

PLANNING NOTES (SOFT LANDSCAPE):

1. **SOILS:** Subgrade / subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and scarified or ripped to 300mm depth prior to spreading topsoil to alleviate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS 3882:2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS 3882:2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS 3882:2015 specification. Grass areas to be a minimum depth of 150mm. Shrub beds 450mm depth and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil.

N.B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.

2. **BUILDING FOUNDATION DESIGN:** All landscape proposals are to be referred to by the structural engineer during foundation design.

3. **PROPOSED PLANTING:** Should planting be required outside of the planting season (October - March) any bare root or rootballed stock specified is to be replaced with containerised stock - to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

4. **EXISTING TREES:** Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.

5. **TREE SURGERY / REMOVAL:** Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010. Arisings to be removed to a licensed tip.

6. **TREE PLANTING:** All trees to be in accordance with BS 3936 and The National Plant Specification - 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989 and double staked (10-12cm - 14-16cm girth trees) or triple staked (16-18cm - 18-20cm girth trees) and tied in prepared pits. Tree pits in open field / un-compacted ground conditions to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoil and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost. Root balls to be encased by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

In confined urban areas i.e car parks & housing estates where trees are to be planted in heavily compacted ground, Small tree pits (Mature canopy 3m) should have a minimum of 4.2m³ soil rooting volume. Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m³ soil rooting volume. Large tree pits (Mature canopy 8m) should have a minimum of 24m³ soil rooting volume. Tree pits are to be excavated to achieve the above uncompacted growing volume with pits without cells being approximately 2.5m x 2.5m backfilled with excavated subsoil and topsoil (as described above) mixed with 60L of peat free tree planting compost. Where groups of trees or avenues are planted the pits are to be combined to achieve the required growing volume. Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.

Suitable foundations are to be provided to accommodate proposed tree planting and retained trees. In locations close to footpaths and roads linear root barriers GreenBlue Urban, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier GreenBlue Urban, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

7. **SHRUB & HERBACEOUS PLANTING:** plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) and kept weed free.

8. **HEDGE PLANTING:** plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual mesh tree guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.

9. **FORESTRY PLANTING:** plants to be in accordance with BS 3936 and planted in accordance with BS 4428:1989, subgrade / subsoil at 1.2m intervals prior to planting to alleviate compaction. Transplants to be planted at 1 metre centres (or as scheduled) in random groupings of 3-5 and 7-10 shrub species depending on numbers of plants. Tree species to be evenly distributed throughout the planted area. Transplants to be root dipped with Alginate prior to planting. Planted areas to be kept weed free and protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stakes).

10. **TURFING:** Grass turf areas to be Tillers 'Arena' or similar approved cultivated turf, laid in accordance with BS 4428:1989. Topsoil to be rotivated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.

11. **SEEDING:** grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Topsoil to be rotivated and levelled as required and any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing. Seed to be Germinall Seeds mix A19 'All Purpose Landscaping' sown at 35g/m², including:

- 30% CORAIL (Slender Creeping Red Fescue)
- 25% RAISA (Chewings Fescue)
- 20% ABERELF (Perennial Ryegrass)
- 20% CADIX (Perennial Ryegrass)
- 5% HIGHLAND (Browntop Bent)

12. **WILDFLOWER SEEDING:** grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotivated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be Germinall Seeds mix WFG4 'Neutral Soils' sown at 5.0 g/m².

13. **WETLAND SEEDING:** grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotivated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be Germinall Seeds mix WFG9 'Wetland and Pond Areas' sown at 5.0 g/m².

14. **MAINTENANCE:** To be carried out at approximately monthly intervals to include the following:
- Eradicate weeds by hand or appropriate chemical means.
 - Cut out dead or / and damaged stock or branches, prune as required.
 - Ensure all shrubs and trees are firmed in, securely staked and tied.
 - Collected litter, sweep and tidy sites.
 - Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
 - Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas).
 - All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highways design guidelines.

15. **PRUNING:** to be carried out in accordance with BS 7370 Part 4, ensuring site operatives are fully trained. Recommendations are based on general pruning required to maintain plant health and vigor. Broad pruning principles are classified as follows within the plant schedule, refer to RHS Pruning Groups and species information for further details.

