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 ASSEY ROAD, MEDHAM, SANDWICH, KENT
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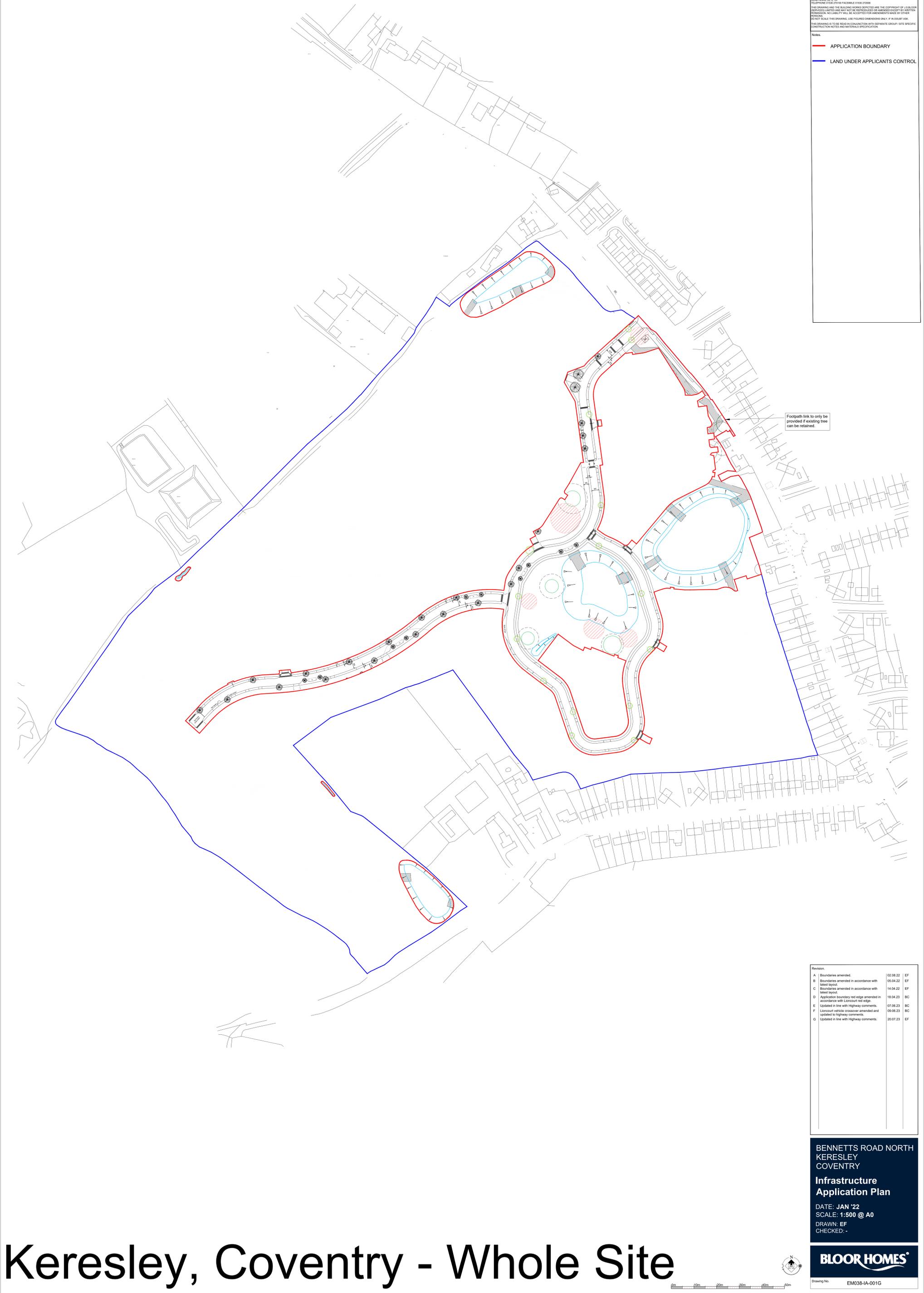
Notes:
 APPLICATION BOUNDARY
 LAND UNDER APPLICANTS CONTROL

Footpath link to only be provided if existing tree can be retained.

