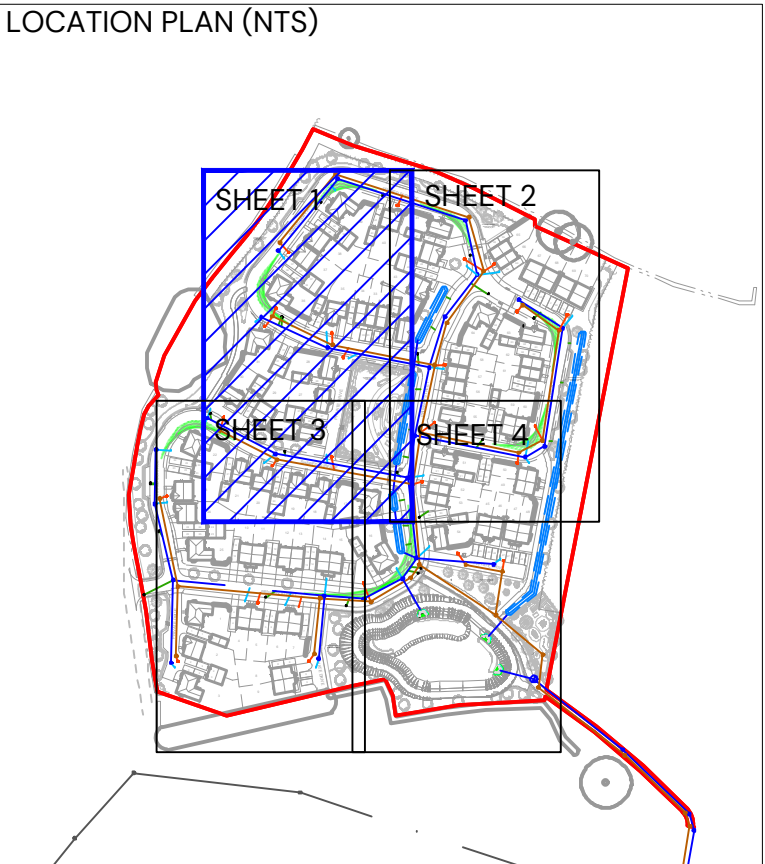
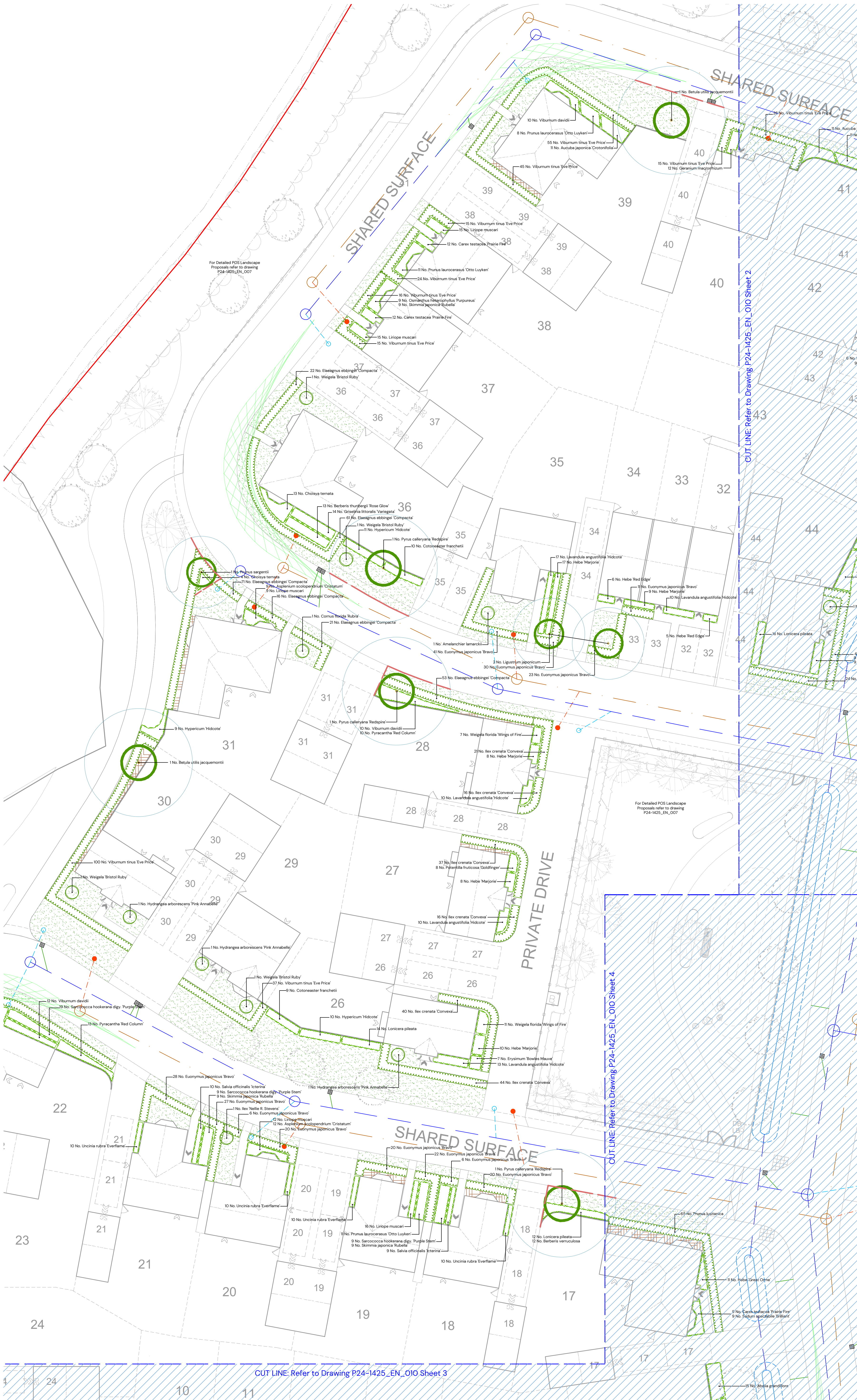




