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 (excluding root protection areas of retained trees refer to Tree Protection Plan) 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. Wildflower areas to be unimproved topsoil or low fertility topsoil to BS 3882:2015. 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. All areas to be cultivated to a minimum depth of 150mm removing weeds and rubbish / stones greater than 20mm in size. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil during cultivation.

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. PLANT STOCK: Unless agreed otherwise all trees and shrubs are to be of UK provenance where plants have been propagated and/or grown on for a minimum of 5 years in the UK for trees and 2 years for shrubs. All plants are to comply with the requirements of all current British Standards including BS3936 'Specifications for Nursery Stock' and BS8545 'Trees from nursery to independence in the landscape' and be supplied in accordance with the Plant Schedule. Should planting be required outside of the planting season (November - 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 of 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, BS8545 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 with webbing loops in prepared pits. Semi mature trees to be underground guyed and securely anchored using Platipus Tree System. Tree pits in open field / un-compacted ground conditions or shrub beds 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. Topsoils 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 encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to 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 4.24m3, Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m3, Large tree pits (Mature canopy 8m) should have a minimum of 24m3. 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 160L 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.

Generally all trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage or services. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii are illustrated as a guide only; based on an assumed medium soil type and minimum foundation depths and should not be relied upon for construction purposes. In locations close to footpaths and roadways 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.

Trees to be Extra Heavy Standards (14-16cm), with species to be selected from the following;

Acer campestre	Alnus cordata
Betula 'Jaquemontii'	Carpinus betulus
Prunus avium 'Plena'	Quercus robur
Sorbus aria 'Lutescens'	Sorbus aucuparia
Tilia cordata 'Streetwise'	

7. SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' 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 'Ornamental Bark Mulch' (or similar approved by the landscape architect) and kept weed free. Shrubs to be supplied container grown in 3L to 7L pots, between 30-40cm to 40-60cm in height and planted at 3 to 4 plants per metre square depending on species.

Brachyglottis 'Sunshine'	Berginia cordifolia
Berberis thunbergii 'Atropurpurea'	Euonymous fortunei (var)
Ceanothus thyrsiflorus 'Repens'	Choisya ternata
Eleagnus ebbengei	Escallonia (var)
Hedera 'Glacier'	Hebe rakiensis
Hebe 'Midsummer Beauty'	Hypericum x moserianum
Hydrangea (var)	Geranium (var)
Lavandula 'Hidcote'	Lonicera 'Baggesens Gold'
Lonicera pileata 'Mai Green'	Ligustrum ovalifolium
Mahonia 'Apollo'	Olearia x hastii
Pyracantha Sp	Prunus 'Otto Luyken'
Potentilla fruticosa	Rosa sp
Rosmarinus officinalis	Santolinia chamaecyparis
Sedum sp	Skimmia japonica
Spiraea 'Firelight'	Vibrunum 'Eve Price'
Vinca major 'Variegata'	(ETC....)

8. SPECIMEN PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines. To be supplied container grown in 10-12L to 15-20L pot sizes and 60-80 or 90-120cm depending on species. All plants to have a minimum of three breaks. Well water plants immediately after planting and prior to spreading of mulch. Shrub areas to be covered with 75mm depth bark mulch and kept weed free. Specimen planting to include the following;

Amelanchier lamarckii	Syringa vulgaris (var)
Cornus 'Elegantissima'	Photinia 'Red Robin'
Cotinus coggygria	Phormium tenax (var)
Eleagnus 'Gilt Edge'	Mahonia 'Winter Sun'
Fatsia japonica	Viburnum bodnantense

9. CLIMBING PLANTS: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Where required for non self clinging climbers a wire mesh (100mm square) trellis 1800mm high x 2000mm long (per plant) secured to galvanised metal posts or wall is to be installed. All plants to have a minimum of three breaks. In gravel areas climbers are to be pit planted within topsoil 450mm depth and a minimum 500mm square. Well water plants immediately after planting and prior to spreading of mulch or gravel. Climbing plants to include the following;

Clematis montana	Hedera 'Goldheart'
Hydrangea petiolaris	

10. ORNAMENTAL HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be 60-80cm in height with a minimum of three breaks, planted in double staggered rows 350mm 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 rabbit mesh guards securely staked.

