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, hedges and climbing plants 450mm depth and forestry / transplants 300mm depth. Where specimen trees are planted in confined shrub beds or lawns, a depth of 600mm topsoil (rather than 450mm or 150mm) will be necessary to ensure appropriate topsoil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide' for specific trees. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. All areas to be to 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 tree and shrub planting proposals are to be referred to by the structural engineer during building 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, double staked (10-12cm - 14-16cm girth trees) tied and braced with flexible webbing loops/belts and spacer collars/sleeves (NB not with a timber cross bar) in prepared pits. 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, incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser in accordance with manufacturers recommendations. 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.

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 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.

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. Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agrobien 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. 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; on slopes greater than 1:3 a biodegradable geotextile i.e Ecomatt Weed Control Fabric to be laid and securely pegged in place.

8. 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). Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agrobien 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. 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.

9.0 NATIVE HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with the NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 350mm apart at 450mm centres (or as scheduled) with the growing tip (top 100mm) of the hedge plant removed to encourage spreading growth. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. 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. 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.

10. NATIVE SHRUB PLANTING: plants to be in accordance with BS 3936 and planted in accordance with BS 4428:1989. Transplants to be pit planted at 1 metre centres (or as scheduled) in random groupings of 3-5 and 7-10 shrub species depending on numbers of plants. Bare root transplants to be root dipped with 'Broadleaf Root Dip' with 'Rootgrow' mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser sprinkled evenly into prepared planting pit in accordance with manufacturers recommendations prior to planting. 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; on slopes greater than 1:3 a biodegradable geotextile i.e Ecomatt Weed Control Fabric to be laid and securely pegged in place. Plants to be protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stake(s).

11. 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.

EM2 'Standard General Purpose Meadow Mixture' to general landscape areas (sown at 4g/m2).

EL1 'Flowering Lawn Mixture' (sown at 10-15g/m2).

12. MAINTENANCE: To be carried out at approximately monthly intervals with operations to include but not limited to 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 with guards where applicable.
- Collect litter, sweep and tidy site.
- Apply suitable non-residual herbicides, pesticides and water as required.
- Carry out mowing to wildflower areas as per Emorsgate Seeds Ltd aftercare First year & Established sward guidance (2-3 cuts a year).
- Carry out mowing to flowering lawn grass areas when attained 100mm, cut to 40mm (50mm for shaded areas) approximately 2 week intervals during the growing season. To allow flowering relax mowing from late June for 4-8 weeks.
- All hedges to be maintained at a max height of 1.5m.
- Native shrub planting to be maintained free from perennial weeds, self set shrub and tree species.
- At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

13. 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. During hot, dry periods, plants are to be watered every six to ten days. For individual trees a minimum of 18 watering visits per year are to be 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.

Plant Schedule

Trees

No.	Species Name	Specification	Girth	Height	Density
7 -	Acer platanoides 'Emerald Queen'	3x Extra Heavy Standard :Clear Stem min. 200 :5 brks :RB :PG	14-16cm	400-450cm	Counted
1 -	Carpinus betulus	3x Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG	14-16cm	400-450cm	Counted
3 -	Prunus avium 'Plena'	3x Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG	14-16cm	400-450cm	Counted
3 -	Sorbus aria	3x Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG	14-16cm	400-450cm	Counted
2 -	Sorbus aria 'Majestica'	3x Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG	14-16cm	400-450cm	Counted
12 -	Sorbus aucuparia	3x Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG	14-16cm	400-450cm	Counted