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|---|---------------------------------------|
| PG 1 Light Pruning | PG 8 Early Flowering Evergreen Shrubs |
| PG 2 Early Flowering Shrubs | PG 9 Late Flowering Evergreen Shrubs |
| PG 3 Basal Shooting Shrubs | PG 10 Evergreen Shrubs |
| PG 4 Summer Flowering Shrubs | PG 11 Vigorous Climbers |
| PG 5 Winter / Early Spring Flowering Shrubs | PG 12 Moderately Vigorous Climbers |
| PG 6 Summer / Autumn Flowering Shrubs | PG 13 Wall Trained Shrubs |
| PG 7 Pruning for Stems and Foliage | |

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|---|---|
| PG C1 Clematis Pruning Group | PG BC Bamboo Cultivation |
| PG C2 Clematis Pruning Group | PG HB Herbaceous (specific to species) |
| PG N Pruning Generally Not Required | PG GR Grasses (specific to species) |
| PG F Fruit Tree Pruning (specific to species) | (Roses) Specific Requirements for Roses |

16. **WATERING:** all plant material to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. As a guide only it is suggested that during hot, dry periods, plants are to be watered every six to ten days. For individual trees it is suggested that 18 watering visits per year are carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.



LEGEND: SOFT LANDSCAPING

- GROUND COVER: deciduous shrub ground cover planting with specimen shrubs.
- GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
- GROUND COVER: ornamental grass ground cover planting as detailed.
- DECIDUOUS HEDGE: shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
- GRASS: cultivated turf to road frontages, existing areas to be made good with seed.
- WILDFLOWER MEADOW AREAS: to be seeded with Germinall Seeds Amenity mix as agreed; refer to notes.
- WILDFLOWER WETLAND AREAS: to be seeded with Germinall Seeds Amenity mix as agreed; refer to notes.
- WOODLAND PLANTING: native screen planting mix as detailed.
- MARGINAL PLANTING: planted in accordance with ecologists recommendations.
- TREE PLANTING: deciduous tree planting. Tree Canopy spread illustrated at 25 years growth.
- TREE PLANTING: coniferous tree planting. Tree Canopy spread illustrated at 25 years growth.
- EXISTING TREES: to be retained in accordance with BS 5837. Trees in relation to Construction 2012.
- EXISTING TREES: to be removed in accordance with tree survey recommendations.
- EXISTING TREES / GROUPS: to be removed to facilitate development.

Plant Schedule				
Trees	No.	Species Name	Specification	Spread/Height/Density
17	1	Acer campestre	3x Extra Heavy Standard Clear Stem min. 200.5 bks. RB PG 1	14-16cm 400-450cm Counted
583	1	Acer campestre (*)	1+1 Transplant 8 PG 1	60-80cm 1.5Cr
12	1	Alnus glutinosa	3x Extra Heavy Standard Clear Stem min. 200.5 bks. RB PG 1	14-16cm 400-450cm Counted
94	1	Alnus glutinosa (*)	1+1 Transplant 2 bks. BR PG 1	60-80cm 1.5Cr
6	1	Betula pendula	3x Extra Heavy Standard Clear Stem 175-200.5 bks. RB PG 1	14-16cm 400-450cm Counted
438	1	Betula pendula (*)	1+1 Transplant 8 PG 1	60-80cm 1.5Cr
194	1	Carpinus betulus (*)	1+1 Transplant 8 PG 1	60-80cm 1.5Cr
595	1	Corylus avellana (*)	Branches: 1+2.3 bks. BR PG 7	60-80cm 0.45Cr Triple Staggered at 0.3m offset
498	1	Corylus avellana (*)	Branches: 1+2.3 bks. BR PG 7	60-80cm 1Cr
730	1	Corylus avellana (*)	Branches: 1+2.3 bks. BR PG 7	60-80cm 1.5Cr
1985	1	Crotogeomys monogyna (*)	1+1 Transplant 8 PG 1	80-100cm 0.45Cr Triple Staggered at 0.3m offset
1164	1	Crotogeomys monogyna (*)	1+1 Transplant 3 bks. BR PG 1	60-80cm 1Cr
730	1	Crotogeomys monogyna (*)	1+1 Transplant 3 bks. BR PG 1	60-80cm 1.5Cr
165	1	Lonicera periclymenum	Several Shoots: 2 bks. C. PG N/A	60-80cm 1Cr
193	1	Lonicera periclymenum	Several Shoots: 2 bks. C. PG N/A	60-80cm 1.5Cr
242	1	Malus sylvestris (*)	1+1 Transplant 3 bks. BR PG 1	60-80cm 1.5Cr
8	1	Pinus avium	3x Extra Heavy Standard Clear Stem 175-200.5 bks. RB PG 1	14-16cm 400-450cm Counted
16	1	Quercus robur	3x Extra Heavy Standard Clear Stem 175-200.5 bks. RB PG 1	14-16cm 400-450cm Counted
47	1	Quercus robur (*)	1+1 Transplant 8 PG 1	40-60cm 1.5Cr
331	1	Rubus fruticosus (*)	1+0.3 bks. BR PG 7	30-40cm 1Cr
339	1	Rubus fruticosus (*)	1+0.3 bks. BR PG 7	30-40cm 1.5Cr
8	1	Salix alba	Heavy Standard 3x. 8 PG 1	12-14cm 350-425cm Counted
498	1	Salix caprea (*)	0/1: Branched: 2 bks. 8 PG 1	60-80cm 1Cr
339	1	Salix caprea (*)	0/1: Branched: 2 bks. 8 PG 1	60-80cm 1.5Cr
8	1	Sorbus aria	3x Extra Heavy Standard Clear Stem 175-200.5 bks. RB PG 1	14-16cm 400-450cm Counted
8	1	Sorbus aucuparia	3x Extra Heavy Standard Clear Stem 175-200.5 bks. RB PG 1	14-16cm 400-450cm Counted
242	1	Sorbus aucuparia (*)	1+1 Transplant 8 PG 1	60-80cm 1.5Cr
331	1	Viburnum opulus (*)	3 bks. PG 8	60-80cm 1Cr
388	1	Viburnum opulus (*)	3 bks. PG 8	60-80cm 1.5Cr

