

Saltersford Lane, **Chippenham**

Soft Landscape Schedule

240208 R 04 01

Oct 2025

CliftonEmerydesign

Saltersford Lane, **Chippenham**

To be read in conjunction with all associated landscape plans.

Please refer to Soft Landscape Plans, Ref: 240208 L 04 01 - 03

Ref	Revision	Note	Date	Initial	Checked
240208 R 04 01	-	Planning	November 2024	LC	DH
240208 R 04 01	A	Planning	December 2024	LC	DH
240208 R 04 01	B	Planning	July 2025	DH	MC
240208 R 04 01	C	Planning	October 2025	EO	DH
240208 R 04 01	D	Planning	October 2025	EO	MC

General Specifications:

- All landscape operations to be in accordance with all relevant and current BS and BS EN standards including BS 8545: 2014, BS4428: 1989 & BS 3936: 1990, 1992, 2007; BS 8601:2013 (subsoil) and all amendments to date. Plant material to conform with the National Plant Specification;
- It is preferable that planting is undertaken during October/ November or March/April, which is best for the establishment of bare root stock;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III;
- All planting to be maintained and guaranteed for an initial period of 12 months by the landscape contractor to include watering, weeding, litter picking, pest & disease control;
- The landscape contractor is to take all safety precautions to prevent any injury to any persons. The landscape contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

Soil and mulch:

- Existing topsoil to be stripped and stored on site in heaps not exceeding 2m height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface. Subsoil to conform with BS8601:2013 (subsoil);
- Any imported topsoil to be to BS3882:2015 (multi-purpose), weed free, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size;
- Compost should be entirely free of peat; proprietary products based on composted straw, manure or coir are acceptable, but products based on wood chips or bark should not be used. Recycled compost material must comply with BS PAS100;
- Finished topsoil levels to be flush with adjacent paved surfaces;
- Top soil depths to be 450mm for Extra Heavy Standard trees, 450mm for Heavy Standard trees, 450mm for Standard trees; 450mm for shrub and hedge planting, 350mm for amenity planting, amenity grass turfing or seeding - Or to match existing soil profiles in areas of undisturbed ground;
- Rear gardens - 350mm topsoil should be provided for all areas of grass turfing and seeding;
- Backfill for tree pits to be as close as possible in texture and structure to the soil excavated from the tree pit and replaced to replicate the natural soil profile. Carry out soil analysis to establish if modifications to the soil are necessary to ensure good establishment. Backfill to conform to BS3882 for imported topsoils and BS 8545:2014 for the establishment of trees.
- All planting areas to be covered with a 50mm depth of medium grade bark. Bark mulch to be free of pests, disease, fungus and weeds.

Plant material treatment:

- All to be British grown stock and fully hardened off;
- Root Dip - Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting (for hedgerow plants);
- Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf prior to transportation and during any delay in planting.

Existing trees and shrubs:

- Where existing trees and shrubs are to be retained they will be subject to a full Arboricultural inspection for safety;
- Any surgery required shall be in accordance with BS3998: 2010 'Tree Work - Recommendations';
- All existing trees and hedges to be retained are subject to BS5837: 2012 'Trees in relation to Construction - Recommendations', and should be fully fenced off in accordance, prior to the commencement of any works;
- No storage of materials, disposal of rubbish, fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies or their Root Protection Areas;
- The contractor shall maintain protective fencing around retained trees and hedgerows until all site works are completed. The contractor will then remove the fencing and reinstate the ground maintaining all existing levels;
- All works shall comply fully with the Arboricultural Method Statement.

Proposed trees:

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easement recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 in the vicinity of dwellings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details). All tree pits with root barriers are subject to Engineer's approval;
- Use 1800mm pressure treated, round, smooth and peeled larch stake at 75-100mm diameter - stake to be placed at approximately 1/3 height of tree above ground level unless otherwise specified. See BS 4428: 1989 for more information;
- Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth;
- Plant trees upright, in the centre of the pit and at original soil depth;
- For trees planted in lawn or meadow grass extend 50mm deep bark mulch layer to 2m diameter around base of tree to reduce risk of strimmer damage;
- Provision for a hydration bag should be made during periods of dry weather to ensure successful establishment.

