



0m5m10m

north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and any positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing. Dimensions and levels to be checked on site.
- Do not re-use this drawing.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 900mm height) refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

Site boundary

Existing tree and boundary vegetation to be retained and protected in accordance with BS 5837:2012 - refer to arboricultural report 2249-KC-XX-YTREE-TCP by Keen Consultants

Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)

Existing tree to be removed

Existing Levels

Proposed Levels (& engineer's levels for vehicular access)

Proposed trees

Proposed orchard trees

Clipped native hornbeam hedge - 1.1m ht

Mixed Native Hedge - 1.1m ht

Ornamental planting

Amenity grass / lawn

Wildflower grass

Flowering bulbs

Native Shrubs

Proposed 1.8m board fence board (FF1)

Bilmac - Pedestrian

SPECIFICATION NOTES

- 1. General landscaping.**

Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837: 2012 during construction and as detailed in Tree Protection Plan.

All landscaping 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.
- 2. Services.**

The contractor must ascertain for himself the exact location of underground services before commencing work.
- 3. Soil Materials Generally.**

Putty Soils shall be free from roots, stolons, rhizomes, propagules of perennial or invasive weeds (such as grass, bindweed, docks, Japanese knotweed, giant hogweed and horsetail/mint) (Epilobium sp.)

Foreign matter: On visual inspection, free from non-soil material, brick and other building materials and wastes, sharp, and any other foreign matter or material or substance that would render the soil or soil amendment unsuitable for use.

Contaminated: Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:

 - Corrosive, explosive or flammable;
 - Hazardous to human or animal life;
 - Detrimental to healthy plant growth.

One notice: If any evidence of symptoms of soil contamination are discovered on the site or in topsoil, subsoil, sand or compost or other planting media to be used.
- 4. Soil testing**

Each soil source (imported and site-won subsoil and topsoil - see below) shall be analysed by Tm O'Hare Associates, Hockley Park, Wallingford, Oxon OX10 2BA, Tel: 01491 822653. Email: info@oha.co.uk, www.oha.co.uk (or equivalent approved).
- 5. Subsoil for general landscaping areas (sample of site-won or imported subsoil to be sent for testing to check compliance with parameters below)**

Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use and should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:
- | Parameter | Unit | Lower Limit | Upper Limit |
|---|-------|-------------|-------------|
| Clay (<0.002mm) | % | 5 | 18 |
| Silt (0.002-0.006mm) | % | 0 | 35 |
| Sand (0.006-0.02mm) of which at least 40% shall fall into fine to medium sand range | % | 50 | 80 |
| Stones (>20mm) | % | 0 | 20 |
| pH Value | Unit | 5.5 | 8.5 |
| Electrical Conductivity (1:2.5 water extract) | µS/cm | — | 1500 |
| Electrical Conductivity (CaSO4 extract) | µS/cm | — | 2800 |
| Exchangeable Sodium Percentage | % | — | 15 |
| Organic Matter | % | — | 1.5 |
- 6. Subsoil for tree pits (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**

Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use and should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:
- | Parameter | Unit | Lower Limit | Upper Limit |
|---|-------|-------------|-------------|
| Clay (<0.002mm) | % | 5 | 18 |
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| pH Value | Unit | 5.5 | 8.5 |
| Electrical Conductivity (1:2.5 water extract) | µS/cm | — | 1500 |
| Electrical Conductivity (CaSO4 extract) | µS/cm | — | 2800 |
| Exchangeable Sodium Percentage | % | — | 15 |
| Organic Matter | % | — | 1.5 |
- 7. Topsoil for general landscaping (sample of site-won and/or imported topsoil to be sent for testing to check compliance with parameters below and to inform any necessary amelioration - see below)**

Existing topsoil to be stripped and re-used, provided soil within parameters given below when analysed. Imported topsoil to be good quality sandy loam or manufactured subsoil (from approved source, meeting parameters given below). Topsoil (site-won or imported) to be tested to determine suitability for proposed use and should be free from commonly tested contaminants, including asbestos. Test report to be submitted to Landscape Architect for approval and to enable amelioration recommendations to be made:
- | Parameter | Unit | Lower Limit | Upper Limit |
|---|-------|-------------|-------------|
| Clay (<0.002mm) | % | 5 | 18 |
| Silt (0.002-0.006mm) | % | 0 | 35 |
| Sand (0.006-0.02mm) of which at least 40% shall fall into fine to medium sand range | % | 50 | 80 |
| Stones (>20mm) | % | 0 | 20 |
| pH Value | Unit | 5.5 | 8.5 |
| Electrical Conductivity (1:2.5 water extract) | µS/cm | — | 1500 |
| Electrical Conductivity (CaSO4 extract) | µS/cm | — | 2800 |
| Exchangeable Sodium Percentage | % | — | 15 |
| Organic Matter | % | — | 1.5 |
- 8. Ameliorant: fertilizer and compost (contractor is responsible for submitting a sample of imported or site-won topsoil (to inform requirements).**

Topsoil amelioration to be determined by analysis. Once amelioration requirements ascertained as required, approved (peat free) compost to PAS100 and/or fertilizers to be incorporated during cultivation at required rate to full depth of growing medium.

- 9. Soil handling and depths.**

Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites

Topsoil and subsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method outlined in writing by Landscape Architect prior to any commencing. All topsoil and subsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as required. A suitable is suspected in sub-grade, subsoil or topsoil surfaces, these should be ripped as necessary to be decomposed and ensure adequate drainage.

Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible or adjacent to kerbs, manholes and footpath junctions, around retained trees etc. Surplus plant material, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Topsoil and subsoil to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once first height is achieved, an excavator should regrade the sides and top of stockpile to firm surface by tracking across to form a smooth gradient.