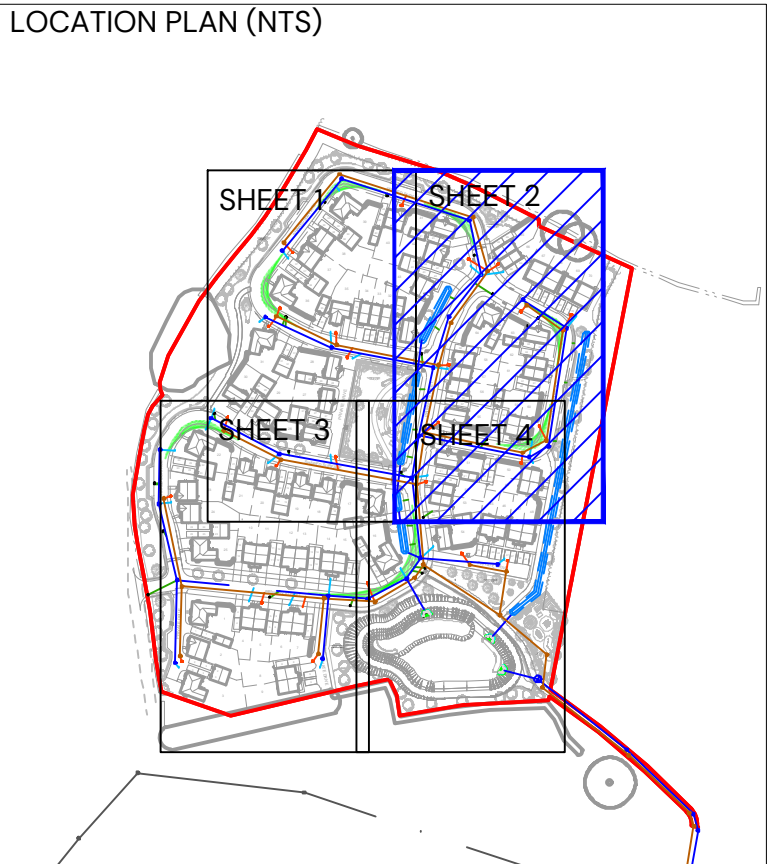
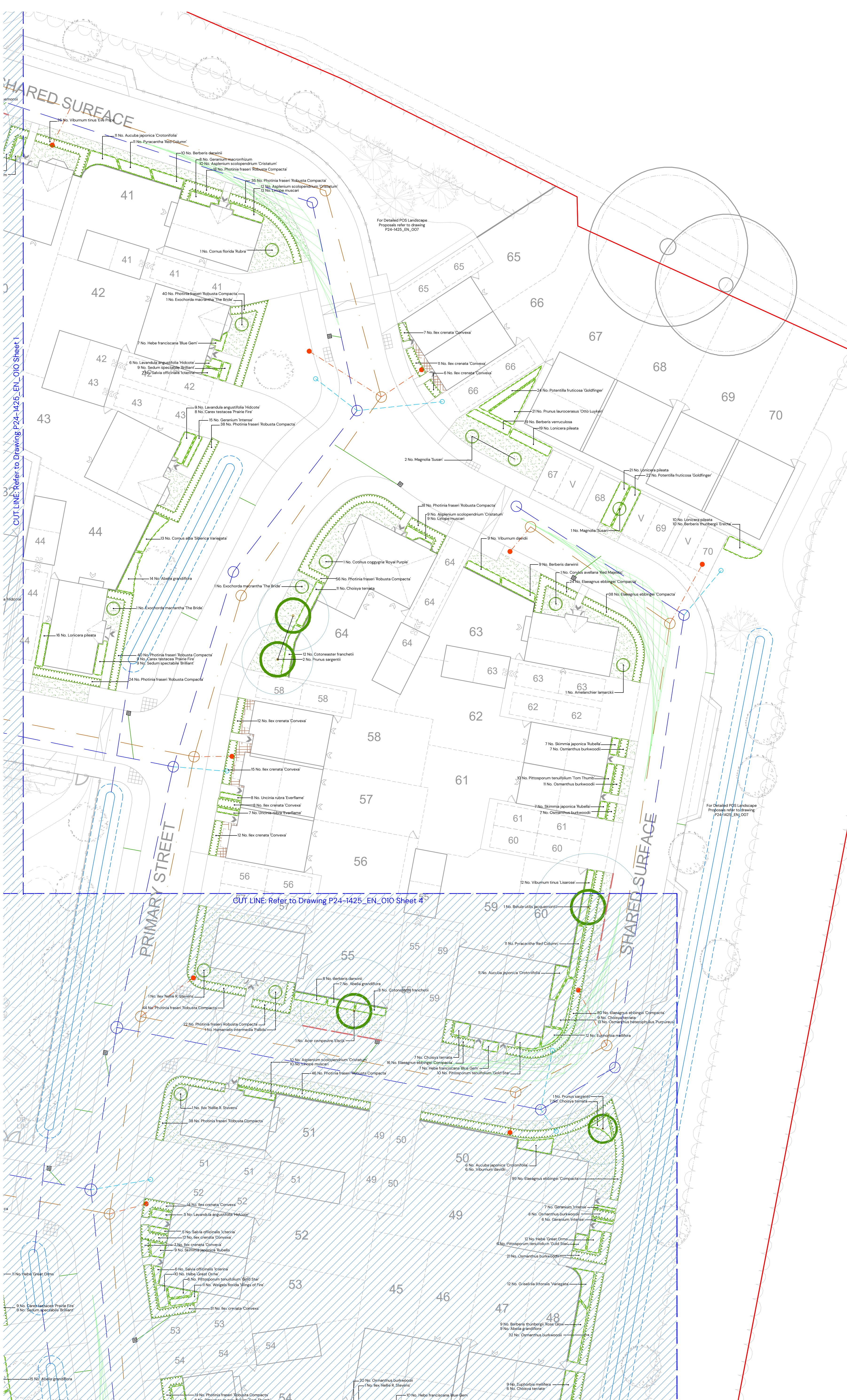
KEY