Revision			
A	Boundaries amended.	02.08.22	EF
B	Boundaries amended in accordance with latest layout.	05.04.22	EF
C	Boundaries amended in accordance with latest layout.	14.04.22	EF
D	Application boundary red edge amended in accordance with layout red edge.	18.04.23	BC
E	Updated in line with Highway comments.	07.06.23	BC
F	Lioncourt vehicle crossover amended and updated to highway comments.	09.06.23	BC
G	Updated in line with Highway comments.	20.07.23	EF

**BENNETTS ROAD NORTH
 KERESLEY
 COVENTRY**
**Infrastructure
 Application Plan**
 DATE: JAN '22
 SCALE: 1:500 @ A0
 DRAWN: EF
 CHECKED: -

BLOOR HOMES
 Drawing No. EM038-IA-001G



Keresley, Coventry - Whole Site

SPECIFICATION
- Applies to all landscape operations.

1 GENERAL
1.1 Preliminaries
Health and safety considerations are as the Bloor Homes Trade Specifications. The following specification is in line with the Trades Specification, however where there are specific requirements, these notes take precedence over the general guidance outlined within the Trade Specification. The Site Manager should possess and distribute information to the relevant contractors regarding all underground services, engineering, drainage, lighting and electrical constraints and current proposed landscaping prior to external works and landscaping operations. Trees and hedge protection, subsoil cultivation, topsoiling and leveling/grading operations outlined below are the responsibility of the Site Agent unless stated otherwise. Trees in hard surfaces will require engineered tree pits which will require construction when surfaces and service routes are being installed. Reference should be made to the appropriate tree pit detail drawing provided by the engineers and on the landscape drawings where applicable. Where tree pits are within 3m of roads and services, and within 3m of other paved surfaces a linear root barrier is to be installed in accordance with the manufacturer's instructions. The barrier should be as near as possible to the surface or service route to be protected to provide as much rooting area as possible for the tree. Distances may vary according to requirements.

1.2 Soft Landscaping Considerations
All soft landscaping should be carried out by specialist landscape sub-contractor who is either British Association of Landscape Industries (BALI) accredited or can demonstrate a proven track record. All plants shall conform to the specification details shown on this drawing, which are taken from the National Plant Specification, and must be well rooted, healthy stock. Plants required for hedging or planting must be uniform in every respect. Plants must be in accordance with the relevant section of the current BS 9336 Nursery Stock Specification, and trees to the most current current BS 5428. **Non-Independence in the Landscape.** Supporting nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed, transported and handled in accordance with the Code of Practice for Plant Handling as produced by the Committee for Plant Supply and Establishment (CPSE) and handling of trees to the most current BS 5428.

1.3 Tending and Implementation
Landscape Contractors are required to tender and implement as per the schedule and specification. It is recognised that there are seasonal variations in plant availability and so it may be necessary for plant specifications to be revised. However any substitutions should be with a suitable alternative of comparable size to meet the schedule requirements, and should be approved by the Bloor Homes Landscape Design/ Commercial Department. All landscape implementation will be audited. Plant material not approved will be rejected and replaced at the Landscape Contractor's own expense, as stated in 1.2. The site should be found in a condition as described in the Ground Workers Trade Specification document which includes the removal of all builders debris and the hardware base set for scaffolding.

2 RETENTION OF EXISTING TREES AND HEDGEROWS
Precautions must be taken to ensure that existing trees and hedges are retained unless indicated with roots and branches protected with robust barriers in accordance with the most current BS 5837 Trees in Relation to Design, Demolition and Construction. Any tree surgery work should be in accordance with the most current BS 3998 Recommendations for Tree Work and must comply with any Conservation Area, Tree Preservation Orders or specific planning conditions where appropriate. Reference must be made to Tree Protection Drawings.

3 PRE-PLANTING AND PRE-TURFING GROUND PREPARATION (Groundworking)
3.1 Subsoil Cultivation
Prior to any topsoiling all subsoil should be thoroughly 'topped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth of 150mm.

3.2 Imported and Stored Topsoil
Wherever possible store and in spread existing topsoil to PDS areas to encourage re-generation of local native species. Topsoil, all topsoiling and soil storage operations are to be carried out in accordance with the current BS 3882 specification for Topsoil. Topsoil spreading should be carried out to depths shown below and all topsoiled areas should be covered with an extraneous matter such as perennial weeds, plastic, wood, metal and stones greater than 50mm in any dimension which should be removed from site by a licensed facility.

Minimum depths of topsoil after firming and of subsoil cultivation to be achieved:
Type of Soft Landscaping Topsoil Depth Depth of subsoil to be broken up
Planted areas* 300mm 150mm
Green Areas 150mm 150mm
* Remove extraneous matter within cultivated subsoil above 75mm in any dimension.