Shrubs:

- Before planting, remove any non-perishable containers and carefully prune any damaged roots. Plant upright or well balanced with best side to front. Carefully return excavated topsoil/shrub planting compost mix, packing around evenly spread roots or root ball and heel well in;
- Planting holes for shrubs to be 150mm wider than root spread and 450mm deep.
- Shrubs to be planted in groups of 3-7 of the same species, with smaller plants located abutting paths and roads (unless otherwise specified);
- Water plants thoroughly immediately after planting;
- Immediately after planting cut back any damaged, dead or diseased branches;
- After planting rake soil to a fine tilth with approved cambers and no hollows;
- After raking apply approved bark mulch to a depth of 50mm.

Native hedging:

- Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 7-15 of the same species;
- Backfill with excavated topsoil/shrub planting mix;
- Prune back native hedging hard at the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

Rabbit guards:

- Install rabbit guards supported by canes around each transplant (to supplier specification) for edible and native hedge planting;
- The contractor shall maintain rabbit spirals and canes in place during the management and maintenance period.

Preparation of amenity grass and wildflower areas:

- Prepare the ground by rotavation to break up topsoil to full depth and reduce top 100mm to a fine tilth. Avoid doing this when the soil is wet, to avoid damaging the soil structure and drainage. All turfed areas are to be weed free prior to turfing;
- Remove all undesirable particles brought to the surface including clay balls and stones larger than 50mm in any dimension, building debris, or roots;
- Grade the final surface to smooth contours ensuring the removal of all localised hollows and ridges, allowing for any settlement so that finished levels should be approx. 30mm higher than adjacent kerbs and manholes.

Amenity turf:

- Turf to be in accordance with BS3936:1998;
- Unless otherwise stated, turf is to be good quality cultivated turf, consisting of 25% Dwarf Rye Grass, 20% Chewing Fescue, 35% Creeping Red Fescue, 20% Smooth Stalked Meadow Grass (equivalent quality to Rolawn Medallion Grade turf), fibrous and well rooted, mown and free of matted or dead grass and pernicious weeds;
- Turf to have been treated by an approved selective weed killer not more than 3 months and not less than 4 weeks before lifting;
- Turf is to be delivered within 36 hours of cutting and shall be off loaded by hand unless arranged on pallets for mechanical handling;
- Turf, which is not laid immediately on delivery, or turf inadequately stored, or in poor condition shall be rejected;
- Turf shall not be laid in exceptionally dry weather or when the ground is frozen or waterlogged;
- All turf shall be laid from planks laid on the previously laid row in alternate grain up grain down rows, with broken joints between rows and well butted up.

Watering:

- Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions.

Weeding and litter clearance:

- Planted areas to be maintained weed and litter free during maintenance and management period.

Proposed Trees

All trees to be planted in 450mm topsoil and 600mm sub-soil; finished with 50mm depth of ornamental bark mulch where necessary.

Use 1800mm larch stake at 75-100mm diameter - stake to be placed at approximately 1/3 height of tree above ground level unless otherwise specified. Heavy Standard Trees in soft landscape to be double staked - See BS 4428: 1989 for more information.

Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball/container. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Abbreviation	Species	Rootball (RB) Container (C) Bare-rooted (B)	Height (cm)	Clear Stem (C/S) Multistemmed (M/S)	Notes	Total
Ar	<i>Acer campestre</i> 'Red Shine'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	3
As	<i>Acer campestre</i> 'Streetwise'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	6
Ap	<i>Acer Palmatum</i>	10L C	80-100	-	Branched, 4 breaks	7
Ag	<i>Alnus glutinosa</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	11
Am	<i>Amelanchier lamarckii</i>	10L C	80-100	-	Branched, 6 breaks	12
Ca	<i>Corylus avellana</i>	RB	100-125	C/S	Branched; 5 breaks	7
Cm	<i>Crataegus monogyna</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	3
Ls	<i>Liquidambar styraciflua</i>	RB	300-350	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	1
Pr	<i>Photinia x Fraseri</i> 'Red-Robin'	10L C	80-100	-	Branched, 7 breaks	7
Pa	<i>Prunus avium</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	3
Pp	<i>Prunus avium</i> 'Plena'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	6
Sn	<i>Sambucus nigra</i>	2L C	40-60	C/S	Branched; 3 breaks	6
Sc	<i>Salix caprea</i>	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	13
Tr	<i>Tilia cordata</i> 'Rancho'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	6
Total						91