- Tree Planting
- Specimen shrubs
- Hedgerow planting
- Shrub / herbaceous planting
- Areas of amenity grass
- Ornamental bark mulch
- NHBC offsets
- Indicative locations for root barriers (Green Blue Urban ReRoot 600 or similar) – location and specification subject to project engineers final design

For Planting Schedule and Specification refer to drawing P24-1425_EN_OIO Sheet 4

For Indicative Tree Pit Details refer to drawing P24-1425_EN_OII

A	18/02/2025	Minor update to suit revised layout; Indicative root barrier added	VK
-	03/01/2024	First issue	ARW
REV:	DATE:	DETAILS	DRAWN BY
TITLE: Detailed Soft On-Plot Landscape Proposals			
PROJECT NAME: Land North of Tilstock			
CLIENT: Boningale Homes			
DATE:	SCALE:	TEAM:	APPROVED:
18/02/2025	1:200 @A1	VK	IBD
DRAWING NO: P24-1458_EN_OIO	SHEET NO: 1 of 4	REVISION: A	
STATUS: PLANNING			



KEY	
	Tree Planting
	Specimen shrubs
	Hedgerow planting
	Shrub / herbaceous planting
	Areas of amenity grass
	Ornamental bark mulch
	NHBC offsets
	Indicative locations for root barriers (Green Blue Urban ReRoot 600 or similar) – location and specification subject to project engineers final design

For Planting Schedule and Specification refer to drawing P24-1425_EN_O10 Sheet 4
For Indicative Tree Pit Details refer to drawing P24-1425_EN_O11

A	18/02/2025	Minor update to suit revised layout; Indicative root barrier added	VK
REV:	03/01/2024	First issue	ARW
DATE:		DETAILS	DRAWN BY

