

- APPLICATION BOUNDARY**
- BROADER OWNERSHIP BOUNDARY**
(The Approved Phase 1 Scheme)
- Structural Planting**
- TREE PLANTING**
Standard, clear stem trees. With watering tube, double timber stake and horticultural bark mulch.
- MULTI-STEM TREE / SHRUB PLANTING**
Small species trees / large shrubs. With watering tube and horticultural bark mulch.
- MIXED NATIVE HEDGE PLANTING (Transplants) to be managed to 1m tall.**
Mixed Native Species planted as transplants in double staggered row with stakes, rabbit guards and horticultural bark mulch. Mix of at least 7 native species. Height on planting approx 60cm. To be managed to and maintained at 1m tall.
- MIXED NATIVE HEDGE PLANTING (Transplants) to be managed to 1.8m tall.**
Mixed Native Species planted as transplants in double staggered row with stakes, rabbit guards and horticultural bark mulch. Mix of at least 7 native species. Height on planting approx 80cm. To be managed to and maintained at 1.8m tall.

- Other Planting**
- ORNAMENTAL SHRUB & HERBACEOUS PLANTING**
Shrub & herbaceous planting, in front gardens with an emphasis on plants of known ecological value / Plants for Pollinators'. 5Ltr Pots with horticultural bark mulch. 4 per m2.

- Grasslands**
- AMENITY GRASS**
Lawn Turf to BS3882 such as Rolawn Medallion. Or Amenity Grass Seeding with Emorsgate EG22 Strong Lawn Grass Mixture (25g per m2).
- NATIVE GRASSLAND MEADOW**
Wildflower Turf such as Wildflower Turf from Wildflower Turf Ltd. Or native grassland meadow seeding with Emorsgate EM1 Basic General Purpose Meadow Mixture. (4g per m2).

- Hard Surfacing & Furnishings**
- PERMEABLE PAVING; PRIVATE DRIVES 200x100x60mm**
Marshalls Priora Permeable Block Paving 'Burnt Cone'. With concrete flat top edging (500x250cm). Marshalls 'Standard Flat Top Concrete Edging' 50x200x914mm. Or equal and approved. Foundations, base layers, bedding and jointing to engineer's design and specification. Or equal and approved.
- PERMEABLE PAVING; PARKING BAYS WITHIN PRIVATE DRIVES 200x100x60mm**
Marshalls Priora Permeable Block Paving 'Natural'. With concrete flat top edging (500x250cm). Marshalls 'Standard Flat Top Concrete Edging' 50x200x914mm. Or equal and approved. Foundations, base layers, bedding and jointing to engineer's design and specification. Or equal and approved.

- FLAG PAVING; PATIOS & PATHS**
Concrete riven slab 450 x 450 x 30mm (buff). Or equal and approved. Foundations, base layers and jointing to engineer's design and specifications.
- 3 BAR CLEFT CHESTNUT POST AND RAIL FENCE**
with sawn treated morticed hardwood posts in concrete foundations. Crestalasting.co.uk. Or equal and approved.
- 1.8m Close Board Timber Gate**
With timber posts in concrete foundations. Such as Jackson's Urban Garden Gate, or equal and approved.
- 1.8m Close Board Timber Fence**
With timber posts in concrete foundations. Such as Jackson's Close Board Timber Fencing, with 15 x 15cm hedgehog highway cutouts or equal and approved.
- Bike Shed & Bin Shed**
7 x 3 ft Metal Pent Garden Bicycle Storage Shed, Charcoal Black, DIY.com or equal and approved. Concrete foundations. 1.33m x 1.25m Large Wooden Outdoor Garden Double Wheelie Bin Store Storage for 2 Bins. DIY.com. Or equal and approved. Concrete foundations.
- EV Charging**
Active charging; ICSHTD Intelligent EV Charger 7kW AC, or equal and approved.