Proposed Trees

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Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Abbreviation	Species	Rootball (RB) Container (C) Bare-rooted (B)	Overall Height (cm)	Clear Stem (C/S) Multistemmed (M/S)	Notes	Total
Fruit Trees						
Md	Malus domestica sp.	B	125-150	C/S	Cordon; MM106 rootstock; 3 years old; well developed spurs. Or similar approved.	9
Mj	Malus 'John Downie'	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	5
Pd	Prunus domestica sp.	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	5
Pc	Pyrus communis	RB	250-300	C/S	2x; Standard; clear stem 175-200cm; 3 breaks	5
Total						24

Proposed Hedgerows

Pit plant with spiral rabbit guards for deciduous species and shrub guards for evergreen species attached to canes.

Keep a weed free area of approximately 500mm diameter around each plant for the first two growing seasons using spray or mechanical means.

Plants to be planted in growing season (October-March).

All hedges to be planted in 450mm topsoil and 600mm sub-soil; finished with 50mm depth of ornamental bark mulch.

Hedgerows type 4 should be planted in double staggered rows at 5 plants per linear metre, spaced at 250mm centres, with a 500mm offset. Other hedgerow types can be planted in single rows, at 5 plants per linear metre.

Type 1 - 3 hedgerows should be maintained at 1200mm once mature and hedgerow type 4 should be maintained at 1500mm.

Type	Species	Form Bare-rooted (B) Container(C) (L/litres)	Height (cm)	Percentage	Notes
Hedgerow Type 1	<i>Fagus sylvatica</i>	B	80-100	100%	1+2; Transplant - seed raised
Hedgerow Type 2	<i>Osmanthus x burkwoodii</i>	5-7.5L C	40-60	100%	Bushy; 5 breaks
Hedgerow Type 3	<i>Ligustrum ovalifolium</i>	B	80-100	100%	0/2; Cutting; branched; 3 breaks
Hedgerow Type 4 Plant hedgerow in randomly repeated species groups of 5-7 plants.	<i>Acer campestre</i>	B	80-100	10	1+1; Transplant - seed raised
	<i>Corylus avellana</i>	B	80-100	50	1+2; Transplant - seed raised; branched; 4 breaks
	<i>Crataegus monogyna</i>	B	80-100	10	1+2; Transplant - seed raised
	<i>Euonymus europaeus</i>	B	60-80	5	1+2; Transplant - seed raised; branched; 5 breaks
	<i>Prunus spinosa</i>	B	80-100	10	1+2; Transplant - seed raised; branched; 3 breaks
	<i>Rosa canina</i>	B	60-80	5	1+1; Transplant - seed raised; branched; 3 breaks
	<i>Viburnum opulus</i>	B	80-100	5	1+2; Transplant - seed raised; branched; 3 breaks
	<i>Sambucus nigra</i>	B	80-100	5	1+1; Transplant - seed raised; branched; 3 breaks

Planting Mixes

All plants to be planted in 350mm topsoil and 600mm sub-soil finished with 50mm depth of ornamental bark mulch where needed. • To be planted as specified on **240208 L 04 01 - 02** Soft Landscaping Plans.

• To be planted as random mix of each species.

Species	Pot Size (L/litres) (B/Bulb)	Height (cm)	Planting Density/m ²	Percentage	Notes
Planting Mix 1					
<i>Achillea millefolium</i> 'Summer Pastels'	2L	-	4	10	Full pot
<i>Cornus sanguinea</i> 'Midwinter Fire'	3L	40-60	3	20	Branched; 3 breaks
<i>Deschampsia cespitosa</i>	2L	-	4	20	Full pot
<i>Echinacea purpurea</i>	2L	-	5	10	Full pot
<i>Helenium autumnale</i>	2L	-	5	10	Full pot
<i>Leucanthemum vulgare</i>	0.5L	-	6	15	Full pot
<i>Molinia caerulea</i>	0.5L	-	3	15	Full pot
Planting Mix 2					
<i>Berberis x media</i> 'Red Jewel'	3L	20 - 30	3	10	Bushy; 4 breaks
<i>Deschampsia cespitosa</i> 'Goldschleier'	2L	-	3	30	Full Pot
<i>Fatsia japonica</i>	2L	20 - 30	3	10	Leader
<i>Geranium</i> 'Orion'	0.5L	-	7	20	Full pot
<i>Geranium psilostemon</i>	0.5L	-	5	15	Full pot
<i>Potentilla fruticosa</i> 'Abbotswood'	2L	-	3	15	Bushy; 3 breaks
<i>Spiraea japonica</i> 'Goldflame'	2L	20 - 30	3	20	Bushy; 5 breaks
Planting Mix 3					
<i>Alchemilla mollis</i>	0.5L	-	5	40	Full Pot
<i>Deschampsia flexuosa</i> 'Tatra Gold'	0.5L	-	8	30	Full pot
<i>Geranium x cantabrigiense</i> 'Cambridge'	0.5L	-	7	30	Full pot