TITLE:
Detailed Soft On-Plot Landscape Proposals

PROJECT NAME:
Land North of Tilstock

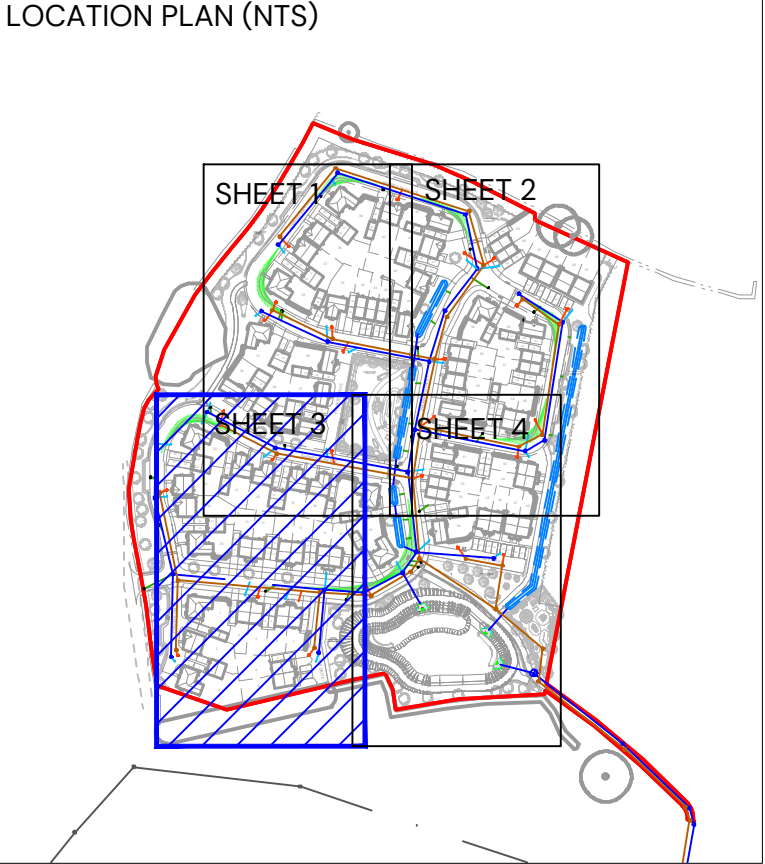
CLIENT:
Boningale Homes

DATE:	SCALE:	TEAM:	APPROVED:
04/02/2025	1:200 @A1	VK	IBD

DRAWING NO:	SHEET NO:	REVISION:
P24-1458_EN_O10	2 of 4	A

STATUS:
PLANNING

PEGASUS GROUP



KEY	
	Tree Planting
	Specimen shrubs
	Hedgerow planting
	Shrub / herbaceous planting
	Areas of amenity grass
	Ornamental bark mulch
	NHBC offsets
	Indicative locations for root barriers (Green Blue Urban ReRoot 600 or similar) – location and specification subject to project engineers final design

For Planting Schedule and Specification refer to drawing P24-1425_EN_O10 Sheet 4

For Indicative Tree Pit Details refer to drawing P24-1425_EN_O11

A	18/02/2025	Minor update to suit revised layout; Indicative root barrier added	VK
-	03/01/2024	First issue	ARW
REV:	DATE:	DETAILS	DRAWN BY