- Ecological Enhancements**
- Swift Box**
Schwegler Swift Box no 16s, or equal and approved.
- Sparrow Box**
Schwegler 1SP Sparrow Terrace, or equal and approved.
- Bat Box**
Schwegler Wall Mounted Bat Shelter 2FE. Or equal and approved.
- Hibernaculum / Beetle Loggery**
Refer to detail provided in Landscape Maintenance Plan.
- 'Hedgehog highway'**
15 x 15cm cut out at base of fence to allow free movement of hedgehogs

PLANTING SPECIFICATION

General Guidance

All plant handling to be in accordance with the HTA Handling and establishing landscape plants' Part I, Part II and Part III (obtainable from the Horticultural Trades Association) and CPSE publication 'Plant Handling' and all planting is to conform to National Planting Specification Guidelines. The individual setting out of plants on site shall be the responsibility of the contractor and should follow the locations shown on the planting drawings. Contractor to ensure that plants are equally spaced within individual planting areas.

Contractor shall maintain existing levels around the base of existing trees and shall undertake all planting works occurring within root protection areas in accordance with BS5837:2012 and the Arboricultural Method Statement (if produced). The contractor shall not remove or relocate any tree protection fencing without prior consent of the client.

Contractor to check the locations of all underground services, existing and proposed, prior to the cultivation of ground, or excavation of any tree pits or shrub beds and identify any potential conflicts to the client / landscape architect.

All arising's shall be removed from all under and the contractor shall at all times keep the site free from rubbish and debris.

For the duration of the works the contractor shall keep the site free from injurious weeds as listed in the Weeds Act 1959.

All plants should be supplied at the size and species specified in the planting schedules. Any proposed replacement species or deviation from the planting schedules should be agreed with the client in writing prior to installation.

All plants shall be hardened-off at the contractor's own nursery or at the source prior to planting out.

All field grown and root-balled trees must have been transplanted or undercult in the nursery no less than 18 months prior to supply.

The contractor shall carry out the works while soil and weather conditions are suitable. Planting is not to take place during frost or strong winds.

The contractor is to ensure that adequate watering and weed control is provided at the time of planting.

Any topsoil retained on site in stockpiles for use in planting works is to be stored in accordance with the DEFRA 'Guidance'; 'Code of practice for the sustainable use of soils on construction sites'.

Do not use peat or peat based products.

- 100mm layer of washed medium-coarse sand to act as blinding layer between geotextile and soil

- Topsoil layer:

- 400-500mm layer of retained site-sourced topsoil (free form weeds) or imported topsoil (Multi-purpose grade to BS3882:2015; sandy loam), depth dependent on size of rootball.

The depth of topsoil should only be as deep as the rootball of the proposed tree to a maximum depth of 400-500mm. Should the rootball be larger i.e. 800mm height, then the pit should be increased in depth to suit, but with the difference in depth from the 400-500mm topsoil layer and the drainage layer made up of imported free-draining subsoil to BS6801:2013 to avoid topsoil occurring at depths of greater than 500mm.

Likewise, for smaller trees with more limited rootballs or bare root trees, the depth of topsoil can be reduced to reflect the surrounding topsoil depths or to a max. topsoil depth of 350mm, with a further layer of site-sourced or imported subsoil to BS6801:2013 below to create a total depth of growing medium between 400-500mm i.e. 150-200mm layer of subsoil. Drainage layer as above.

As stated above, the min. pit size for trees planted in soft landscape areas should be 1m x 1m, however when planting in clean, undisturbed ground, pits should be dug to approx 200mm greater than the rootball to limit disturbance of surrounding soil structure. For very large stock, pit dimensions should be increased accordingly.

Break up bottom of tree pit to a depth of 200mm and ensure ground is free draining. Loosen edges of tree pit at time of planting by hand, using a fork to ensure good drainage. Pits should be excavated no sooner than 48hrs prior to planting and dewatered as required.

Incorporate a soil conditioner / ameliorant in the form of peat-free tree and shrub compost or well rotted spent mushroom compost or 'Rootmaster' by GreenTech Ltd in to backfilled topsoil material at the rate of min 40% per pit. mixed thoroughly into backfilled topsoil.

