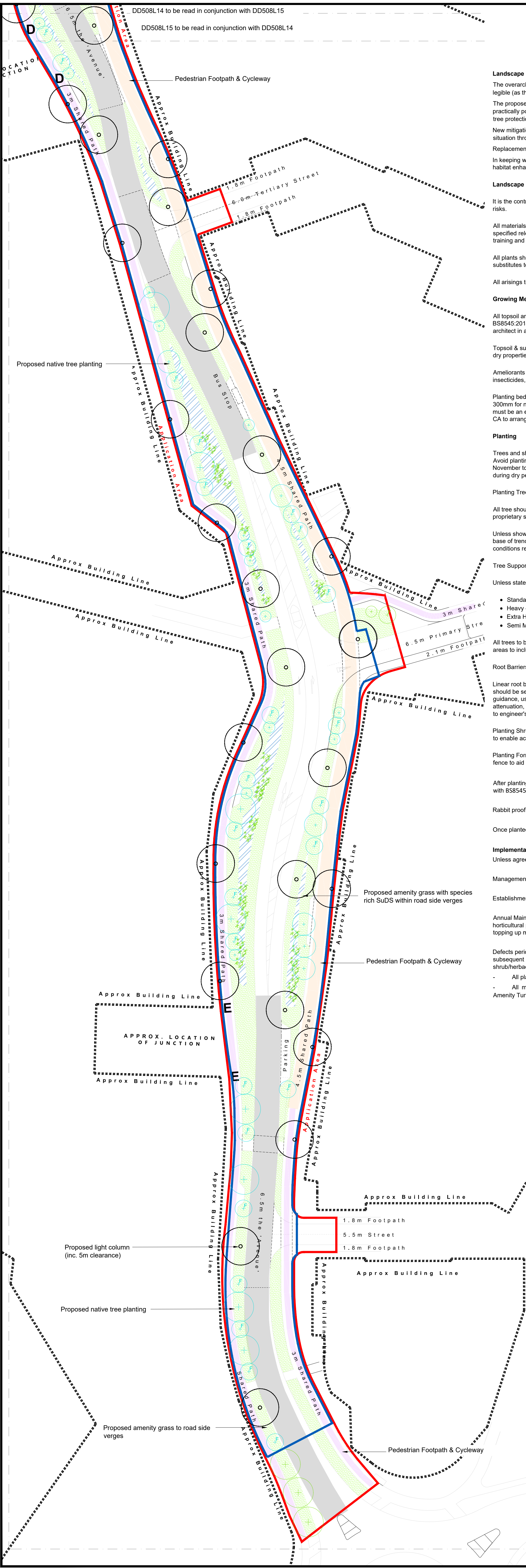


Landscape Strategy Aims

The overarching planting strategy that underpins the design for the proposed Phase 3 link road is to provide a clear, ecologically rich structure that is legible (as the main link road) and allows the landscape to flow seamlessly into the wider OHH Masterplan.

The proposed highway infrastructure has been designed to retain and protect as much of the existing planting, hedgerows and woodland as practically possible. This will be achieved by sensitive design and by minimising the working area during construction and by providing adequate tree protection to avoid damage to the root systems of trees and shrubs to be retained.

New mitigation and enhancement planting informed by the project ecologist and arboricultural consultants will provide, where practical an improved situation through the management of any retained areas of vegetation or additional areas of new planting.

Replacement planting in the form of new trees and hedgerows will be provided to help minimise views from properties, roads and footpaths.

In keeping with the project sustainability aims, excavated soils will be reused within the scheme for landscape reinstatement, new planting and habitat enhancements.

Landscape Implementation - General Notes (Refer to Landscape Specification for Tender, Implementation & Aftercare Establishment)

It is the contractor's responsibility to check for services in this area before groundworks commence. Please refer to Project H&S file for specific site risks.