TITLE:
Detailed Soft On-Plot Landscape Proposals

PROJECT NAME:
Land North of Tilstock

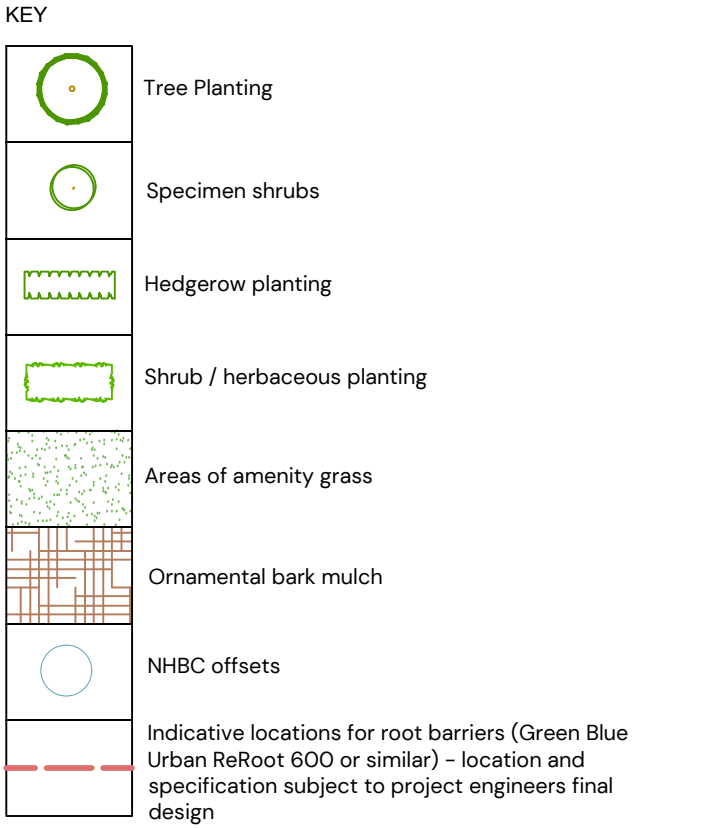
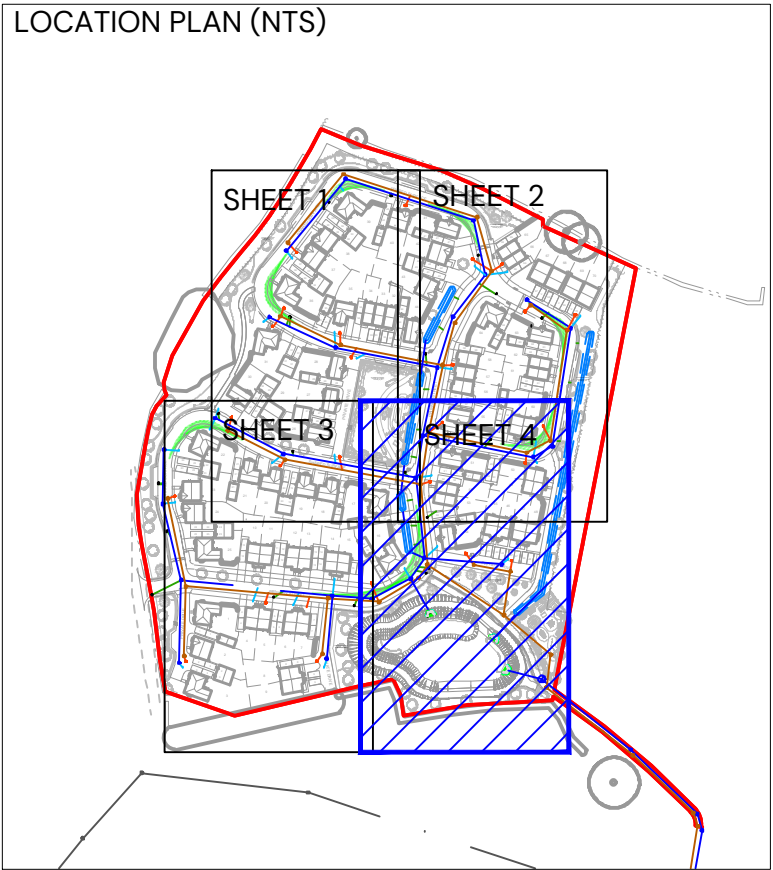
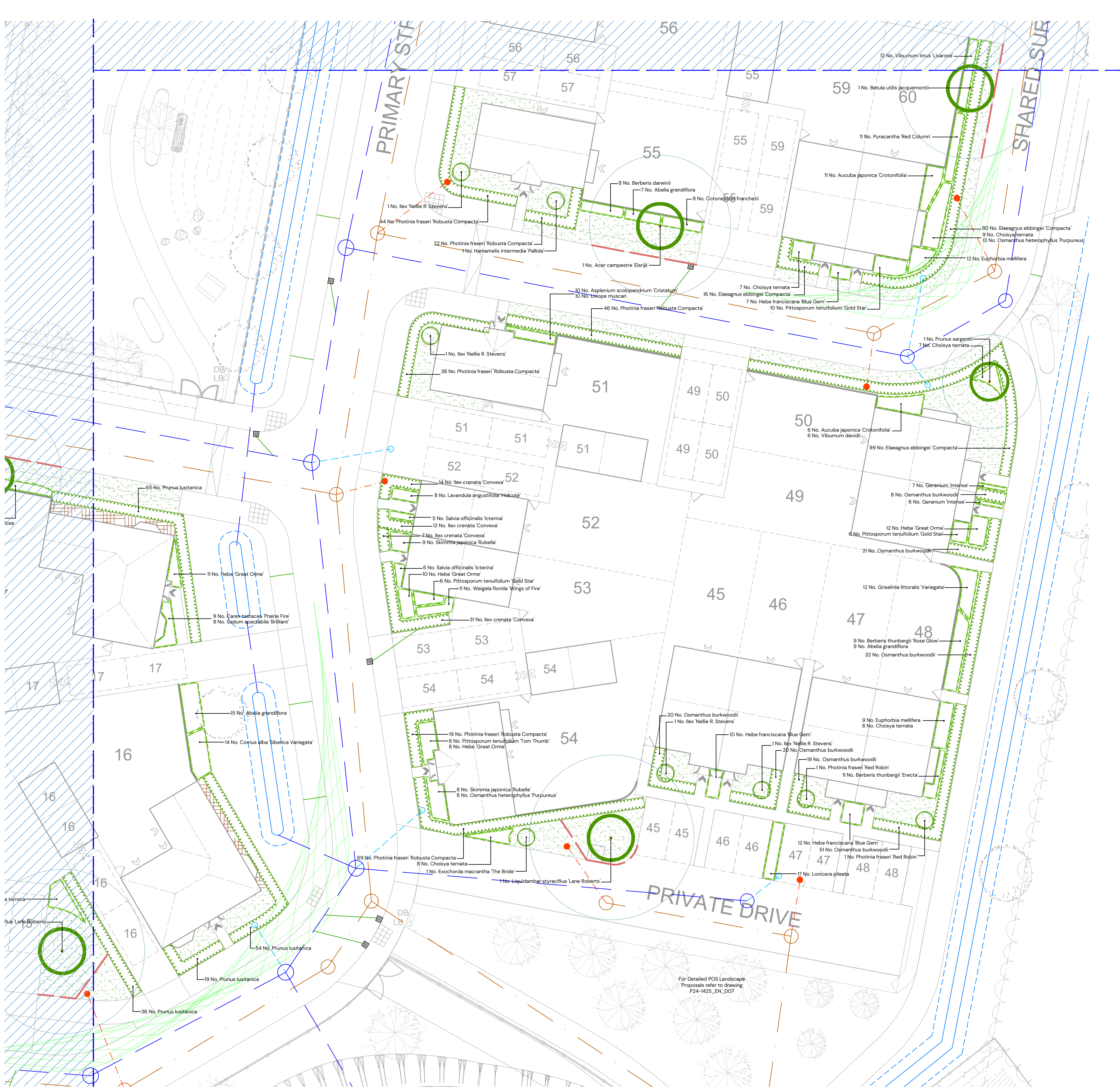
CLIENT:
Boningale Homes