Hedging

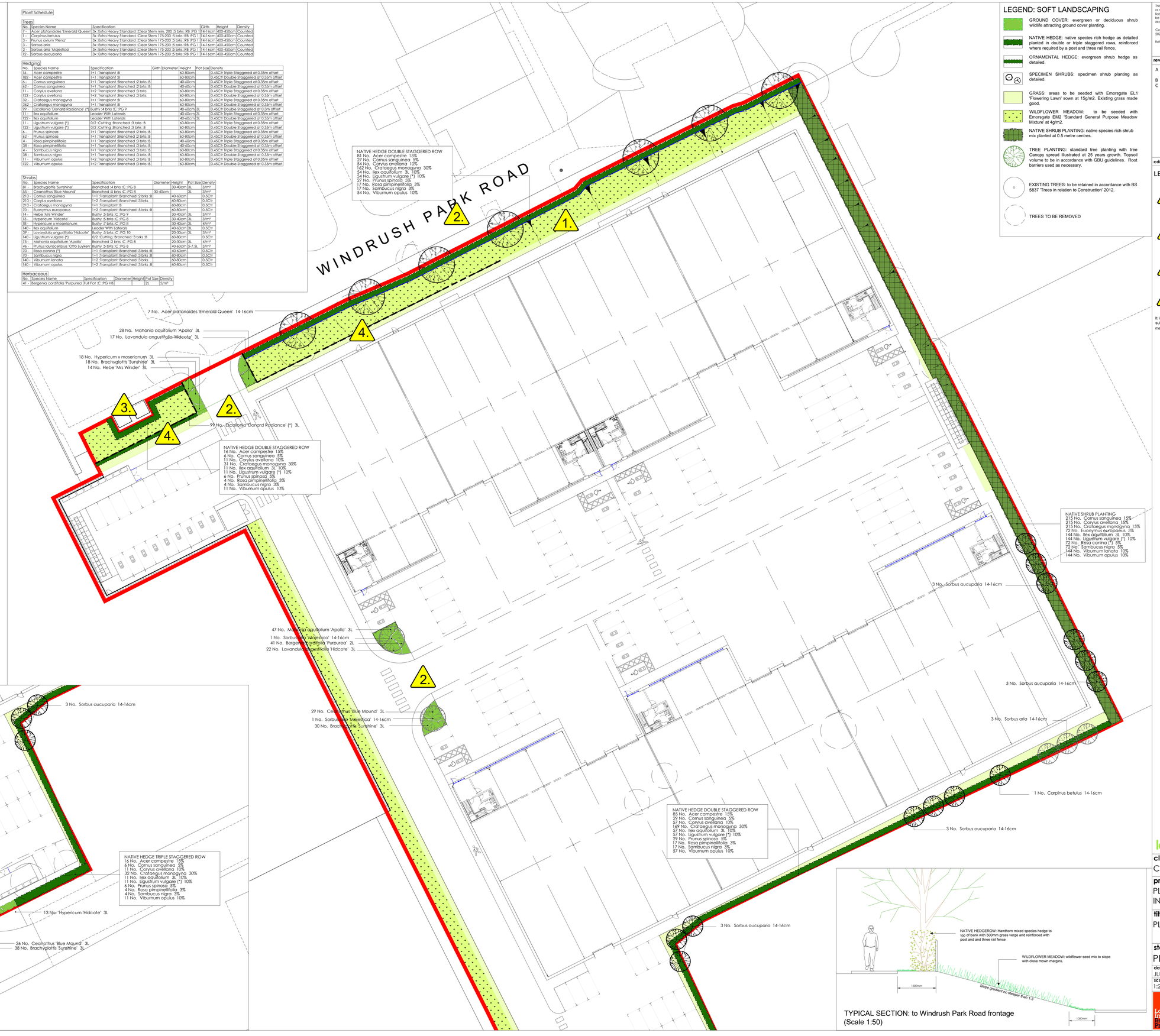
No.	Species Name	Specification	Girth	Diameter	Height	Pot Size	Density
16 -	Acer campestre	1+1 :Transplant :B			60-80cm		0.45C/Itr Triple Staggered at 0.35m offset
182 -	Acer campestre	1+1 :Transplant :B			60-80cm		0.45C/Itr Double Staggered at 0.35m offset
6 -	Cornus sanguinea	1+1 :Transplant :Branched :2 brks :B			40-60cm		0.45C/Itr Triple Staggered at 0.35m offset
62 -	Cornus sanguinea	1+1 :Transplant :Branched :2 brks :B			40-60cm		0.45C/Itr Double Staggered at 0.35m offset
11 -	Corylus avellana	1+2 :Transplant :Branched :3 brks			60-80cm		0.45C/Itr Triple Staggered at 0.35m offset
122 -	Corylus avellana	1+2 :Transplant :Branched :3 brks			60-80cm		0.45C/Itr Double Staggered at 0.35m offset
32 -	Crataegus monogyna	1+1 :Transplant :B			60-80cm		0.45C/Itr Triple Staggered at 0.35m offset
362 -	Crataegus monogyna	1+1 :Transplant :B			60-80cm		0.45C/Itr Double Staggered at 0.35m offset
99 -	Escallonia 'Donard Radiance' (*)	Bushy :4 brks :C :PG 9			40-60cm	3L	0.45C/Itr Double Staggered at 0.3m offset
11 -	Ilex aquifolium	Leader With Laterals			40-60cm	3L	0.45C/Itr Triple Staggered at 0.35m offset
