

NOTES:

All planting and seeding to be undertaken within the first planting season following the completion of construction of the development. The landscape contractor will make himself aware of the service locations prior to commencing planting operations and no tree will be planted closer than 4.5m to any adoptable cable or 3m to any private cable.

TOPSOIL

At the time of starting work areas to be planted will be covered by either:  
-- Undisturbed topsoil prepared as necessary by the Main Contractor so that it is a suitable state for the cultivation operations as stated below.  
-- Topsoil to be 450mm for shrub planting.

IMPORTED TOPSOIL FOR PLANTED AREAS

-- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.  
-- To BS 3882, grade: General Purpose  
-- Source to be confirmed by the Contractor.  
-- Provide a declaration of analysis including information detailing each of the relevant parameters given in BS 3882, clause 6 and table 2 for the grade of topsoil specified.

CULTIVATION

-- Break up any compacted topsoil to full depth.  
-- Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 300mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8mm.  
-- Spread well rotted organic material, subject to approval.  
-- Leave surface regular and even.  
-- Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 25mm in any dimension, roots, tufts of grass and foreign matter.  
-- Do not dig or cultivate within the root spread of trees and shrubs to be retained.

MATERIALS AND WORKMANSHIP

-- Materials and workmanship shall generally be in accordance with the following documents - BS3936 Nursery Stock and BS4428. Recommendations for General Landscape Operations.  
-- Plant material to be the sizes and dimensions as stated in the schedule and shall be healthy with good fibrous root systems.

HERBICIDES

-- Allow for a pre-application of an approved translocated systemic herbicide to planting areas by suitable spraying apparatus to the manufacturer's instructions and in line with the 1987 Control of pesticides Regulations and 2003 COSHH.

EXISTING TREES AND HEDGEROWS

-- Existing trees and hedgerows to be retained to be managed in accordance with the Arboricultural Assessment

TREES

-- All trees to be planted in tree pits @ 1000mm x 1000mm x 750mm or at suitable size to accommodate root/container size.  
-- All trees to be back filled with top soil and suitable organic material (to be specified).  
-- All trees should be double staked using pointed softwood / peeled chestnut / larch or oak stakes, free from projections and large or edge knots and tied above ground.  
-- All trees located within 3m of any services or within the hard standing to have their roots directed downwards by the installation of Reroot 600 or Reroot 1000 dependant on ground conditions and service locations.  
-- Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Existing trees adjacent to the feature will be left uncut and managed in a similar way to standard trees. Tree guards will be removed once the planting is established.

PLANTING

-- All ornamental shrubs to be planted in pits 150mm wider and deeper than their root ball.  
-- Shrubs to have a minimum height of 600-800mm, minimum of 1 shrub per m2 unless otherwise specified.  
-- Ground cover planting to be 300mm with plants at 5 per m2 unless otherwise specified.  
-- Pits to be back filled with topsoil and slow release fertiliser at an appropriate rate.  
-- All planted areas are to be mulched.  
-- Geotextile membrane with minimum 200mm overlap and holes cut for planting between the topsoil and bark mulch. Sufficient pegs installed to prevent membrane from lifting.  
-- All shrubs to be well watered in at the time of planting and during dry spells.

HEDGEROWS

-- Plant native mixed hedgerows in double staggered rows. All plants to have suitable rabbit guards to protect plants from damage until established.

Planting Schedule

Shrubs and Herbaceous Perennials

Qty	Latin Name	Height	Scheduled Size	Rate/Spacing
52	Bergenia cordifolia 'Purpurea'	20-30cm	3L	5 Plants/sq m
20	Euonymus fortunei 'Silver Queen'	30-40cm	3L	3 Plants/sq m
38	Hebe rakaiensis	20-30cm	3L	3 Plants/sq m
20	Hebe 'Red Edge'	30-40cm	3L	3 Plants/sq m
20	Hypericum 'Hidcote'	30-40cm	3L	3 Plants/sq m
58	Lavandula angustifolia 'Hidcote'	30-40 cm	3L	3 Plants/sq m
19	Salvia nemorosa 'Amethyst'	20-30cm	3L	3 Plants/sq m

Native Shrub

Qty	Latin Name	Height	Form	Root Condition
20	Acer campestre	60-80cm	Whip	1 Plants/sq m
20	Crataegus monogyna	80-100cm	Whip	1 Plants/sq m
20	Corylus avellana	80-100cm	Whip	1 Plants/sq m
6	Ilex aquifolium	60-80cm	C3L	1 Plants/sq m
20	Sorbus aucuparia	60-80cm	Whip	1 Plants/sq m
20	Viburnum opulus	80-100cm	Whip	1 Plants/sq m
12	Cornus sanguinea	60-80cm	Whip	1 Plants/sq m

