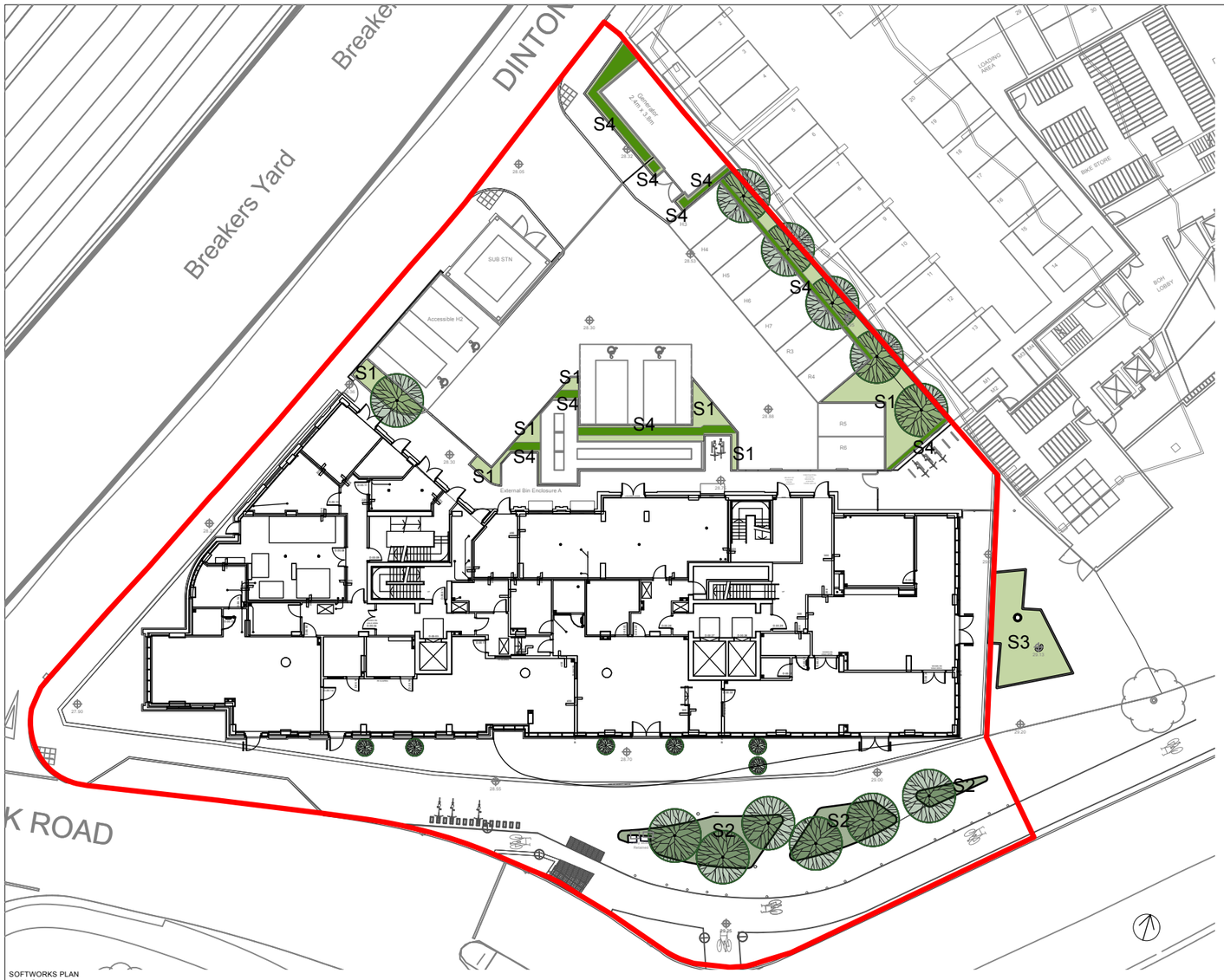


SOFTWORKS PLAN
1:400 @ A1

NOTES

Preparation of Ground Flora Areas

Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site. Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site. Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site. Existing scrub and weed layer to be removed from site or chopped up to be incorporated during cultivation. Move soil around site to create required levels. Levels to be agreed on site.