All materials and installation to be undertaken in line with best horticultural practice and in accordance with guidance set out in British Standards specified relevant to this note and current at time of installation. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

All arisings to be removed from site at contractor's expense unless noted otherwise.

Growing Medium / Soil Depths

All topsoil and subsoil used in planting areas to be accordance with British Standard BS3882:2015 (Topsoil), BS8545:2014 (Subsoil) and BS8545:2014 (Tree from Nursery to Independence in the landscape). Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works. Use of as-saved topsoil and subsoil is anticipated, review testing data to adapt soil ameliorants & drainage.

Topsoil & subsoil heaps should be agreed with the site manager, kept separate and stored no deeper than 2 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.

Ameliorants including all composts, mulches and soil conditioners used in planting should be peat-free. The use of pesticides (herbicides, insecticides, fungicides and slug pellets) should be avoided to prevent harm to wildlife.

Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and be laid to a depth of 300mm for native planting, 450mm shrub planting, 150mm for amenity grass seeding and 30-50mm for wildflower seeding to aid germination. There must be an equivalent depth of uncompacted subsoil layer beneath each associated topsoil. Report accumulating water in tree pit excavations to the CA to arrange location adjustment, or additional drainage measures.

Planting

Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1 1992. Nursery Stock Specification for Trees and Shrubs. Avoid planting during period of hard frost and ensure all field grown (bare root / rootball) stock is planted inside the planting season typically November to March. Container Plants can be planted throughout the year subject to the right conditions and ensure all plants are suitably watered during dry periods.

Planting Trees

All tree should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.

Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides. Where necessary include a 100mm layer of horticultural grit to base of trench to aid free draining prior to backfilling with the approved subsoil / topsoil layer to the field grown/nursery height. Where the ground conditions result in the base of the tree pits being compacted or not free draining, pits and trenches will require positive drainage to all trees to thrive.

Tree Support and Accessories

Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:

- Standard Trees - Single Stake
- Heavy - Extra Heavy - Double Staked
- Extra Heavy to Semi Mature - Triple Staked
- Semi Mature - Proprietary underground guying.

All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand.

Root Barriers (GBU ReRoot with deflecting ribs or equivalent approved) 2m to kerb reroot 600, 3m to service reroot 1000

Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers should be set 2m from the center of the trunk to kerb ReRoot, 3m from centre of trunk to services ReRoot 1000+. Install to the manufacturers guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.

Planting Shrubs - to be planted in prepared beds, back filled and firmed to nursery level. All plants to be set min 300mm from building/wall facades to enable access. Where turf abuts a building façade, a 300mm gravel strip should be provided (not drawn).

Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fence to aid establishment (unless adjacent to an alternative boundary treatment).

After planting all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch compliant with BS8545:2014, carefully and evenly laid with no damage to the plants.

Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants

Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Implementation Programme

Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.

Management and Maintenance Strategy

Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave

Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive they will be replaced, incorporate a slow release fertilizer as per manufactures rates, topping up mulch to ensure 75mm depth.

Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two year defects period for tree planting, min one year defects period for shrub/herbaceous planting and min 6 months for wildflower/grassed areas.

- All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).
- All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

