

PLANNING NOTES (SOFT LANDSCAPE):

1. SOILS: Subgrade / subsoil to be prepared in accordance with BS 8601 and BS 4428 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 BS3882: 2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minimal value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS3882: 2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS3882: 2015 specification. Grass areas to be a minimum depth of 150mm and Shrub beds 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 BS1 PAS 100 to 50mm depth evenly worked into soil.

2. 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.

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

4. 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.

5. 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.

6. 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.

7. SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3930 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. 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 slate chippings. Planting areas to be covered with 50mm depth slate chippings mulch such as Melcourt 'Blue Slate 40mm' (or similar approved by the landscape architect) laid onto geotextile membrane detailed below and kept weed free.

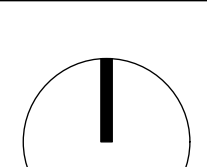
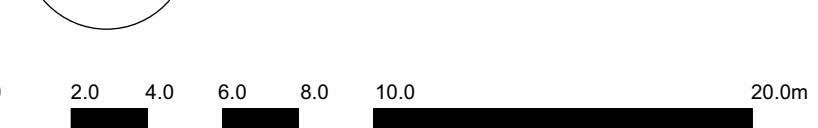
8. WEED CONTROL: Geotextile membrane (to be Terram 'WeedGuard' or similar approved) laid on top of prepared topsoil (refer to item 1.0) covering all planted areas with a minimum overlap of 200mm between sheets. Cut a cross and pin back the membrane for each individual plant location and dig out the soil below the cut large enough to accept the root ball. Well water plants immediately after planting and prior to spreading of mulch. Shrub areas to be covered with slate chippings as above and kept weed free.

9. WEED CONTROL ON STEEP SLOPES: proposed planting areas steeper than 1:3 (33%) gradient are to be designed appropriately by a suitably qualified engineer to ensure slope stability. Where appropriate bark mulch and geotextile membranes are to be replaced with proprietary mulch matting such as Greenfix 2.4m wide mulch rolls or similar.

10. MAINTENANCE: To be carried out at approximately monthly intervals 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.
- d. Collect litter, sweep and tidy site.
- e. Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
- f. Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas).
- g. All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility plays to be maintained in accordance with current highways design guidelines.

11. 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.

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P-01	Additional Replacement trees shown	25.02.26	CO CW
P-02	Existing Tree positions updated	29.01.25	CO CW
P-03	Ramp position amended	05.09.24	CO CW
P-04	Trees Added (Steepness updated following comments)	05.08.24	CO CW
P-05	Layout updated following comments	01.05.24	CO CW
P-06	Layout updated following comments. Page size changed	11.04.24	CO CW
P-07	Layout updated following comments. Page size changed	18.10.23	CO CW
Rev	Description	Date	Drawn/CK