3.3 Levelling/Grading
In final grading operations finished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 75mm depth bark mulch is specified the soil should be graded down towards adjacent paved or grass surfaces to 50mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance for water to drain away from the paving or grass. Existing grass levels should be 10mm above the adjacent paving ready to receive the turf and for seeded areas at least 10mm above.

3.4 Weed Treatment
Only where necessary, because significant weed growth has started to establish, treat existing weeds with a non-residual based, herbicide and allow a suitable period as recommended by the manufacturer for this to take effect and communicate any discrepancies with our Site Manager. The herbicide should be used strictly in accordance with the manufacturer's instructions and only by qualified staff. Use products that are approved by the Soil Association. Remove small amounts of weed growth within shrub beds by hand at time of planting.

4 PLANTING
4.1 Ground Preparation
Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All planting, seeding and turfing operations are to be in accordance with latest BS 4428 Code of Practice for General Landscape Operations. A general ground preparation specification of the size of 100g/m² is to be incorporated into the top 150mm of topsoil during final cultivation.

4.2 Setting Out
Shrubs and hedges are to be set out as shown on the drawing at the specified densities and centres. The operatives carrying out the works should be able to interpret drawings, set out landscaping areas and communicate any discrepancies with our Site Manager. Ornamental hedges are to be planted in a single row unless otherwise stated. Trees are to be planted in the positions shown on the drawing ensuring that they are at the correct distance from adjacent buildings and 1.5m from drainage runs. It is imperative that trees are planted with the correct species and location as specified in the drawings in accordance with the NHR Standards Chapter 4.2, or the LABC Standards, whichever is applicable. It is the contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation to avoid damage to any underground services or cables.

4.3 Planting
Bare rooted and root balled stock to be planted between mid-November and end February. Planting pit sizes should be relative to the container size or root ball of the plant and shall be sufficiently large enough to accommodate the plants without root damage and allow for backfill of topsoil and planting compost. All ornamental hedgerow/boundary plants are to be 'topped' cut to form a level hedge across each section of new hedging. Plants are to be set planted into the prepared soil incorporating top free tree and shrub compost in quantities shown below, and firmed in.

Quantities of top free tree and shrub planting compost:
2.3L Shrubs and Herbaceous 3 Litres 5 Litres
1.5Lb Shrubs 10 Litres
2/4 Specimens 10 Litres
Trees 20 Litres plus 100g/m² organic soil release fertilizer and 150mm mechanical dressing such as 'Rootguard'

4.4 Mulch
All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

4.5 Tree Support
All trees up to and including selected standards are to be supported with single 75mm diameter stake. Stakes are to be securely driven into the ground prior to planting to a height above ground that is one third of the height above ground of the tree when planted to allow free movement of the crown. Secure street trees to cross-brace with an adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to stake). Each tree should be fitted with a tree irrigation/aeration system unit fitted to fully surround the root ball in accordance with the details. Refer to specific tree planting details.

4.6 Barriers
Linear root barriers where required should be installed as near to the surface or service route to be protected as possible to provide as much rooting area for the tree as possible. Ensure that there are no sharp objects close to either side of the barrier and that the top edge of the root barrier remains 10mm above the surface on the tree side with no graving medium over the top of the barrier. Overlapping ends should be joined by taping both sides with joining tape.

4.7 Mulch
All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

4.8 Mow
Towards the area to be mulched, remove from annual and perennial weeds and topsoil (where necessary) to provide an even spread of mulch to planting areas to control weeds and retain moisture. Unless instructed otherwise apply good quality bark mulch to a depth of 75mm to planting beds, hedgerows and tree stumps. Where stone mulch is requested by the regional office apply 40mm of stone over Flantes Geotextile membrane or equivalent pegging down with metal pegs. Finished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 75mm depth bark mulch is specified the soil should be graded down to adjacent paved or grass surfaces to 50mm below the paving or grass. This allows for full depth of bark mulch with 15mm clearance. Where 40mm depth stone mulch is specified with geo-textile membrane grade to 55mm below paving or grass within 500mm.