Backfill topsoil mix in layers of 150mm, firming each layer and loosening the pit sides to aid drainage. The surface level of the pit should be 50mm above the surrounding ground.

Trees shall be planted in the centre of the excavated pits.

Trees in soft planting areas to be dressed with a minimum 50mm mulch layer, consisting of pine bark fines, particle size 15-50mm to a min. diameter of 1000-1200mm.

Semi-mature trees shall be secured by use of a proprietary underground guying system, incorporating guy mats to protect the upper surface of the rootball and secured to the base of the tree pit by use of deadman anchors. Guying supports to be sized in line with the size of the tree as recommended by the manufacturers.

Standard trees shall be staked and supported with a low, single stake consisting of 1No. 75mm diameter x min 2000mm length, rounded timber post driven into the ground at 45 degree angle to approx 450mm above ground level and fixed to the tree by a proprietary rubber tree tie.

Trees shall be installed with proprietary flexible perforated irrigation/irrigation pipe with integral cap. Pipe to be installed encircling diagonally around rootball to the full depth of planting pit, with the final cap section installed just above ground level and nailed securely in place to the adjacent timber stake.

All trees in grass areas to be protected with min. 450mm high x 38mm diameter proprietary biodegradable plastic spiral guards, by Green-Tech Ltd or equal and approved. Where trees have a basal trunk diameter greater than this, e.g. semi-mature, then two or more guards should be joined together using jointing tape and then secured in place.

Root Barrier Membranes:

Where trees are to be positioned within 3m of hard paved areas or proposed service runs, a root barrier membrane is to be installed as prescribed below, for the purpose of protecting the hard standing and underground services from damage by roots.

Root barrier membranes to be installed on the tree side along the back edge of the kerb / edging restraint to the adjacent hard standing and are to extend a minimum 3m in each direction from a point taken perpendicular from the tree trunk to the kerb / edging face.

For trees adjacent to hard standings only (no underground services): install 'Renroot 300' by GreenBlue Urban, <https://greenblue.com/gb>, or equal and approved, ribbed root barrier membrane, to a depth of 300mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

For trees deeper than 800mm: Renroot 2000 by GreenBlue Urban, or equal and approved, ribbed root barrier membrane, to a depth of 2000mm, ribs facing tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

For locations where a hard standing with or without underground services exists on both sides of the tree e.g. grass verge, then a root barrier is to be installed against both kerb / edging faces.

For trees located within hard surfaces themselves i.e. surrounded by hard paved surfaces, install 'Root Director' by GreenBlue Urban or equal and approved, ref RD1400; 1400mm x 1400mm x 450mm, plastic root director with integral ribs.

Ornamental Shrub Planting

Plant shrubs and groundcover plants into pre-prepared planting beds consisting of topsoil with a depth of 400mm, overlying clean, free-draining subsoil. Topsoil to be either: existing retained site sourced topsoil (free from weeds) or imported topsoil (multi-purpose grade to BS3882:2015; sandy loam) or a combination of both.

Subsoil layer to be fully broken up to ensure adequate decomposition and free drainage. For light and non-cohesive subsoils, when ground conditions are reasonably dry, loosen thoroughly to a depth of 300mm (450mm for stiff clay / cohesive soils). Remove all stones and debris greater than 50mm, including roots and tufts of grass. Top 50mm of subsoil to be reduced to a medium till suitable for final shaping using a grading blade. Where applicable, use a small tractor mounted single tire ripper to decompact subsoil layer sufficiently.

Incorporate a soil conditioner / ameliorant in the form of peat free general-purpose shrub compost or well rotted spent mushroom compost across the planting bed in a 50mm layer, and incorporate to a depth of 225mm.

Once planting bed is prepared, dig planting holes for shrubs to be a depth of 200mm and a width of 150mm greater than the source pot size, ensuring that pit walls are loosened to ensure good drainage.

Set out the planting in accordance with planting drawings.

All shrub areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm.