DATE:	SCALE:	TEAM:	APPROVED:
04/02/2025	1:200 @A1	VK	IBD

DRAWING NO:	SHEET NO:	REVISION:
P24-1458_EN_O10	3 of 4	A

STATUS:
PLANNING

PEGASUS
GROUP



For Indicative Tree Pit Details refer to drawing P24-1425_EN_011

PLANTING SPECIFICATION

These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

1. GENERAL

11. All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.

12. All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

13. Prior to planting soil percolation tests will be undertaken to ensure the soil is free draining and that planting will not become waterlogged. If soil is not free-draining the landscape architect should be informed and advice should be sought from a soil scientist, following which remediation/drainage solutions undertaken to ensure planting will thrive.

14. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare-root planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to 10 and Annexes E to F.

15. The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

16. A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

2. TREE PLANTING

Ground Preparation and Tree Pit Excavation

21. Where necessary remove existing weeds by hand. Chemical removal using a glyphosate based herbicide will be avoided unless large areas need clearing - following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.

22. Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

23. During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

24. Drainage: prior to tree planting a review of the soil type should be undertaken to ensure that the tree pit base will allow water to percolate, and the pit will not become waterlogged. If free vertical drainage will not occur through the base of the tree pit, then a drainage system must be put in place, such as connection to a land drain or additional excavation to reach the gravel seam. Professional advice should be sought from a soil scientist and, if required, a drainage engineer.

Tree Planting

25. Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.

26. The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.

27. The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.

28. Tree pits should be backfilled with the excavated topsoil, if the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.

29. General-purpose slow release fertiliser (at the rate of 75g/m²) and Tree Planting and Mulching Compost at the rate of 20ltres/m²) are to be incorporated into the top 150mm of topsoil during final cultivations.

210. All extra heavy and heavy standard size trees are to be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.

211. Staked trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers.

212. Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.

213. Ornamental composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

3. SHRUB / HERBACEOUS PLANTING

31. Shrubs/herbaceous plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.

32. Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrubs/herbaceous, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.

33. Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.

34. Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas, taking care not to bury groundcover plants.

35. Shrubs to be planted as ornamental hedges, to be planted in trenches 150 mm wider than roots when fully spread and 300 mm deep. Set out plants evenly in a single row at the density indicated on the associated planting schedule. Upon completion hedge trenches are to be mulched with 75mm depth bark mulch or similar.