Trees

Qty	Latin Name	Height	Form	Root Condition	Minimum Clear Stem	Girth
1	Acer campestre 'Elsrijk'	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
5	Acer campestre 'Street Wise'	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
3	Betula pendula	350-400cm	Heavy Standard	RB	Min. 200cm	12-14cm
2	Carpinus betulus	350-400cm	Heavy Standard	RB	Min 200cm	12-14cm
7	Liquidambar styraciflua	350-400cm	Heavy Standard	RB	Min 200cm	12-14cm

Native Hedgerows

Qty	Latin Name	Height	Form	Root Condition
185	Acer campestre	60-80cm	Whip	BR
185	Carpinus betulus	60-80cm	Whip	BR
185	Corylus avellana	60-80cm	Whip	BR
185	Ligustrum vulgare	60-80cm	Whip	BR

INITIAL 12 MONTH MAINTENANCE

-- Regular maintenance visits shall be undertaken following planting to maintain all areas in a weed and litter free condition and to ensure the healthy establishment of all planting stock.  
-- For the first 12 months following practical completion the maintenance is the responsibility of the landscape contractor who undertook the implementation. Any failures to be replaced during the next planting season.  
-- During the maintenance period all areas of planting shall be watered, dependant on prevailing weather conditions, to ensure healthy establishment of all stock.  
-- Areas of amenity grass to be regularly cut throughout the growing season to maintain a neat and tidy appearance, the arisings removed. In drought or wet conditions, mowing will be suspended.  
-- Wildflower areas to be strimmed twice per year after flowering. Arisings (cuttings) from trimming the wildflower meadow areas should be collected and taken to compost heaps.

-- In addition to mowing and watering, all planting shall be maintained/ inspected a minimum of 4 times annually to aid establishment and appearance.

-- Maintenance operations shall include: All areas to be kept weed free by spot treatment with contact herbicide or hand weeding/ forked out, dead wood to be pruned out, pruning of epicormic growth or suckers from stems shall be removed without exposing live tissue, all prunings to be removed from site. Stakes and ties should be checked and adjusted accordingly to prevent growth restriction. Pruning of shrubs will be minimum, but maintain a neat tidy appearance any species which needs cutting back will only be done at the correct time of year in line with good horticultural practice. Footpaths will be kept obstruction and waste free.

-- On completion of the 12 month maintenance period a site inspection shall be undertaken by the landscape contractor, landscape architect/ client and a representative of the appointed management company as necessary, to ascertain that all areas of landscaping associated with the development are in a satisfactory condition for handover to the management company. Any necessary works shall then be carried out to the satisfaction of the landscape architect/ client to enable the works to be handed over to the appointed management company or Local Authority as appropriate.

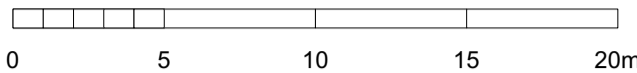
ONGOING MAINTENANCE AND MANAGEMENT

-- The appointed management company should continue to undertake all necessary operations in line with the above notes, to ensure that the grounds are maintained in a neat and tidy appearance in line with good horticultural practice.  
-- Long term management of all communal areas of soft landscape shall be based on the above notes, however these notes are not definitive and any other works required to maintain the areas in a healthy condition should be carried out on a regular basis throughout subsequent years.

NOTES

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Ordnance Survey base mapping - supplied by client.



KEY

- Site Boundary
- Proposed New Tree
- Proposed Planting
- Proposed Native Hedge
- Proposed Native Scrub
- Wild Flower Meadow seed mix (such as Wildflower Turf - 'WFT-Landscape-34')
- Existing Trees Retained (with RPA) (refer to Arboricultural Impact Assessment for further details)
- Existing Hedegrow Retained (refer to Arboricultural Impact Assessment for further details)

Edges of the wildflower meadow to be regularly mown to create a tidy edge adjacent to hard standing.

P08	03/04/2024	Amendments based on new layout.	TIK	SLS
P07	19/07/2023	Amendments based on client comments	ELH	OFD
P06	16/02/2023	Changed Flower Mix, updated key.	SDO	OFD
P05	25/01/2023	Added bigger grassland area	SDO	OFD
P04	01/12/2022	Change of layout	SDO	OFD
rev	date	description	dm	chk

masterplanning

environmental assessment

landscape design

urban design

ecology

architecture

arboriculture

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