Hedge Planting

Plant hedges into pre-prepared planting trenches, 500-600mm wide for double rows. Planting strips to consist of topsoil to a depth of 350-400mm, mixed with soil conditioner as specified below.

Topsoil to be either: existing retained, site-sourced topsoil (free from weeds) or imported topsoil (multi-purpose grade to BS3882:2015; sandy loam) or a combination of both.

Incorporate a soil conditioner / ameliorant in the form of peat free general-purpose shrub compost or well rotted spent mushroom compost along planting trench in a 50mm layer, and incorporate to a depth of 225mm.

Plant hedge plants into pre-prepared planting strips which are 200mm deeper than the root depth of the supplied plant stock.

All hedge planting areas to be dressed with a minimum 50mm mulch layer, consisting of medium chipped tree bark, composted for 2-4 weeks, particle size 15-50mm.

Amenity Turf Planting

Areas to be turfled are to be 'dug over' or rotovated to ensure decomposition of existing substrate and then finely graded to bring to a uniform and even grade at the correct finished level, removing all minor hollows and ridges. Light rolling may be required to consolidate any loose substrate.

All stones and debris greater than 50mm in size to be removed and disposed off site.

Turfled areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (multi-purpose grade to BS3882:2015; sandy loam) or a combination of both; overlying min. 150mm layer of clean, free-draining subsoil. Subsoil should be prepared as per shrub specification above, ensuring full decomposition and free drainage.

Unless otherwise stated, finished levels of turfled areas to be 30mm above adjoining paving and kerbs.

Final preparation of the turfled areas shall be carried out to create a fine till surface suitable for laying of turves.

Prepared areas to be watered thoroughly to a depth of 75mm and lawn establishment fertiliser should be applied at a rate of 40g/m2, 48 hours prior to turfing. Fertilizer to be raked into the top 25mm of the surface.

Turf should be laid in a series of straight rows, with staggered joints closely butted together. Timber planks should be used to spread the load of the installer during laying and areas are to be tampered down to ensure good contact between turves and the soil. All turves should be laid within 24 hours of delivery.

The contractor shall ensure that all turfled areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure establishment and healthy growth.

Amenity Grass / Meadow Grassland Seeding

Areas to be seeded are to be finely graded to the correct finished level and to remove all minor hollows and ridges. All stones and debris greater than 50mm in size to be removed and disposed off-site.

Seeded areas are to consist of min. 150mm topsoil; either existing retained site sourced topsoil (free from weeds) or imported topsoil (multi-purpose grade to BS3882:2015; sandy loam) or a combination of both; overlying min 150mm layer of clean, free-draining subsoil. Subsoil should be prepared as per shrub specification above, ensuring full decomposition and free drainage.

Unless otherwise stated, finished levels of seeded areas to be 30mm above adjoining paving and kerbs and 150mm below the DPC of adjoining buildings.

Final preparation of the seeded areas shall be carried out to create a fine till surface suitable for seeding.

For amenity grass areas (and not meadow areas), a pre-seeding fertilizer shall be applied at a rate of 250g/ha approx. 7 days prior to seeding and raked into the top surface. (E.g. GroRicht Lawn Establishment fertilizer by Rolawn Ltd, or equal and approved).

Seeding is to be carried out between April and October with the specified seed mix, as detailed on the schedule and at the specified rate. Following seeding, areas are to be hand raked and lightly rolled.

The contractor shall take the necessary precautions to ensure all grass areas are protected throughout the establishment period with the use of temporary chestnut pale fencing where appropriate.

The contractor shall ensure that all seeded and turfled areas are watered fully at the time of installation to the full cultivated depth, and that sufficient subsequent watering is carried out to ensure establishment and healthy growth of the grass sward.

Plant Sourcing

All plant and seed material will be UK sourced and grown wherever feasible, and sourced from local suppliers in close proximity to the site wherever feasible.

All plant material to be sourced from reputable suppliers with all necessary biosecurity and phytosanitary procedures in accordance with DEFRA guidelines.