4. AMENITY GRASS

Preparation

41. Areas to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm, removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilt. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m². Meadow grass areas will not be fertilised.

42. The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.

43. Grass/turf finish levels will be 25mm above surrounding kerbs, paving and plant bed edges.

Turf

44. Turf shall be supplied in accordance with BS3969. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Turfing operations shall be in accordance with BS 4428. Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

Seeding

45. Grass seed shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m² for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

Initial Cut

46. When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All arising shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing.

5. GENERAL MAINTENANCE

51. The Landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost. The site is to be visited monthly throughout the year to undertake the following operations:

- Weed clearance: All planting areas to be kept weed free by hand weeding or herbicide treatment.
- Litter clearance: All litter is to be removed from planting beds.
- Watering: All planted areas are to be watered for the first two years from May to September following any dry periods of 7 days.

Trees and Shrubs

51. All trees are to be watered weekly from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All shrubs are to be watered for the first two years from May to September following any dry periods of 7 days. All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens. Native shrubs - Using approved herbicides a 1m diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Stakes may be removed from Year 2 if plant is fully established and if shelter is suppressing further growth.

Hedges

52. Hedge lines shall be kept mulched until established. At the end of the Defects Liability Period / First Year's Maintenance the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season at the contractor's expense.

Plant Schedule

Number	Species	Girth	Height	Specification	Pot Size
1.	Acer campestre 'Elsrijk'	12-14cm	400-450cm	Heavy Standard / Clear Stem 175-200 / RB	n/a
3.	Betula utilis jacquemontii	12-14cm	400-450cm	Heavy Standard / Clear Stem 175-200 / RB	n/a
2.	Liquidambar styraciflua 'The Bride'	14-16cm	250-300cm	Extra Heavy Standard / Clear Stem 175-200 / C	72L
21.	Liquidambar styraciflua 'Lane Roberts'	12-14cm	400-450cm	Heavy Standard / Clear Stem 175-200 / RB	n/a
4.	Magnolia kobus	14-16cm	350-425cm	Extra Heavy Standard / Clear Stem 175-200 / RB	n/a
2.	Prunus sargentii	12-14cm	350-425cm	Heavy Standard / Clear Stem 175-200 / RB	n/a
3.	Pyrus calleryana 'Red Robin'	12-14cm	400-450cm	Heavy Standard / Clear Stem 175-200 / RB	n/a
2.	Sorbus aucuparia 'Streetwise'	12-14cm	350-425cm	Heavy Standard / Clear Stem 175-200 / RB	n/a