Control of 'weeds' by repeated applications of a herbicide (e.g. glyphosate) over the growing season and/or repeated cultivation to exhaust weeds (fallowing). Unwanted vegetation can be cut back and removed from site or chopped up to be incorporated during cultivation.

Seed bed cultivation:

Cultivate the soil to 150mm depth to alleviate compaction, then rake or harrow and roll to produce a fairly fine, firm suriace. Finished seedbed should be firm enough to walk on without leaving impressions and be free of obstructions (e.g. large stones or bricks), and from deep ruts or ridges, due to future mowing requirements. Use "stale seedbed technique" to address issue with annual weeds whose seeds will remain in the soil after clearance - i.e. once seedbed has been prepared, delay sowing seed mixture until after flush of weed seed germination has been killed (by spraying or shallow cultivation). Seedbed is now "stale" and has a reduced weed seed burden. Note: Soil cultivation around established trees and hedges can be very damaging to tree and shrub roots - only suriace treatments are safe here.

Sowing:

Seed sowing in August - September or March-April following preparation as set out above. Seed Mix to be sown at a rate of 2-5g/m2 lo allow an extended period of establishment with room for both fast growing grasses and slower germinating flower seeds. Protection of Ground Flora areas: Once seeded, all reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas ground flora during cultivation, seeding or establishment.

Seed bed cultivation:

All areas to be seeded are to be cultivated to create a well broken seed bed, forming a minimum tilth of 25mm which crumbles easily. Stones larger than 70mm in any dimension are to be picked and disposed of in a suitable manner. All cultivation works are to be undertaken in late summer prior to the seed being sown. If necessary, the cultivated subsoil should be sprayed with a suitable non-selective herbicide to control emerging weeds prior to seeding.

Preparation of Planting Beds

Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site. Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site. Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site. Remove any existing weed grmvth. Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas. All site preparation, planting and maintenance to comply with BS 4429.

Topsoil

All topsoil to be of good quality in accordance with BS 3882.2015. Depth for planting beds 450mm minimum, and lor turf 150mm minimum.

Plants/Trees General

- To be materially undamaged, sturdy, healthy and vigorous in condition
- To be of good shape without elongated shoots and characteristic of the species.
- To be grown in a suitable environment in order to be fully hardy.
- To be free from pests, discolouration, weeds and physiological disorders.
- Budded or grafted plants to be bottom worked.
- All trees, hedging, shrubs and plants to comply with BS 3936 specification for nursery stock.
- Species will be true to name and of British origin/provenance where appropriate.
- Do not substitute species, variety and form, or reduce the specified number/density of plants without prior agreement. Note: sizes shown are minimum.

Read with drawings and reports by Arboricultural Consultant. Do not plant within rainshadow under a roof overhang. All planting to be watered as required immediately after planting.

All new trees to be positioned in accordance with the requirements of Table A.1, 8S5837:2012. All new turf to be fine quality e.g. Festival by AllTuri or equivalent and laid in accordance with BS 39691998 + A1:2013.

Any works to existing trees to be carried out in accordance with the guidance set out in BS3998:20I0.

Mulch

At completion carefully spread a general purpose mulch - prepared in accordance with PAS 1 ao - to an even depth of 5cm to all ornamental planted areas (sample supplier Green Tech Tel: 01423 332100)

Tree Stakes

Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1No suitable rubber tie. Stake to be firm in ground, position stake at time of planting.

SCHEDULE OF IMPLEMENTATION

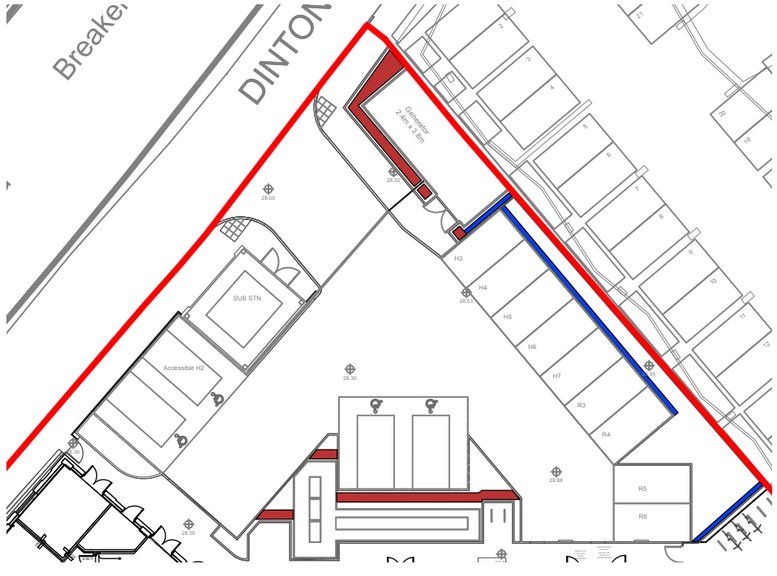
The landscape works shall be carried out within 12 months from the date when building works are complete. Bare root and rootballed stock to be planted within the winter planting sea.son (October to March) Seeding to be undertaken in Spring. Trees and large stock plants to be planted first. These seasons are subject lo variation and timing should be clarified prior to planting in accordance with advice from the Horticultural Trade Association Tel: 0118 9303132

