

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 prior to spreading topsoil to allow aeration 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 mean value (or as approved). Imported topsoil (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. Grass areas to be a minimum depth of 150mm. Shrub beds 400mm depth and forestry / transplants 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.

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. 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.

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 waleshield fencing on a scaffold framework in accordance with BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until trees 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 multi-stem 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 and The National Plant Specification - Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989 and double staked (10-20cm - 14-16cm girth trees) or triple staked (15-16cm - 18-20cm girth trees) and tied in prepared pits. Tree pits in open field / un-compacted ground conditions 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 pits to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40% of peat free tree planting compost. Root balls to be encircled by Root Rain Matio or similar irrigation pipe. Well water after planting. The use of plant material 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.

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 5m) should have a minimum of 4.2m³. 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 walls 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.

Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBG Standards. The NHBG raft is 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 Greenbut 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 Greenbut 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 CPSE 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 'Amenity' Bark Mulch (or similar approved by the landscape architect) and kept weed free.

8. HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Hedge plants to be planted in double staggered rows 200mm 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. 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 NHBG guidelines.

9. FORESTRY 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. Transplants to be planted at 1 metre centres (or as scheduled) in random groupings of 5-5 and 7-10 shrub species depending on numbers of plants. Trees to be evenly distributed throughout the planted area. Transplants to be root dipped with Alginate prior to planting. Planting areas to be kept weed free and protected from rabbits, with rabbit fence and / or individual mesh tree guards securely fixed to timber stakes).

10. TURFING: Grass turf areas to be Tillers 'Arena' or similar approved cultivated turf, laid in accordance with BS 4428:1989. Topsoil to be rotavated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.

11. SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Topsoil to be rotavated and levelled as required and any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing. Seed to be Geminal Seeds mix A19 'All Purpose Landscaping' sown at 35gm/m², including:

- 30% CORAIL (Slender Creeping Red Fescue)
- 25% RAISA (Chewings Fescue)
- 20% AERIEL (Perennial Ryegrass)
- 20% CADIX (Perennial Ryegrass)
- 5% HIGHLAND (Browntop Bent)

12. WILDFLOWER SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotavated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be Geminal Seeds mix WFG4 'Neutral Soils' sown at 5.0 gm/m².

13. WILDFLOWER SEEDING (SHADE AREAS): grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotavated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be Geminal Seeds mix WFG8 'Hedgerows & Shaded Areas' sown at 5.0 gm/m².

14. MAINTENANCE: To be carried out at approximately monthly intervals to include the following:

- Eradicating 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 firm in, securely staked and tied.
- Collect litter, sweep and top site.
- Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
- Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas).
- All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility stays to be maintained in accordance with current highways design guidelines.

15. 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.

Native Shrub Planting Mix
19 No. Corylus avellana (*) 10%
45 No. Crataegus monogyna (*) 35%
9 No. Euonymus europaeus (*) 5%
9 No. Ilex aquifolium (*) 5%
18 No. Ligustrum vulgare (*) 10%
18 No. Prunus spinosa (*) 10%
18 No. Rhamnus cathartica (*) 10%
9 No. Sambucus nigra (*) 5%
18 No. Viburnum opulus (*) 10%
Planted at 1.5m cnts

Native Shrub Embankment Mix
20 No. Clematis vitalba 2L 7%
20 No. Corylus avellana (*) 7%
89 No. Crataegus monogyna (*) 30%
20 No. Hedera helix 2L 7%
20 No. Ligustrum vulgare (*) 7%
20 No. Lonicera periclymenum 2L 7%
20 No. Prunus spinosa (*) 7%
20 No. Rosa canina (*) 7%
20 No. Sambucus nigra (*) 7%
20 No. Viburnum opulus (*) 7%
Planted at 1.5m cnts