Number	Species	Height	Specification	Pot Size	Density
45	Abelia grandiflora	40-60cm	Bushy / C	5L	2/m ²
5.	Amelanchier lamarckii	150-175cm	Multi-stem / C: Specimen Shrub	20L	Counted
62	Aucuba japonica 'Crotonifolia'	40-60cm	Bushy / C	5L	2/m ²
27	Berberis darwinii	40-60cm	Bushy / C	5L	2/m ²
21	Berberis thunbergii 'Erecta'	40-60cm	Bushy / C	5L	3/m ²
22	Berberis thunbergii 'Rose Glow'	40-60cm	Bushy / C	5L	2/m ²
31	Berberis verticillata	30-40cm	Bushy / C	3L	3/m ²
76	Choisya ternata	40-60cm	Bushy / C	5L	2/m ²
27	Cornus alba 'Silveria Variegata'	60-80cm	Bushy / C	5L	2/m ²
2.	Cornus florida 'Rubra'	125-150cm	Branched / C: Specimen Shrub	20L	Counted
2.	Corylus avellana 'Red Majestic'	80-100cm	Branched / C: Specimen Shrub	10L	Counted
3.	Cotinus coccinea 'Royal Purple'	100-125cm	Bushy / C: Specimen Shrub	15L	Counted
39	Cotoneaster franchetii	40-60cm	Bushy / C	5L	2/m ²
101	Elaeagnus ebbingei 'Compacta'	60-80cm	Bushy / C: Hedge	10L	3/m
254	Euconymus japonicus 'Bravo'	60-80cm	Bushy / C: Hedge	10L	3/m
41	Euphorbia mellifera	40-60cm	Bushy / C	5L	3/m ²
21	Exochorda macrantha 'The Bride'	60-80cm	Bushy / C: Specimen Shrub	10L	Counted
35	Griselinia littoralis 'Variegata'	40-60cm	Bushy / C	5L	2/m ²
3.	Hamelis intermedia 'Palida'	100-125cm	Branched / C: Specimen Shrub	15L	Counted
41	Hebe 'Great Orme'	40-60cm	Bushy / C	5L	3/m ²
52	Hebe 'Marjorie'	30-40cm	Bushy / C	5L	3/m ²
11	Hebe 'Red Edge'	30-40cm	Bushy / C	5L	3/m ²
54	Hebe franciscana 'Blue Gem'	30-40cm	Bushy / C	5L	3/m ²
41	Hydrangea arborescens 'Pink Annabelle'	60-80cm	Bushy / C: Specimen Shrub	10L	Counted
30	Hypocoon 'Hidotea'	40-60cm	Bushy / C	5L	2/m ²
9.	Exochorda macrantha 'The Bride'	150-175cm	Ball on stem / Topiary / Half standard / Clear stem 100cm / Neatly clipped	20L	Counted
306	Ilex crenata 'Convexa'	40-60cm	Branched / C: Hedge	10L	3/m
113	Lavandula angustifolia 'Hidotea'	30-40cm	Bushy / C	5L	3/m ²
109	Lonicera pileata	40-60cm	Bushy / C	5L	3/m ²
31	Magnolia 'Susan'	125-150cm	Branched / C: Specimen Shrub	25-30L	Counted
166	Osmanthus burkwoodii	60-80cm	Branched / C: Hedge	10L	3/m
30	Osmanthus heterophyllus 'Purpureus'	40-60cm	Bushy / C	5L	3/m ²
27	Photinia fraseri 'Little Red Robin'	40-60cm	Bushy / C	5-7.5L	3/m ²
8.	Photinia fraseri 'Red Robin'	150-175cm	Ball on stem / Topiary / Half standard / Clear stem 100cm / Neatly clipped	18L	Counted
507	Photinia fraseri 'Robusta Compacta'	60-80cm	Branched / C: Hedge	10L	3/m
22	Pittosporum tenuifolium 'Gold Star'	30-40cm	Bushy / C	5L	3/m ²
30	Pittosporum tenuifolium 'Tom Thumb'	40-60cm	Bushy / C	5L	3/m ²
54	Potentilla fruticosa 'Goldfinger'	40-60cm	Bushy / C	5L	3/m ²
51	Prunus laurocerasus 'Otto Luyken'	40-60cm	Bushy / C	5L	2/m ²
162	Prunus laurocerasus	60-80cm	Branched / C: Hedge	10L	3/m
5.	Pyracantha 'Red Column'	40-60cm	Leader With Lateralis / C	3L	2/m ²
35	Santolina chamaecyparissus	30-40cm	Bushy / C	5L	3/m ²
37	Sarcococca hookeriana 'dgy. Purple Stem'	30-40cm	Bushy / C	5L	3/m ²
78	Skimmia japonica 'Rubella'	40-60cm	Bushy / C	5L	3/m ²
47	Viburnum davidii	40-60cm	Bushy / C	5L	2/m ²
628	Viburnum tinus 'Eve Price'	40-60cm	Bushy / C: Hedge	10L	3/m
34	Viburnum tinus 'Lisarcose'	40-60cm	Bushy / C	5L	2/m ²
41	Weigela 'Frisch Ruby'	60-80cm	Bushy / C: Specimen Shrub	10L	Counted
28	Weigela florida 'Wings of Fire'	40-60cm	Bushy / C	5L	3/m ²

Number	Species	Specification	Pot Size	Density
7.	Erythronium 'Boxley Mauve'	C	3L	3/m ²
28	Geranium 'Intense'	C	3L	5/m ²
33	Geranium macrorrhizum	C	3L	4/m ²
46	Lupinus micranthus	C	3L	5/m ²
37	Salvia officinalis 'Tidwell'	C	3L	3/m ²
55	Sedum spectabile 'Brilliant'	C	3L	4/m ²

Number	Species	Specification	Pot Size	Density
62	Asplenium scolopendrium 'Cristatum'	Full Pot	5m ²	

Number	Species	Specification	Pot Size	Density
50	Carex testacea 'Prairie Fire'	Full Pot	3L	4/m ²
91	Ulmus rubra 'Eve Flame'	Full Pot	3L	4/m ²

A	18/02/2025	Minor update to suit revised layout; Indicative root barrier added;	VK
-	03/01/2024	First issue	ARW
REV	DATE	DETAILS	DRAWN BY

TITLE:
Detailed Soft On-Plot Landscape Proposals

PROJECT NAME:
Land North of Tilstock

CLIENT:
Boningale Homes

DATE:	SCALE:	TEAM:	APPROVED:
04/02/2025	1:200 @A1	VK	IBD

DRAWING NO:	SHEET NO:	REVISION:
P24-1458_EN_OIO	4 of 4	A

STATUS:
PLANNING

PEGASUS GROUP