4.9 Grass
Finished levels should be no higher than 15mm below adjacent pavement or grass levels to avoid any spillages.

5.1 Turf Preparation
The area to be turfed shall be cultivated to a minimum depth of 150mm removing all weeds, debris and stones over 25mm diameter which should be placed in waste skip or as directed by the site manager. The surface shall be raked to smooth finishing contours with a fine rith, incorporating pre-seeding fertilizer at 90 g/m².

5.2 Delivery and Storage
Turf shall be supplied in accordance with the most current BS 3996 Recommendations for Turf for General Purposes. Turf shall be cultivated high grade turf with well rooted roots free from stones, weeds and coarse grass. It shall be close textured, green in colour and be sufficiently porous to withstand handling. Turf rolls shall be kept in shade, 300mm wide and uniform thickness (minimum 20mm). The grass shall be closely mown and any turf not needed 20mm in height. Turf shall be stacked in piles up to 1 metre. It shall not be laid in frost or waterlogged conditions and shall not be stacked in rolls for more than three days. Any turf deemed to be substandard shall be replaced at the landscape sub-contractors cost.

5.3 Turf
Turfing operations shall be in accordance with the most current BS 4428. Turf should be laid when weather conditions are suitable and not during exceptionally frosty or dry weather conditions. Turf is to be laid with staggered joints, well butted together, and in firm contact with the soil working from plants positioned on curves always laid. At no time should freshly laid turf be walked on without the use of boards.

5.4 Seeding Preparation
The turf shall be watered immediately upon completion. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

5.5 Seeding
The area to be seeded shall be cultivated to a minimum depth of 150mm removing all weeds, debris and stones over 25mm diameter which should be placed in waste skip or as directed by the site manager. The surface shall be raked to smooth finishing contours with a fine rith, incorporating pre-seeding fertilizer at 90 g/m² unless otherwise stated and work into top 50mm during final cultivation.

5.6 Wild Flower Seeding
All wildflower seed mixes are to be from a certified source with local provenance seed stock. Ground preparation to be as supplier's specification / guidance. Sowing applications may vary but are likely to be carried out in early spring or late autumn. If an annual nurse seed mix is specified this is to be sown at 2g/m² plus the specified wildflower seed rate. After sowing lightly rake the seed into intimate contact with the soil.

6 MAINTENANCE
The landscape contractor shall maintain all non-private landscape areas for a period of 12 months following practical completion to ensure successful establishment. All stock delivered to be dead, dying or diseased within the 12 months defect period shall be replaced at the contractor's cost. The contractor should factor in 12 months of repeat visits, sufficient for the establishment and aftercare of all planting. Non-private areas can be identified for each site. Private plot landscaping will be handed over to the householders as and when each house is occupied, the site will be responsible for watering until handover.

6.1 Weeds Clearance
All planting areas are to be kept weed free by hand weeding unless otherwise specified. Providing adequate mulch, as specified, should aid this. Mulch should also be topped up as required.

6.2 Litter Clearance
All areas are to be kept litter free.

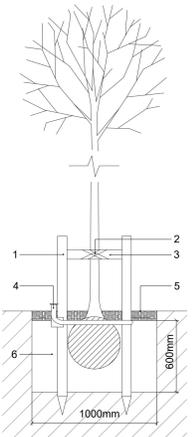
6.3 Watering
Watering to planted areas is to be undertaken as necessary to ensure plants become established. All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site. Each tree to receive at least 30 gallons when watered. During maintenance visits, watering should take place as required. Watering visits should be factored in within the 12 months defect period, especially during times of prolonged dry weather.

6.4 Checking Ties
All tree ties and stakes are to be checked, adjusted (if too loose, too tight or if chaffing is occurring) and replaced if damaged or missing. Any broken stakes are to be replaced.

6.5 Formative Pruning
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. Shrubs grown for their coloured stems, such as Cornus, are to be cut back with spring pruning to encourage new growth. All hedges are to be clipped to keep form hedge to dimensions on drawing/Management Report. Cut back all pavement & kept to a maximum height of 1.2m unless otherwise.

6.6 Turfed and Seeded Areas
Where newly turfed & seeded areas reach 50mm they should be lightly rolled and cut to a height of 40mm. All arising's shall be removed. Any bare patches shall be made good at this time. Lawn areas should then be cut at appropriate intervals during the growing season to maintain a 40mm high sward. Watering, weeding and repair of all erosion and settlement with re-seeding or turfing shall be undertaken as required to establish a uniform and healthy lawn of grass.