11. NATIVE HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be 40-60cm to 60-80cm in height depending on species and pit planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). In mixed species hedges; shrub species to be planted randomly throughout the length of hedge. 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 rabbit mesh guards securely staked. To include the following species;

Acer campestre	Crataegus monogyna
Corylus avellana	Prunus spinosa
Rosa canina	Ilex aquifolium
Viburnum opulus	

12. WOODLAND PLANTING: plants to be to BS 3936 and planted in accordance with BS 4428:1989, subgrade to be cross ripped at 1.2m intervals prior to planting to alleviate compaction (excluding root protection areas). 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 Alginure 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 stake(s). Trees to be planted at 60-80cm to 80-100cm in height with shrub species planted at 40-60cm. Species to include:

Acer campestre	Alnus cordata
Betula pendula	Corylus avellana
Ilex aquifolium	Malus sylvestris
Ligustrum vulgaris	Prunus avium
Pinus sylvestris	Quercus robur
Sorbus aucuparia	Sorbus aria
Tilia cordata	

13. TURFING: Grass turf areas to be Tillers 'Arena' or similar approved cultivated turf to BS 3969 'Recommendations for Turf for general purposes' laid in accordance with BS 4428:1989. Prior to cultivation topsoil is to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 50mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine tilth. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid during appropriate weather conditions from planks with broken joints well butted up, pegged to slopes where required. Lightly consolidate and firm turf as laying proceeds. Fill joints with fine topsoil and thoroughly water after laying to avoid shrinkage.

14. SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Prior to cultivation topsoil is to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 20mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine tilth. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing then roll with a lightweight roller. Seed to be Germinal 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)

14. WILDFLOWER SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove all minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free tilth . Do not apply fertiliser. Weeds to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep well watered. Areas to be kept free from unwanted plants and mown every 6 - 8 weeks during establishment year removing arisings. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing arisings. A minimum 1.5 metre close mown margin is to be maintained abutting buildings and hard surfacing (i.e road, car park and footpath edges). Seed mixes to be supplied by Emorsgate Seeds and include the following sown in accordance with suppliers recommendations.

EH1 'Hedgerow mix' to woodland edges (sown at 4g/m2).

15. MAINTENANCE: To be carried out at approximately monthly intervals during the defects liability / rectification period to include the following:

a. Eradicate weeds by hand or appropriate chemical means.
b. Cut out dead or / and damaged stock or branches, prune as required.
c. Ensure all shrubs and trees are firmed in, securely staked and tied with guards where applicable.
d. Collect litter, sweep and tidy site.
e. Apply suitable non-residual herbicides, pesticides and water as required.
f. 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 wildflower areas as per Emorsgate Seeds Ltd aftercare First year & Established sward guidance.
g. Carry out mowing of wildflower area margins 1.5 - 2.0m wide when attained 200mm (approximately monthly during the gowing season) where abutting buildings or hard surfacing (i.e road, car park or footpath edges).
h. 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.
i. At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

17. WATERING: all plant material (including turf) 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

- 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 mix.
- 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 mix. 60-80cm
- WOODLAND PLANTING: 20% native tree & 80% native shrub/scrub planting mix. 60-80cm
- WOODLAND PLANTING: 80% native tree & 20% shrub planting mix. 60-80cm with some standards.
- PROPOSED STRUCTURAL & NATIVE TREE PLANTING: Roadside - min. 20-25's Native within woodland - min. 12-14cm
- PROPOSED EVERGREEN TREE PLANTING: Scots pine - min. 175-200 RB
- PROPOSED CAR PARK TREE PLANTING: min. 14-16's
- EXISTING TREES/ VEGETATION TO BE RETAINED: Refer to Arboricultural reports
- EXISTING TREES/ VEGETATION TO BE REMOVED: Refer to Arboricultural Impact Assessment

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rev	date:	amendments:	alt:
A	05.12.2022	Updated Layout	TGW
B	15.10.2024	Updated layout	TGW

client drawing number (if applicable): (DWG NO.)

bea landscape design ltd

client: MRE Mercia Real Estate

project: Proposed Development Hadley Park East

title: Landscape Strategy Plan Units 1 and 2

status: Planning

date:	drawn:	number:
07.09.2022	TGW	22-085-P-01
scale@A0:	**checked:**	**revision:**
1:500	(-)	B

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