General Landscaping Maintenance

All soft landscape areas to be maintained to BS7370:4:1993. Watering should be undertaken by the contractor as needed to ensure successful establishment and healthy plant growth.

The first cut / mow of all amenity grass areas should be undertaken when the established sward reaches 25-50mm in height down to a height of 25mm, after which all amenity grassed areas should be maintained at a nominal height of 25mm (March to October). All arisings are to be removed from site and composted.

The first cut / mow of all meadow and wet meadow areas should be undertaken when the established sward reaches 50mm in height or weeds colonize to a height of 300mm (whichever is sooner), to a nominal height of 25-35mm.

For spring sown meadows grasslands, the second cut should take place about 5 weeks after sowing, after which the establishing meadow should be cut monthly down to 100mm during the first growing season to control weed growth, after which all meadow grass areas should be cut twice annually (June and October), to a nominal height of 100mm, once any wildflowers have set seed.

For autumn sown meadows/wet meadows, the second cut should take place in April, after which establishing meadow should be cut monthly down to 100mm during the first growing season to control weed growth, after which all meadow grass areas should be cut twice annually (June and September), to a nominal height of 100mm, once any wildflowers have set seed. All meadow arisings should be left lying for 48hrs before being removed from site and composted. Meadow areas should be hand-weeded or spot swiped for any perennial weeds such as docks, nettles & ragwort.

All failed / defective plants identified within the first 5 years of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

Bare areas and areas of dead grass should be rectified by overseeding and / or turf re-installation at the soonest available planting season.

All shrub planting and formal hedges shall be pruned at least twice per annum, removing dead or dying wood, to maintain a healthy, natural shape and promote good form.

All planting operations should be kept tidy and free from weeds, trimmings, debris and litter. Weeds should be removed by hand. Weeds can be treated by the application of a suitable proprietary herbicide as a last resort. NB: Herbicide is only to be used as a last resort and in accordance with fully qualified and trained operatives and in accordance with manufacturers recommendations, health and safety guidance and current legislation.

Tree stakes, ties and guards should be checked annually for adjustment and/or replacement / removal as required.

The contractor is responsible for the health and safety of its operatives and must take all reasonable precautions to protect the public and property from harm during works.

Tree Planting with double timber tree stake, 5cm depth bark mulch, & watering tube.

Abbrev.	Number	Botanical Name	Common Name	Girth/Dia cm	Height cm	Root	Specification
AC	3	Acer campestre	Common Maple	12-14	350-425	RB	3x; HS; clear stem 175-200cm; 5 brks
AG	4	Alnus glutinosa	Common Alder	12-14	350-425	RB	3x; HS; clear stem 175-200cm; 5 brks
AL	5	Amenlanchier lamarkii	Juneberry		200-250	RB	3x; Multi-stem; bushy; 3 stems min.
BP	6	Betula pendula	Common Silver Birch	12-14	350-425	RB	3x; HS; clear stem 175-200cm; 5 brks
CB	2	Carpinus betulus	Hornbeam	12-14	350-425	RB	3x; HS; clear stem 175-200cm; 5 brks
CM	2	Corylus maxima 'Purpurea'	Purple Hazel		150-175	2SL	Branched; 7 Brks
MBS	1	Malus domestica 'Bramley's Seedling'	Apple 'Bramley's Seedling'		175-200	10-15L	Half Std; MM106 rootstock; clear stem 100-125cm; 3 brks
MCO	1	Malus domestica 'Cox's Orange Pippin'	Apple 'Cox's Orange Pippin'		175-200	10-15L	Half Std; MM106 rootstock; clear stem 100-125cm; 3 brks
LSW	4	Liquidambar styraciflua 'Worpleston'	Sweet Gum 'Worpleston'	12-14	350-425	RB	3x; HS; clear stem 175-200cm; 5 brks
PBH	1	Pyrus communis 'Buerre Hardy'	Pear 'Buerre Hardy'		150-175	10-12L	Bush; Quince A rootstock; 5 brks; 2-3 years old
PDV	1	Prunus domestica 'Victoria'	Plum 'Victoria'		150-175	10-12L	Bush; St Julien A rootstock; 5 brks; 2-3 years old