Species List	
Large Tree Planting – Not less than 10 metre from any dwelling	
Betula pendula	(species to be adjusted locally to suit setting, ecological requirements, soil type & ground conditions)
Betula pubescens	Silver Birch
Carpinus betulus	Downy Birch
Fagus sylvatica	Hornbeam
Pinus sylvestris	Common Beech
Quercus robur	Scots Pine
Salix alba	Pendunculate Oak
Tilia cordata	White Willow
	Small-leaved Lime
Medium Tree Planting – Not less than 7 metre from any dwelling	
Acer campestre	Field Maple
Betula nigra	River Birch
Malus sylvestris	Crab apple
Prunus avium	Wild Cherry
Prunus padus	Bird Cherry
Sorbus aria	Whitebeam
Sorbus aucuparia	Rowan
Small Tree Planting – Not less than 3 metre from any dwelling	
Carpinus betulus 'Frans Fontaine'	Hornbeam
Crataegus x punctiflor	Broad leaf Cockspur Thorn
Corylus avellana	Multi-stem Hazel
Malus 'John Downie'	Ornamental crab
Sambucus nigra	Multi-stem Elder
Salix caprea	Multi-Stem Goat Willow
Salix viminalis	Osier
Hedgerow Planting (Native)	
Acer campestre	Field Maple
Corylus avellana	Hazel
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Malus sylvestris	Crab apple
Prunus spinosa	Blackthorn
Rosa canina	Dog-rose
Viburnum opulus	
Native Shrubs	
Acer campestre	Field Maple
Corylus avellana	Hazel
Crataegus monogyna	Hawthorn
Ilex aquifolium	Holly
Malus sylvestris	Crab Apple
Prunus domestica	Wild Plum
Prunus spinosa	Blackthorn
Salix caprea	Goat Willow
Sambucus nigra	Elder
Viburnum opulus	Guilder-rose
Marginal / Emergent Planting - pre-established within coir rolls & pallets for wetland areas	
Butomis umbellatus	Flowering Rush
Carex acutiformis	Lesser Pond Sedge
Carex pseudocyperus	Cypress Sedge
Iris pseudacorus	Yellow Flag
Junus effusus	Soft Rush
Juncus inflexus	Hard Rush
Lythrum portula	Water Purslane
Lythrum salicaria	Purple Loosestrife
Mentha aquatica	Water mint
Phragmites australis	Common Reed

NOTES:

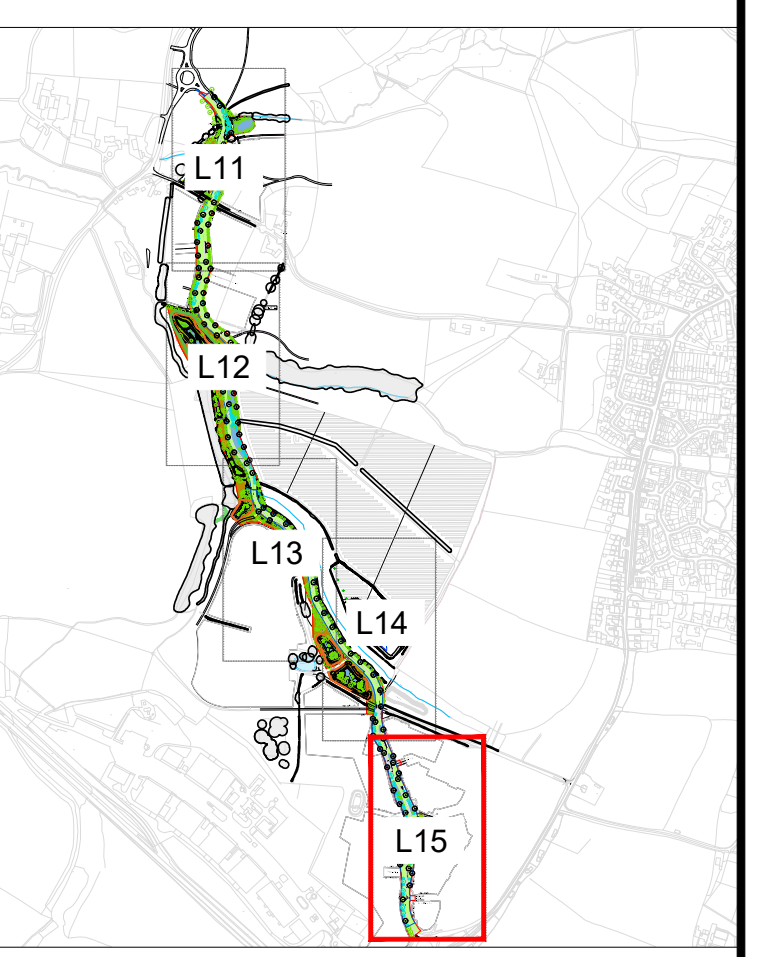
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.
3. All given dimensions in mm.