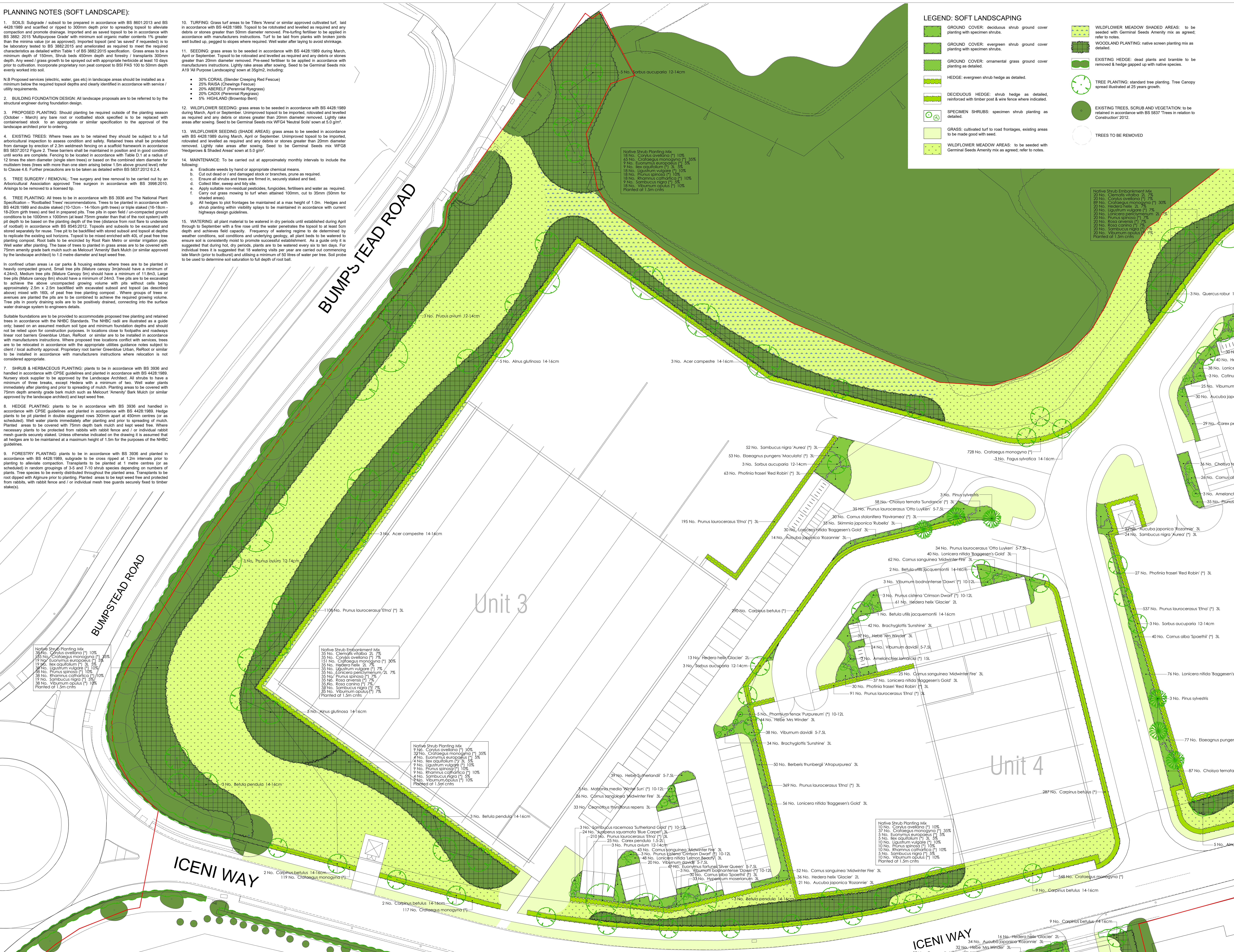
Native Shrub Planting Mix
9 No. Corylus avellana (*) 10%
32 No. Crataegus monogyna (*) 35%
4 No. Euonymus europaeus (*) 5%
4 No. Ilex aquifolium (*) 5%
36 No. Ligustrum vulgare (*) 10%
36 No. Prunus spinosa (*) 10%
36 No. Rhamnus cathartica (*) 10%
18 No. Sambucus nigra (*) 5%
36 No. Viburnum opulus (*) 10%
Planted at 1.5m cnts

Native Shrub Planting Mix
10 No. Corylus avellana (*) 10%
37 No. Crataegus monogyna (*) 35%
3 No. Euonymus europaeus (*) 5%
3 No. Ilex aquifolium (*) 5%
12 No. Ligustrum vulgare (*) 10%
10 No. Prunus spinosa (*) 10%
10 No. Rhamnus cathartica (*) 10%
5 No. Sambucus nigra (*) 5%
10 No. Viburnum opulus (*) 10%
Planted at 1.5m cnts

LEGEND: SOFT LANDSCAPING

- GROUND COVER: deciduous shrub ground cover planting with specimen shrubs.
- GROUND COVER: evergreen shrub ground cover planting with specimen shrubs.
- GROUND COVER: ornamental grass ground cover planting as detailed.
- HEDGE: evergreen shrub hedge as detailed.
- DECIDUOUS HEDGE: shrub hedge as detailed, reinforced with timber post & wire fence where indicated.
- SPECIMEN SHRUBS: specimen shrub planting as detailed.
- GRASS: cultivated turf to road frontages, existing areas to be made good with seed.
- WILDFLOWER MEADOW AREAS: to be seeded with Geminal Seeds Amenity mix as agreed; refer to notes.

- WILDFLOWER MEADOW SHADED AREAS: to be seeded with Geminal Seeds Amenity mix as agreed; refer to notes.
- WOODLAND PLANTING: native screen planting mix as detailed.
- EXISTING HEDGE: dead plants and bramble to be removed & hedge gapped up with native species.
- TREE PLANTING: standard tree planting. Tree Canopy spread illustrated at 25 years growth.
- EXISTING TREES, SCRUB AND VEGETATION: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.
- TREES TO BE REMOVED



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Client: Trebor Developments
Project: Iken Way, Haverhill Business Park
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