NH: Native hedge planting matrix with timber stakes, rabbit guards, 5cm depth bark mulch. Planted in a double staggered row. Rows 50cm apart. 3 plants per linear meter, per row. Species evenly mixed along rows. NH1 to be managed to 1.8m height. NH2 to be managed to 1m height. NH1: 135 linear meters. NH2: 39.5 linear meters. Total: 174.5 linear meters = 1047 plants.

% of mix	Qty	Botanical Name	Common Name	Height cm	Root Zone	Specification
15	157	Acer campestre	Common Maple	80-100	B	1+1; Transplant - seed raised
15	157	Carpinus betulus	Common Hornbeam	80-100	B	1+1; Transplant - seed raised
15	157	Corylus avellana	Common Hazel	80-100	B	1+2; Transplant - seed raised; branched; 4 brks
40	419	Crataegus monogyna	Common Hawthorn	80-100	B	1+2; Transplant - seed raised
5	52	Ligustrum vulgare	Common Privet	80-100	B	1+2; Transplant - seed raised; branched; 4 brks
5	52	Viburnum opulus	Gouldier Rose	80-100	B	1+2; Transplant - seed raised; branched; 3 brks
5	52	Prunus spinosa	Blackthorn	60-80	B	1+2; Transplant - seed raised; branched; 3 brks

SM1: Shrub mix 1 @ 4 per m2. Species in equal proportions per bed. Planted in species groups of 3. With 5cm bark mulch. Total number of plants: 70.

Proportion of Mix	Qty	Botanical Name	Common Name	Height cm	Root Zone	Specification
1/3	23	Eunymus fortunei 'Emerald Gaiety'	Spindle 'Emerald Gaiety'	30-40D	5-7.5L	Bushy; 9 brks
1/3	23	Skimmia japonica 'Kew Green'	Japanese Skimmia 'Kew Green'	30-40	5L	Bushy; 4 brks
1/3	24	Nepeta '6 Hills Giant'	Catmint '6 Hills Giant'		5L	Full pot

SM2: Shrub mix 2 @ 4 per m2. Species in equal proportions per bed. Planted in species groups of 3. With 5cm bark mulch. Total number of plants: 38.

Proportion of Mix	Qty	Botanical Name	Common Name	Root Zone	Specification
1/3	12	Helleborus niger	Christmas Rose	5L	Full pot
1/3	13	Bergenia 'Silverlight'	Elephant's ears 'Silver Light'	5L	Full pot
1/3	13	Liriope muscari	Big Blue Lilly Turf	5L	Full pot

SM3: Shrub mix 3 @ 4 per m2. Species in equal proportions per bed. Planted in species groups of 3. With 5cm bark mulch. Total number of plants 190.

Proportion of Mix	Qty	Botanical Name	Common Name	Height cm	Root Zone	Specification
1/4	47	Choisya dewittiana 'White Dazzler'	Choisya 'White Dazzler'	30-40	5L	Bushy; 6 brks
1/4	47	Lavandula 'Sensational'	Lavender 'Sensational'	20-30	5L	Bushy; 5 brks
1/4	48	Hebe 'Midnight Sky'	Shrubby Veronica 'Midnight Sky'	30-40	5L	Bushy; 7 brks
1/4	48	Viburnum davidii	David's Viburnum	30-40	5L	Bushy; 5 brks

Any substitutions must be agreed with Fernfield Homes or their consulting Landscape Architect in writing.



FOR PLANNING
NOT FOR CONSTRUCTION



1:100 @ A0

Land Adjacent To
Chandighra, Summerhouse Lane,
Harefield, UB9 6HS
PHASE 2
LANDSCAPE PLAN

SCALE : 1:100 @ A0

DATE : 20/07/2026

DRAWN : MW

CHECKED : MW

DRG.No. : FH006-001

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