INDICATIVE ORNAMENTAL PLANTING SCHEDULE

PERENNIAL / SHRUB					
	Anenome x hybrida 'Honorine Jobert'	5/m2		3L	Planted in drifts of no less than 5.
	Asplenium scholopendrium	5/m2		3L	
	Choisya ternata	2/m2		20L	
	Calamagrostis x acutifolia 'Karl Foerster'	3/m2		5L	Planted in drifts of no less than 5.
	Cornus sanguinea 'Midwinter Fire'				
	Euphorbia amygdaloides var. Robbiae	3/m2		5L	
	Fatsia japonica ' Green Fingers'	1/m2		20L	Planted as feature plants in beds
	Geranium 'Johnsons Blue'	5/m2		3L	
	Geranium phaeum 'Album'				
	Geum 'Totally Tangerine'	5/m2		3L	
	Hebe 'Sutherlandii'	3/m2		10L	Dome forming Hebe, selected specifically for leaf size, form and eventual size, please do not substitute - refer to LA if required - plant in linear row
	Hydranea aborescens 'Annabelle'	1/m2		20L	
	Hydrangea paniculata 'Little Lime'	2/m2		10L	
	Ilex Crenata balls	1/m2		50L	
	Lirope muscari 'Monroe White	7/m2		3L	
	Mahonia eurybracteata subsp. ganpinensis 'Soft Caress'	1/m2		20L	Planted as feature plants in beds
	Pachysandra terminalis	7/m2		3L	
	Polystichum polyblepharum	3/m2		5L	

INDICATIVE HEDGING SCHEDULE

HEDGING					
	Taxus baccata	3/lm		1.2-1.5m	bushy hedging stock planted in a single row
	Taxus baccata	1.5/lm		2.0-2.5m	bushy hedging stock planted in a single row



HEDGING TYPE PLAN
1:400 @ A1

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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All Wright Landscapes drawings to read in conjuction with architectual / engineers plans & details.

SOFTWORKS

S1 - Ornamental Planting
- Refer to planting schedule

S2 - Rain Garden
- Refer to planting schedule

S3 - Existing Planting
- Refer to planting schedule

S4 - Hedging
- Refer to planting schedule

S5 - Tree Planting - Clear/stem
- Location in Hard & Soft Landscaping
- Refer to planting schedule

HEDGES

1.2m Hedge
Individual bare root hedging plants, Taxus baccata or similar approved.

2.0 - 2.5m Hedge
Individual bare root hedging plants, Taxus baccata or similar approved

Revision	Date	Description	Drawn	Approved
S3-P02	11.05.26	Updates to planting schedule	AL	NW
S3-P02	20-12-23	Change to red line boundary	NW	CB
S3-P01	18-12-23	Planning	NW	CB

WRIGHT LANDSCAPES LIMITED

E: info@wrightlandscapes.co.uk
W: www.wrightlandscapes.co.uk
T: 01244 541959

HEAD OFFICE
Pickmere Lane, Pickmere, Knutsford, WA16 0JL

CLIENT	Domis Construction
PROJECT	Cornbrook
DRAWING TITLE	Softworks Plan
DATE	06/12/2023
SCALE	1:400
DRAWN	NW
SIZE	A3
APPROVED	CB
WORKSTAGE	Stage 3
DRAWING NUMBER	1169-WRI-XX-XX-DR-L-0004
SUITABILITY	S3
REVISION	P03

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