PROPOSED TREE PLANTING DETAIL
- Plot Trees in Soft Landscaping



- 2x Timber tree stake - 1000 x 1.8m long (tanalised)
- Adjustable plastic / rubber tie with spacer and buckle (buckle end to be nailed to brace)
- FSC Timber cross brace
- Irrigation System - rail to stake with 50mm galvanized nails. Ensure filler cap finishes slightly above mulch level
- Mulch layer - 75mm Ornamental Bark Nuggets - 15-65mm
- Topsoil, compost and fertiliser. Base of tree pit to remain undisturbed, sides scarified

NOTE: Where trees are within 5m of roads and services and within 3m of footpaths linear root barrier with root deflecting ribs, is to be installed in accordance with manufacturers instructions. Barrier is to be adjacent to the surface or service route to provide maximum rooting area.

LEGEND

- EXISTING TREES/HEDGES To be Removed
- EXISTING TREES/HEDGES To be Retained
- PROPOSED TREES Selected Standard See Schedule
- TURF
- WILDFLOWER MEADOW Special General Purpose Meadow Mixture Emorgate EMB sown at 4 g/m²
- SEASONAL WETLANDS Meadow Mixture for Seasonally Wet soils Emorgate EMB sown at 4 g/m²
- MARGINAL MIX See Schedule

PLANTING SCHEDULE
- All areas

PROPOSED TREES - Heavy Standard

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
1	SALCAP	Salix caprea	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm
2	TILCOGR	Tilia cordata	12-14cm	350-425cm		Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm

Total :3

PROPOSED TREES - Selected Standard

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
31	PRUSNG	Prunus 'Snow Goose'	10-12cm	300-350cm	45L	Selected Standard: 4 brks: C: Clear Stem 175-200cm
5	TILCOGR	Tilia cordata 'Greenspire'	10-12cm	300-350cm	35-45L	Selected Standard: 4 brks: C: Clear Stem 175-200cm

Total :37

PROPOSED TREES - Standard

Number	Abbreviation	Species	Girth	Height	Pot Size	Specification
8	ACECAMST	Acer campestre 'Streetwise'	8-10cm	250-300cm	25-35L	Standard: 3 brks: C: Clear Stem 175-200cm
6	BETUTJ	Betula utilis jacquemontii	8-10cm	250-300cm	35-45L	Standard: 4 brks: C: Clear Stem 175-200cm
9	LIGSTW	Liquidambar styraciflua 'Worplesdon'	8-10cm	250-300cm	35-45L	Standard: 3 brks: C: Clear Stem 175-200cm
7	MALBASP	Malus baccata 'Street Parade'	8-10cm	250-300cm	25-35L	Standard: 3 brks: C: Clear Stem 175-200cm
13	PRUSIAUR	Prunus x subhirtella 'Autumnalis Rosea'	8-10cm	250-300cm	25-35L	Standard: 3 brks: C: Clear Stem 175-200cm

Total :40

MARGINAL MIX - Individual species to be planted together in groups of 5 minimum in nutrient poor soil.

Number	Abbreviation	Species	Pot Size	Density	Specification
126	ALPLAQ	Alisma plantago-aquatica	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C
126	CALPA	Callitha palustris	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C
126	IRIPS	Iris pseudacorus	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C
126	JUNEF	Juncus effusus	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C
126	JUNIN	Juncus inflexus	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C
126	LYTSA	Lythrum salicaria	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C
126	MENAQ	Menha aquatica	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C
126	MYOSC	Myosotis scorpioides	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C
126	RANLI	Ranunculus lingua	50cc min.	5/m ²	Plug: Established Root min. 2-3 Months: Sept to April planting: British Native-origin: C

Total :1134



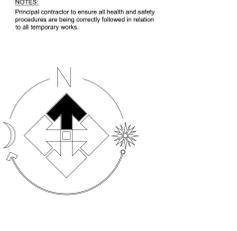
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DRAWING NOTES
All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHC Standards. The Landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material. Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.

CDM LEGEND

Symbol	Brief description of risk.
	Control overhead / underground services.
	Sewer easement.
	Trees have protection order in place, guarding required.

NOTES: Project contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.



Revision	Date
a	06/04/23
b	06/06/23
c	13/06/23
d	01/07/23
e	07/05/23

Job: **Bennetts Road North, Keresley, Coventry**
Title: **Infrastructure Landscaping**
Scale: **1:1000 @A0** Drawn: **LP**
Date: **Aug 2022** Checked: **FmJ**

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