Planting Mixes

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• To be planted as random mix of each species.

Species	Pot Size (L/litres) (B/Bulb)	Height (cm)	Planting Density/m ²	Percentage	Notes
Planting Mix 4 (Mix including edible herbs - for south facing wall)					
<i>Achillea 'Terracotta'</i>	2L	-	4	10	Full pot
<i>Allium schoenoprasum</i>	0.5L	-	5	10	Full pot
<i>Anthemis tinctoria 'E.C.Buxton'</i>	2L	-	3	20	Full pot
<i>Fuchsia 'Tom Thumb'</i>	2L	15 - 20	5	20	Bushy; 4 breaks
<i>Lavandula angustifolia 'Hidcote'</i>	2L	15-20	4	10	Full pot
<i>Lavandula angustifolia 'Munstead'</i>	2L	15-20	4	10	Full pot
<i>Origanum vulgare</i>	1L	-	5	5	Full pot
<i>Rosmarinus officinalis</i>	2L	-	4	15	Full pot
<i>Thymus serpyllum</i>	0.5L	-	8	5	Full pot
<i>Thymus vulgaris</i>	1L	-	4	5	Full pot.

Seed Mixes

Wildflower Meadow

Emorsgate EM3 Special General Purpose Meadow
Mixture or otherwise approved.
Sow rate 4g/m².

Species	Mix (%)
Wild Flowers:	20%
<i>Achillea millefolium</i>	0.5%
<i>Agrimonia eupatoria</i>	0.4%
<i>Anthyllis vulneraria</i>	0.4%
<i>Centaurea nigra</i>	2.0%
<i>Centaurea scabiosa</i>	0.4%
<i>Daucus carota</i>	1.6%
<i>Echium vulgare</i>	0.2%
<i>Filipendula ulmaria</i>	0.3%
<i>Galium album</i>	1.0%
<i>Galium verum</i>	0.8%
<i>Geranium pratense</i>	0.2%
<i>Knautia arvensis</i>	0.3%
<i>Leucanthemum vulgare</i>	0.8%
<i>Lotus corniculatus</i>	0.3%
<i>Malva moschata</i>	1.0%
<i>Medicago lupulina</i>	0.6%
<i>Onobrychis viciifolia</i>	0.2%
<i>Pastinaca sativa</i>	0.4%
<i>Plantago lanceolata</i>	1.6%
<i>Plantago media</i>	0.4%
<i>Poterium sanguisorba ssp sanguisorba</i>	1.2%
<i>Primula veris</i>	0.4%
<i>Prunella vulgaris</i>	0.8%
<i>Ranunculus acris</i>	1.4%
<i>Rhinanthus minor</i>	0.8%
<i>Silene dioica</i>	0.8%
<i>Silene vulgaris</i>	1.2%
<i>Taraxacum officinale</i>	0.8%

Wildflower Meadow Mix continued

Species	Mix (%)
<i>Vicia cracca</i>	0.2%
<i>Vicia sativa ssp. segetalis</i>	0.2%
Grasses:	80%
<i>Agrostis capillaris</i>	8.0%
<i>Cynosurus cristatus</i>	28%
<i>Festuca rubra</i>	24.0%
4.00% <i>Phleum bertolonii</i>	4.0%
<i>Poa pratensis</i>	16%
Total	100%

Flowering Lawn

Emorsgate EL1 Flowering Lawn Mixture or otherwise
approved.
Sow Rate 4g/m².