KEY

- Planning Application Boundary
- S38 Boundary (for information only)
- Timber post & stock-proof mesh boundary for SuDS basins to discourage unauthorised or amenity access for ecological & water quality benefit (lockable gates afford management access)

Soft Landscape

- Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with the Tree Constraints Plan 11707/P01 Rev G
- Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors
- Tree Planting within Soft Landscape (S38 Adoption)
 - Large Tree (10> metres from building)
 - Street Tree (7> metres from building)
 - Small Tree (3> metres from building)
- Tree Planting within Soft Landscape
 - Large Tree (10> metres from building)
 - Street Tree (7> metres from building)
 - Small Tree (3> metres from building)
- Native Hedgerow: Alongside roadways & footpaths with gaps for access facilitated to coincide with future plot layouts, managed for variation of height & native species diversity
- Native Tree & Shrub Planting managed for variation of heights to both screen & frame views
- Low Level Native Woodland Edge Planting for planting ecological benefit within visi-plays
- Watercourse Reinstatement & SuDS Margins: Pre-e Coir Rolls & Pallets as per detail; over-sown with EM Mixture for Wetlands, supplied by Emorsgate Seeds equivalent, sown at 4g/m²
- Existing vegetation / grass cover buffer around retained vegetation to be enhanced for native species diversity; Operations location-specific but may include scarification & overseeding or plug planting with traditional field margin species
- Amenity Grass Verge Edge Seed Mix: DoT BS Road Verge seed mix with clover, as supplied by Boston Seeds or equivalent, sown at 10g/m²
- Wildflower & Grass Seed Mix: EM2 or EM4 80:20 grass to wildflower mix, as supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
- Marshy Grassland Mix & Native Wetland Planting: For base of SUDS & Swales (non-adopted), EM8 Meadow Mixture for Wetlands, supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
- Native wildflower plug planting or coir mats with pre-established native marginal species will supplement seeding for water quality treatment & to trap sediment by early establishment
- Marshy Grassland Mix: For base of adopted Swales, EM8 Meadow Mixture for Wetlands, supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
- Spring bulbs added to banks for seasonal interest.
- Fully Aquatic Mix: For base of SUDS & Swales, supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
- Rural pathway compacted aggregate surfacing with no edging restraint as per Detail (Tree RPAs to be adapted by Project Arboriculturalist coordination)



Location Plan NTS

10.05.23	MG	Amends to address LPA comments	R9	MG
13.03.23	MG	PROWs widen to 3m & tree coord S38	R8	MG
11.11.22	MG	Drainage coordination updates	R7	MG
13.09.22	MG	Tree coord to light column updates	R6	MG
18.07.22	MG	PROW Route Paths updated to diversions	R5	MG
31.05.22	MG	Trees omitted for S38 update	R4	MG
14.04.22	MG	Section lines inc & SuDS landscape updates	R3	PD
30.03.22	MG	Updated R2 base, Light column 99 adjusted	R2	PD

DATE DRAWN DESCRIPTION OF REVISION REVISION LETTER CHECKED BY

DRAWING STATUS

FOR TENDER

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PROJECT TITLE:
Chalcroft Avenue, One Horton Heath

PROJECT NUMBER:
DD508

PLOT DATE:
30.07.21

DRAWING SCALE:
1:500

APPROVED BY:
MG

PAPER SIZE:
A1

DRAWN BY:
PP

DRAWING TITLE:
Landscape Strategic Arrangement 5 of 5

DRAWING NUMBER:
DD508L15

REVISION LETTER:
R9

DRAWING FILE LOCATION:
Z:\Dropbox (Deacon Design Ltd)\03 PROJECTS 500+DD508_One Horton Heath_Road Phase 304-Drawings\AutoCAD\Landscape Design\DD508L15_L15_Landscape General Arrangement.dwg