122 -	Ilex aquifolium	Leader With Laterals			40-60cm	3L	0.45C/Itr Double Staggered at 0.35m offset
11 -	Ligustrum vulgare (*)	0/2 :Cutting :Branched :3 brks :B			60-80cm		0.45C/Itr Triple Staggered at 0.35m offset
122 -	Ligustrum vulgare (*)	0/2 :Cutting :Branched :3 brks :B			60-80cm		0.45C/Itr Double Staggered at 0.35m offset
6 -	Prunus spinosa	1+1 :Transplant :Branched :2 brks :B			60-80cm		0.45C/Itr Triple Staggered at 0.35m offset
62 -	Prunus spinosa	1+1 :Transplant :Branched :2 brks :B			60-80cm		0.45C/Itr Double Staggered at 0.35m offset
4 -	Rosa pimpinellifolia	1+1 :Transplant :Branched :3 brks :B			40-60cm		0.45C/Itr Triple Staggered at 0.35m offset
38 -	Rosa pimpinellifolia	1+1 :Transplant :Branched :3 brks :B			40-60cm		0.45C/Itr Double Staggered at 0.35m offset
4 -	Sambucus nigra	1+1 :Transplant :Branched :3 brks :B			60-80cm		0.45C/Itr Triple Staggered at 0.35m offset
38 -	Sambucus nigra	1+1 :Transplant :Branched :3 brks :B			60-80cm		0.45C/Itr Double Staggered at 0.35m offset
11 -	Viburnum opulus	1+2 :Transplant :Branched :3 brks :B			60-80cm		0.45C/Itr Triple Staggered at 0.35m offset
122 -	Viburnum opulus	1+2 :Transplant :Branched :3 brks :B			60-80cm		0.45C/Itr Double Staggered at 0.35m offset