Conifers	No.	Species Name	Specification	Spread/Height/Density
17	1	Pinus sylvestris	4x Leader & laterals. RB PG N	200-250cm Counted

Shrubs	No.	Species Name	Specification	Spread/Height/Pot Size/Density
88	1	Aucuba japonica 'Rozannie'	Bushy 3 bks. C. PG 1	30-40cm 3L 3/m ²
66	1	Brachyglottis 'Sunshine'	Branched 4 bks. C. PG 8	30-40cm 3L 3/m ²
1785	1	Carpinus betulus (*)	1+1 Transplant 8 PG 1	80-100cm 0.3Cr Double Staggered at 0.35m offset
27	1	Canadensis thyrallianus repens	Bushy 5 bks. C. PG 8	3L 3/m ²
108	1	Cornus sanguinea 'Midwinter Fire'	Branched 3 bks. C. PG 7	40-60cm 3L 3/m ²
89	1	Cotoneaster 'Coral Beauty'	Bushy 4 bks. C. PG 8	3L 3/m ²
295	1	Eucornymus fortunei 'Emerald 'n' Gold'	Bushy 7 bks. C. PG 8	20-30cm 3L 3/m ²
35	1	Hedera 'Mrs Winder'	Bushy 3 bks. C. PG 8	30-40cm 3L 3/m ²
42	1	Hypericum x mosenianum	Bushy 7 bks. C. PG 8	30-40cm 3L 4/m ²
40	1	Lonicera nitida 'Lemon Beauty'	Bushy 3 bks. C. PG 2	30-40cm 2L 3/m ²
32	1	Mathonia japonica	Leader With Lateral: C. PG 8	3L 3/m ²
87	1	Prunus laurocerasus 'Otto Luyken'	Bushy 5 bks. C. PG 8	40-60cm 5-7.5L 3/m ²
792	1	Prunus spinosa (*)	1+1 Branched 2 bks. 8 PG 1	60-80cm 0.45Cr Triple Staggered at 0.3m offset
331	1	Prunus spinosa (*)	1+1 Branched 2 bks. 8 PG 1	60-80cm 1Cr
486	1	Prunus spinosa (*)	1+1 Branched 2 bks. 8 PG 1	60-80cm 1.5Cr
21	1	Viburnum davallii	Bushy 4 bks. C. PG 1	30-40cm 5-7.5L 3/m ²
395	1	Viburnum opulus (*)	1+2 Branched 3 bks. 8 PG 8	60-80cm 0.45Cr Triple Staggered at 0.3m offset

Marginal / Aquatics	No.	Species Name	Specification	Pot Size/Density
161	1	Butomus umbellatus	C. 3 or V	1L 3/m ²
80	1	Callitriche palustris	C. 3	1L 3/m ²
80	1	Carex paniculata	C. V	1L 3/m ²
80	1	Hippodamia ulmaria	C. V	1L 3/m ²
120	1	Lythrum salicaria	C. V	1L 3/m ²
120	1	Lythrum salicaria	C. V	1L 3/m ²
40	1	Mentha aquatica	C. V	1L 3/m ²
40	1	Nyctaginia scolopodica	C. V	1L 3/m ²
40	1	Sagittaria sparganii	C. V	1L 3/m ²

Grasses	No.	Species Name	Specification	Spread/Height/Pot Size/Density
118	1	Carex pendula	Full Pot PG GR	2L 3/m ²

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