Species	Mix (%)
Wild Flowers:	20%
<i>Achillea millefolium</i>	1.0%
<i>Anthyllis vulneraria</i>	1.0%
<i>Betonica officinalis</i>	0.4%
<i>Centaurea nigra</i>	1.5%
<i>Galium album</i>	0.4%
<i>Galium verum</i>	1.5%
<i>Knautia arvensis</i>	0.4%
<i>Leontodon hispidus</i>	0.5%
<i>Leucanthemum vulgare</i>	1.0%
<i>Medicago lupulina</i>	1.0%
<i>Plantago lanceolata</i>	0.4%
<i>Plantago media</i>	2.0%
<i>Primula veris</i>	2.0%
<i>Prunella vulgaris</i>	0.4%
<i>Ranunculus acris</i>	0.4%
<i>Ranunculus bulbosus</i>	1.6%
<i>Trifolium repens</i>	4.0%
Grasses:	80%
<i>Agrostis capillaris</i>	8.0%
<i>Cynosurus cristatus</i>	28.0%
<i>Festuca rubra</i>	24%
<i>Phleum bertolonii</i>	4.0%
<i>Poa pratensis</i>	16.0%
Total	100%

Seed Mixes

Woodland Understory

Emorsgate EW1 Woodland Mixture or otherwise approved.

Sow rate 4g/m².

Species	Mix (%)
Wild Flowers:	80%
<i>Allium ursinum</i>	1.0%
<i>Alliaria petiolata</i>	2.0%
<i>Angelica sylvestris</i>	0.5%
<i>Anthriscus sylvestris</i>	1.4%
<i>Arum maculatum</i>	0.2%
<i>Digitalis purpurea</i>	4.0%
<i>Eupatorium cannabinum</i>	0.1%
<i>Filipendula ulmaria</i>	0.9%
<i>Galium album</i>	1.5%
<i>Geum urbanum</i>	0.1%
<i>Hyacinthoides non-scripta</i>	1.6%
<i>Primula vulgaris</i>	0.1%
<i>Prunella vulgaris</i>	1.0%
<i>Ranunculus acris</i>	0.4%
<i>Silene dioica</i>	3.0%
<i>Teucrium scorodonia</i>	0.2%
Grasses:	20%
<i>Agrostis capillaris</i>	2.4%
<i>Anthoxanthum odoratum</i>	1.6%
<i>Brachypodium sylvaticum</i>	0.8%
<i>Cynosurus cristatus</i>	4.8%
<i>Deschampsia cespitosa</i>	1.6%
<i>Festuca rubra</i>	19.2%
<i>Poa nemoralis</i>	6.4%
Total	100%

Wet Wildflower Meadow

Emorsgate EP1 Pong Edge Mixture or otherwise approved.

Sow rate 4g/m².

Species	Mix (%)
Wild Flowers:	20%
<i>Angelica sylvestris</i>	1.0%
<i>Carex divulsa ssp divulsa</i>	1.0%
<i>Centurea nigra</i>	2.4%
<i>Cruciata laevipes</i>	0.8%
<i>Dipsacus fullonum</i>	0.6%
<i>Eupatorium cannabinum</i>	0.1%
<i>Filipendula ulmaria</i>	1.7%
<i>Galium album</i>	1.0%
<i>Geum rivale</i>	0.6%
<i>Geranium pyrenaicum</i>	0.2%
<i>Iris pseudacorus</i>	4.0%
<i>Lathyrus pratensis</i>	0.8%
<i>Lythrum salicaria</i>	0.5%
<i>Lycopus europaeus</i>	0.2%
<i>Oenanthe pimpinelloides</i>	0.2%
<i>Plantago lanceolata</i>	0.6%
<i>Prunella vulgaris</i>	0.2%
<i>Ranunculus acris</i>	1.0%
<i>Silene dioica</i>	2.8%
<i>Silene flos-cuculi</i>	0.7%
Grasses:	80%
<i>Agrostis capillaris</i>	4.0%
<i>Anthoxanthum odoratum</i>	4.0%
<i>Carex divulsa subsp. divulsa</i>	1.6%
<i>Cynosurus cristatus</i>	34.4%
<i>Deschampsia cespitosa</i>	1.6%
<i>Festuca rubra</i>	20.0%
<i>Hordeum secalinum</i>	4.0%

Wet Wildflower Meadow continued

Species	Mix (%)
<i>Poa trivialis</i>	8.0%
<i>Schedonorus arundinaceus</i>	2.4%
Total	100%

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