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 20-94-04) 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 amelioration as required to meet the required characteristics as detailed within Table 1 of BS 3882:2015 specification. Wildflower areas to be spread to a minimum depth of 100mm. Grass areas to be spread to 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 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. All plant stock shall be healthy, vigorous, free from pest and disease and comply with 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 refer to Tree Protection Plan 20-93-04 and the Arboricultural Method Statement 2093/EHAM0501. 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 (14-16cm girth trees) and tied in prepared pits. Semi mature trees to be underground guyed and securely anchored using Platipus Tree Anchor. Pits to be excavated with vertical sides and bottom dug over. Pits to be 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 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. TREES IN PAVED AREAS: All trees to be in accordance with BS 3936, BS8545 and The National Plant Specification – 'Rootballed Trees' recommendations, to be planted and securely anchored using Arborguy anchor system or similar to suit tree size and ground conditions. Tree pits to incorporate Rootspace structure including root director and Root Rain Precinct irrigation system with cap as per the Greenblue Tree Planting Systems standard details selected to suit the tree size, species, soil conditions and hard surface. Well water after planting. Tree pit surface to be protected with terram layer, pea gravel, tree grille and vertical tree guard. Tree pits pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details. NB the treatment of the hard surfacing with road salt within paved areas where trees are planted is not permitted.

8. 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 bark mulch and kept weed free using a pre-emergent herbicide such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) and kept weed free.

9. PLANTING MARGINAL / AQUATIC PLANTS: Keep plants watered and in the shade until planted and do not allow to dry out. To be planted at 500mm centres of as scheduled in random groupings of 3-5 and 7-10 species depending on numbers of plants. Plant in a hole to suit the size and shape of roots/rootball removing packaging. Create a cleft at bottom of hole to improve rooting. Gently firm into hole to ensure good root hold into substrate. After planting water thoroughly and without damaging or displacing plants or soil. Lightly firm soil back into hole to ensure full soil contact around roots. Plants to be kept moist and to be kept watered to ensure soil is sufficiently moist until the final take water level is achieved.

10. 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 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 using a pre-emergent herbicide. Protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked.

11. NATIVE SHRUB PLANTING: plants to be in accordance with 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. Transplants to be root dipped with Algimore prior to planting. Planted areas to be protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stake(s).

12. 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 levelled 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 firm and rake to leave a fine surface suitable for sowing. Sow seed and lightly consolidate by rolling 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. Seed mixes to be supplied by Emorgate Seeds and include the following sown in accordance with suppliers recommendations.

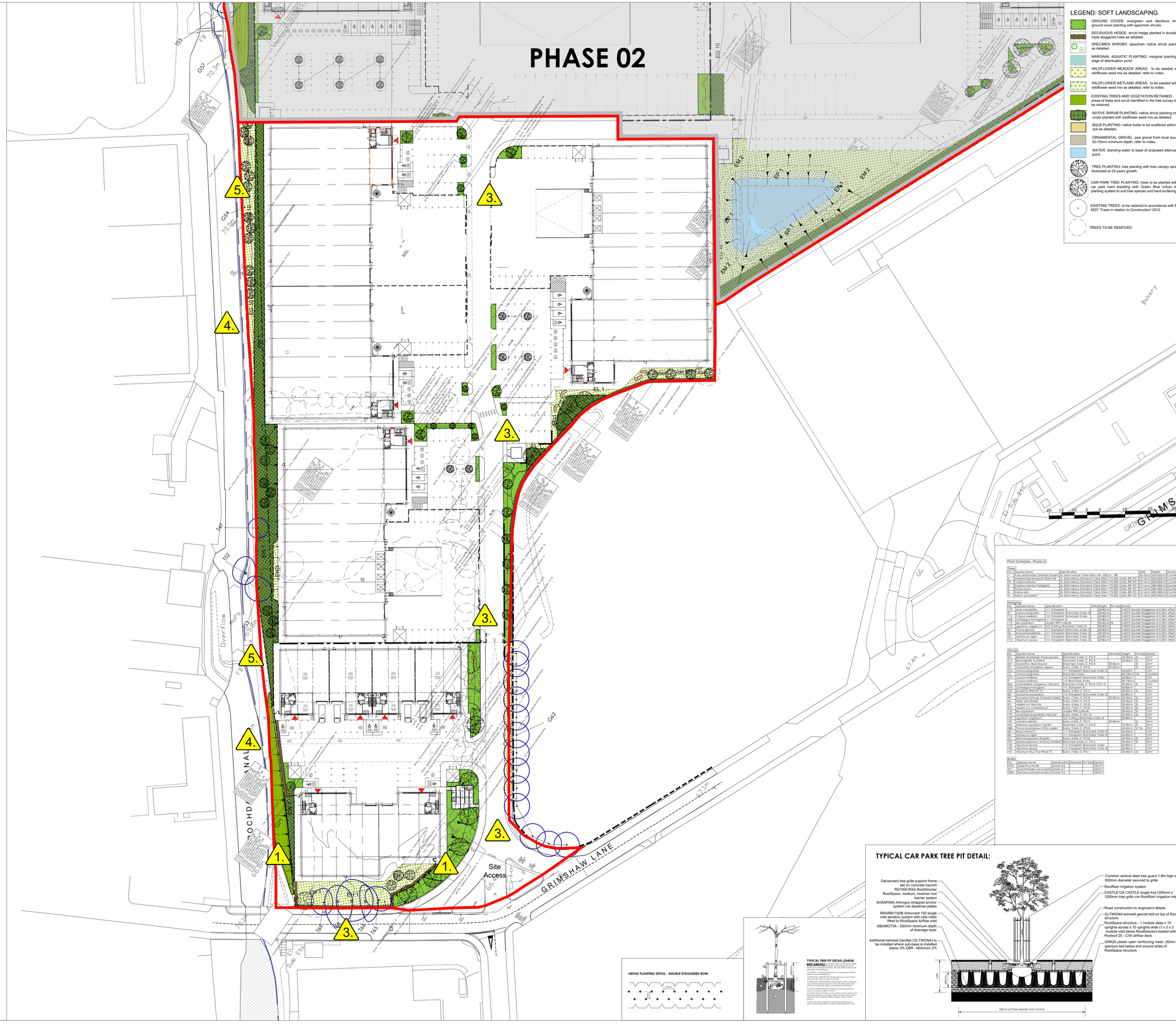
EL1 'Flowering Lawn Mixture' (sown at 4g/m2).
EO10 'Tussock Grass Mixture' to smaller areas within main site (sown at 10-15g/m2).
EM2 'Standard General Purpose Meadow Mixture' to general landscape areas (sown at 4g/m2) and attenuation basin slopes.
EH1 'Hedgerow mix' to hedges and shaded areas (sown at 4g/m2).
EW1 'Woodland Mixture' to shrub planting areas (sown at 4g/m2).
EP1 'Pond edge' to attenuation pond (sown at 4g/m2).

13. BULB PLANTING: each bulb to be planted at a depth of approximately twice its height; base in contact with bottom of hole. Backfilled with finely broken soil, lightly firmed to existing ground level. Bulbs should be firm and entire, not dried out, and free from pests, diseases and fungus.

14. 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 wildflower areas as per Emorgate Seeds Ltd aftercare First cut 100-150mm, subsequent cuts 50mm.
g. Hedges to plot frontages be maintained at a max height of 2.0m.
h. Native shrub planting to be maintained free from perennial weeds, self set shrub and tree species.
i. At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

15. 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.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