



Proposed mound, contours shown at 1m intervals, max height 5m above existing ground level.

172,000 SQFT
(INC 10% OFFICE AT 1ST & 2ND FLOORS)

BUILDING B205
REFURBISHED

LEGEND: SOFT LANDSCAPING

- PROPOSED ORNAMENTAL SHRUBS: evergreen, deciduous, herbaceous (inc. wildlife attracting)
- PROPOSED ORNAMENTAL HEDGE: evergreen (inc. wildlife attracting), inc. temporary fence.
- PROPOSED NATIVE HEDGE: deciduous, inc. temporary fence.
- PROPOSED REGULARLY MOWN AMENITY GRASSED AREAS:
- PROPOSED OCCASIONALLY MOWN AMENITY GRASSED AREAS: EL1 or similar mow.
- PROPOSED WILDFLOWER MEADOW AREAS: inc. grassland
- PROPOSED WET MEADOW AREAS: Proposed attenuation basin allowing for fluctuations in level.
- PROPOSED ATTENUATION: Permanent wet areas.
- WOODLAND PLANTING: 100% native shrub planting m.x. 60-80cm
- WOODLAND PLANTING: 20% native tree & 80% native shrub/scrub planting m.x. 60-80cm
- WOODLAND PLANTING: 80% native tree & 20% native shrub planting m.x. 60-80cm with some standards.
- PROPOSED STRUCTURAL & NATIVE TREE PLANTING: Roadside - min. 20-25' Native within woodland - min. 12-14cm
- PROPOSED EVERGREEN TREE PLANTING: Scots pine - min. 175-200 RB
- PROPOSED CAR PARK TREE PLANTING: min. 14-18'
- EXISTING TREES VEGETATION TO BE RETAINED: Refer to Arboricultural reports
- EXISTING TREES VEGETATION TO BE REMOVED: Refer to Arboricultural Impact Assessment

PLANNING NOTES (SOFT LANDSCAPE):

1. SOILS: Subgrade / subsoil to be prepared in accordance with BS 8001:2013 and BS 4428:1989 and scarified or ripped to 200mm depth depending on the characteristics of the soil. The finished surface to be approved by the Local Authority. The subgrade to be prepared in accordance with BS 8001:2013 and BS 4428:1989 and scarified or ripped to 200mm depth depending on the characteristics of the soil. The finished surface to be approved by the Local Authority. The subgrade to be prepared in accordance with BS 8001:2013 and BS 4428:1989 and scarified or ripped to 200mm depth depending on the characteristics of the soil. The finished surface to be approved by the Local Authority.
2. PLANT STOCK: Lines against ornamental trees and shrubs are to be of all specimens whose plants have been propagated prior to growth on for a minimum of 2 years in the UK for trees and 2 years for shrubs. All plants are to comply with the requirements of BS 5831:2012. Plants are to be supplied in accordance with the Plant Schedule. Plants to be supplied in accordance with the Plant Schedule. Plants to be supplied in accordance with the Plant Schedule.
3. EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and value. Retained trees shall be protected from damage by erosion or 2.3m wide buffer zone or a similar framework. Retained trees shall be protected from damage by erosion or 2.3m wide buffer zone or a similar framework. Retained trees shall be protected from damage by erosion or 2.3m wide buffer zone or a similar framework.
4. TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree Surgeon in accordance with BS 5831:2012. Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree Surgeon in accordance with BS 5831:2012.
5. TREE PLANTING: All trees to be in accordance with BS 5838, BS8845 and The National Plant Specification - 'Nursery Standard'. All trees to be in accordance with BS 5838, BS8845 and The National Plant Specification - 'Nursery Standard'. All trees to be in accordance with BS 5838, BS8845 and The National Plant Specification - 'Nursery Standard'.
6. SPECIFIC PLANTING: Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines.
7. CLIMBING PLANTS: Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines.
8. ORNAMENTAL HEDGE PLANTING: Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines.
9. NATIVE HEDGE PLANTING: Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines.
10. WOODLAND PLANTING: Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines. Plants to be in accordance with BS 5838 and handled in accordance with NPS Handling & Establishment guidelines.
11. TURNING: Grass turf areas to be 18mm Avon or similar approved cultivated turf to BS 3902 'Recommendations for Turf for general purposes and general use'. Grass turf areas to be 18mm Avon or similar approved cultivated turf to BS 3902 'Recommendations for Turf for general purposes and general use'.
12. SEEDING: Grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Prior to seeding grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Prior to seeding grass areas to be seeded in accordance with BS 4428:1989 during March, April or September.
13. MULCH: CORAL (Shredded Crisp Red Fescue), 20% ABERLEIF (General Purpose), 20% GAZON (General Purpose), 5% HIGHLAND (Shredded Bark).
14. MULCH: CORAL (Shredded Crisp Red Fescue), 20% ABERLEIF (General Purpose), 20% GAZON (General Purpose), 5% HIGHLAND (Shredded Bark).
15. MAINTENANCE: To be carried out at approximately monthly intervals during the defects liability / rectification period to include the following:
 - a. Endeavour weeds by hand or appropriate chemical means.
 - b. Cut and/or load damaged stock or livestock, where on site.
 - c. Collect litter, sweep and tidy site.
 - d. Apply mulch to non-retained vegetation, perennials and water on request.
 - e. Carry out mowing to grass areas when attained 100mm, cut to 35mm (50mm for shaded areas) approximately 2 week intervals during the growing season.
 - f. Carry out mowing to wetland areas as per Emergence Seeds Ltd advice. First year a Established sward approximately 2 weeks intervals during the growing season.
 - g. Carry out mowing of woodland areas to 150-200mm when attained 200mm (approximately monthly) during the growing season where shading buildings or hard surfacing (e.g. road, or park or footpath edges).
 - h. All hedges to be maintained at a maximum height of 1.5m. Hedges and other planting which visibility safety to be maintained to be maintained at a maximum height of 1.5m. Hedges and other planting which visibility safety to be maintained to be maintained at a maximum height of 1.5m.
 - i. All final year apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.
17. FERTILISER: All plant material (including turf) to be watered in on dry periods and established during April through to September with a fine mesh used to water prevent the topsoil at least from depth and surface field drains. Presence of waterlogging to be determined by weather conditions, soil conditions and underlying geology. All plant sites to be watered to ensure soil is adequately moist to ensure successful establishment. A water gauge to be provided during the planting period to be used to determine soil moisture levels. A water gauge to be provided during the planting period to be used to determine soil moisture levels.

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Client drawing number (if applicable): [DWG NO.]

client: MRE Mercia Real Estate
project: Proposed Development Hadley Park East
title: Landscape Strategy Plan Unit 3
status: Planning

date: 07.09.2022
scale: A3
1:500

drawn: TCW
checked: (-)
revision: C

number: 22-085-P-02
revision: C

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