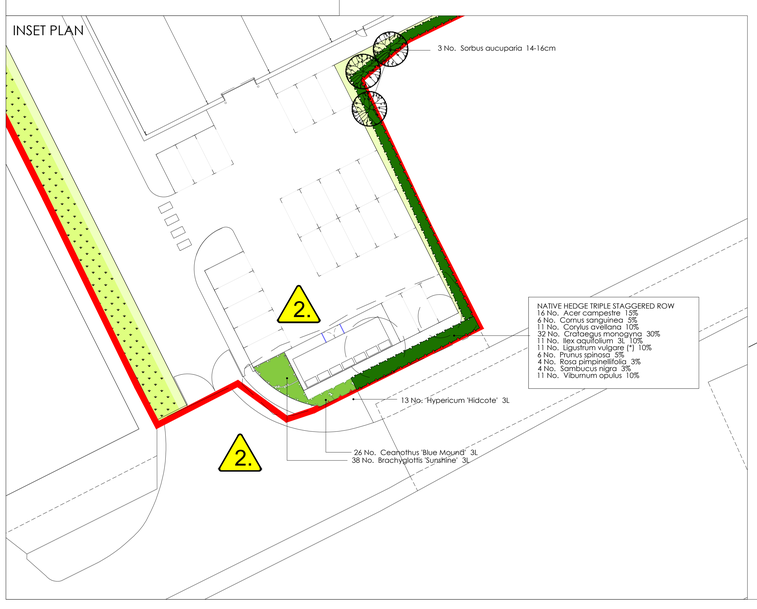
Shrubs

No.	Species Name	Specification	Diameter	Height	Pot Size	Density
81 -	Brachyglottis 'Sunshine'	Branched :4 brks :C :PG 8		30-40cm	3L	3/m²
55 -	Ceanothus 'Blue Mound'	Branched :3 brks :C :PG 8	30-40cm		3L	3/m²
210 -	Cornus sanguinea	1+1 :Transplant :Branched :2 brks :B		40-60cm		0.5C/ltr
210 -	Corylus avellana	1+2 :Transplant :Branched :3 brks		60-80cm		0.5C/ltr
210 -	Crataegus monogyna	1+1 :Transplant :B		60-80cm		0.5C/ltr
70 -	Euonymus europaeus	1+2 :Transplant :Branched :3 brks :B		60-80cm		0.5C/ltr
14 -	Hebe 'Mrs Winder'	Bushy :3 brks :C :PG 9		30-40cm	3L	3/m²
13 -	Hypericum 'Hidcote'	Bushy :5 brks :C :PG 8		30-40cm	3L	3/m²
18 -	Hypericum x moserianum	Bushy :7 brks :C :PG 8		30-40cm	3L	4/m²
140 -	Ilex aquifolium	Leader With Laterals		40-60cm	3L	0.5C/ltr
39 -	Lavandula angustifolia 'Hidcote'	Bushy :5 brks :C :PG 10		20-30cm	3L	3/m²
140 -	Ligustrum vulgare (*)	0/2 :Cutting :Branched :3 brks :B			60-80cm		0.5C/ltr
75 -	Mahonia aquifolium 'Apollo'	Branched :2 brks :C :PG 8		20-30cm	3L	4/m²
46 -	Prunus laurocerasus 'Otto Luyken'	Bushy :5 brks :C :PG 8		40-60cm	5-7.5L	3/m²
70 -	Rosa canina (*)	1+1 :Transplant :Branched :3 brks :B		40-60cm		0.5C/ltr
70 -	Sambucus nigra	1+1 :Transplant :Branched :3 brks :B		60-80cm		0.5C/ltr
140 -	Viburnum lanata	1+2 :Transplant :Branched :3 brks :B		60-80cm		0.5C/ltr
140 -	Viburnum opulus	1+2 :Transplant :Branched :3 brks :B		60-80cm		0.5C/ltr

Herbaceous

No.	Species Name	Specification	Diameter	Height	Pot Size	Density
41 -	Bergenia cordifolia 'Purpurea'	Full Pot :C :PG HB			2L	5/m²





TYPICAL SECTION: to Windrush Park Road frontage
(Scale 1:50)

LEGEND: SOFT LANDSCAPING

- GROUND COVER: evergreen or deciduous shrub wildlife attracting ground cover planting.
- NATIVE HEDGE: native species rich hedge as detailed planted in double or triple staggered rows, reinforced where required by a post and three rail fence.
- ORNAMENTAL HEDGE: evergreen shrub hedge as detailed.
- SPECIMEN SHRUBS: specimen shrub planting as detailed.
- GRASS: areas to be seeded with Emorsgate EL1 'Flowering Lawn' sown at 15g/m2. Existing grass made good.
- WILDFLOWER MEADOW: to be seeded with Emorsgate EM2 'Standard General Purpose Meadow Mixture' at 4g/m2.
- NATIVE SHRUB PLANTING: native species rich shrub mix planted at 0.5 metre centres.
- TREE PLANTING: standard tree planting with tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers used as necessary.
- EXISTING TREES: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.
- TREES TO BE REMOVED

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Refer any query to office of origination.

rev	date:	amendments:	alt:
A	25/01/24	To co-ord with layout changes and ecological recommendations	LD
B	02/02/24	To co-ord with newest layout	LD
C	06/03/24	To co-ord with revised layout	LD

cdm 2015: designers residual risk information

LEGEND: CDM RESIDUAL RISKS

1. LEVEL CHANGES: changes in level across the site including ramped access, steps, slopes or ditches, restricting access with risk of operatives falling from height.

2. PEDESTRIAN & VEHICULAR TRAFFIC: car park, road and pavement within or adjacent to working areas; risk of collision with operatives, risk of harm to pedestrians.

3. EXISTING SERVICES: proximity of adjacent buildings and associated buried / overhead live services i.e electricity or gas. Risk to operatives during excavations or moving plant.

4. RETAINING WALLS: within external soft and hard landscape; risk of operatives falling from height.

It is assumed that works will be carried out by competent landscape subcontractor working, where appropriate to a risk assessment and method statement approved by the Principal Contractor.

bea landscape design ltd

client:
CANMOOR

project:
PLOT B, WINDRUSH INDUSTRIAL ESTATE

title:
PLANTING PLAN

status:
PLANNING

date:	drawn:	number:
JUL'23	E.C.H	23-043-P-06
scale@A0:	checked:	revision:
1:250	T.G-W	C

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