Final topsoil depth (allowing for settlement) to be 300mm for tree pits and general planting areas and 150mm for grass. Finished soil levels to be 20mm above adjoining paving or kerbs, not less than 150mm below top of adjoining buildings; subsoil areas to be higher than adjoining grass areas by 25 mm. Topsoil to be spread in lightly compacted layers, max. 150mm depth, gently firm each layer before spreading the next.

Where laying topsoil around manhole access covers in lawn and planting areas, contractor to pay careful attention to laying topsoil in layers and gently compacting each layer (as item 10 above), leaving finished soil levels 25mm above access cover level. This is to avoid subsequent settling of soils leaving the cover proud of the adjacent planting bed or lawn.
- 10. Plant handling and establishment.**

Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE through the JCLI. The contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.
- 11. General planting notes.**

Details for trees, hedge and general planting to be finalised once final site conditions are known (i.e. completion and permeability of ground). General plant stock to conform to BS 3086: advanced nursery stock to BS 8545, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and material undamaged. All planting operations to be in general compliance with BS 4428: 'Code of Practice for general landscape operations'

Only any cut at planting while soil and weather conditions are suitable:

 - Do not plant during periods of frost or strong winds. Plant only during the following periods:
 - Deciduous trees: Late October to late March (ground and bare root)
 - Coniferous green plants: All year time (ground and weather conditions are favourable)
 - Ensure that adequate watering is provided.
 - Bulbs: September/October

Setting out all planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are really defined, and use from adjacent paved areas as specified above. All trees, plant, tree circles in lawn and planting beds are to be mulched with approved bark mulch to 75mm depth after planting.
- 12. Plant biosecurity**

Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specific species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HTP Plant Health Assurance Scheme still in development phase). Selected plants, including trees should be propagated and grown on a UK nursery, or contaminated and grown-in in the UK for a minimum of 5 years (trees) or 2 years (shrubs). Any Xylella fastidiosa plants

specified must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (ideally back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender.

- 13. Tree planting**

Any proposed substitutions of species shown on plan to be approved by landscape architect prior to planting. Details for tree planting to comply with BS 5837:2012. A guide all trees to be planted in square pits with bases undisturbed unless drainage / compaction problems known. Plant at a depth where the root flare is clearly visible at the soil surface. Where trees have been supplied with the root flare too deep excess soil or fibrous root growth should be removed before planting. All trees to have 'Padder' tree irrigation system installed as supplied by Padder 01737 712300 www.padderarbor.com or approved equivalent. Watered heavily after planting and in confined spaces where it is impractical to use machinery. The soil shall be weeded free prior to turling and seeding. Control herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (locks, thistles etc) approved Glyphosate-based herbicide should be applied as a spot treatment. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings in accordance with BS 4428:1989 'Code of practice for general landscape operations'. All grass areas to be approved landscape quality lawn turf.
- 15. Maintenance**

Refer to letter from the Landscape Management Plan (to be confirmed). Establishment maintenance for all plantings for 5 years from Practical Completion to include weed control, watering and replacement of plants due to original specification in the planting season following failure.

14. Hedges.

Depth of planting trench to be same as rootball, overall width 150mm wider than rootball (75mm min from rootball edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis. Control post and wire supporting to be provided with two wire and plants to be tied in using horticultural plastic ties. On planting, hedges to be trimmed to a neat slope where necessary.

15. Native hedges.

Species to be randomly mixed for natural effect, and planted in groups of 3-5 plants of any one species. Depth of planting trench to be same as root system, overall width 150mm wider than root system (75mm min from root system edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Provide and install each plant with an appropriate sized recyclable staked green shrub shelter (available from Tuxes Ltd, phone 01621 874021 or similar approved). Position shelter stake on windward side of plant, drive vertically into bottom of pit before planting, to a min. depth of 300mm and consolidate backfill material around stake, attach shelter to be trimmed to a neat slope where necessary.

16. Shrub and Ground Cover Planting

All plants to be planted into cultivated planting beds (with 300mm depth specified topsoil) at densities shown in a plant schedule, backfilled with planting bed soil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

17. Bulb planting.

All bulbs to be planted at the rate given in the schedule, in random mixed drifts of single species in areas indicated on the plan, at a minimum 15 bulbs per drift of single species. For planting, naturalize bulb positions by dropping bulbs from waist height. Neatly remove a plug of turf and replace after

Trees and Structural Planting

Tree	Abbreviation	Species	Girth	Height	Specification	Qty.
Acer camp	Acer campestre		12-14cm	3.5-4.0m	CG/BR	7 No.
Acer camp 'E'	Acer campestre 'Elsrijk'		12-14cm	3.5-4.0m	CG/BR	2 No.
Amel. gran Robin Hill	Amelanchier x grandiflora 'Robin Hill'		12-14cm	3.5-4.0m	CG/BR	4 No.
Betu. Fasc'	Betula albosinensis 'Fascination'		12-14cm	3.5-4.0m	CG/BR	2 No.
Betu. jacq	Betula utilis var. jacquemontii		12-14cm	3.5-4.0m	CG/BR	4 No.
Liqu. styr 'Worp'	Liquidambar styraciflua 'Wormstedt'		12-14cm	3.5-4.0m	CG/BR	2 No.
Prunus 'Sun Blvd'	Prunus 'Surreal Boulevard'		12-14cm	3.5-4.0m	CG/BR	2 No.
Prun. padu	Prunus padus		12-14cm	3.5-4.0m	CG/BR	6 No.
Quer. robur	Quercus robur		12-14cm	3.5-4.0m	CG/BR	4 No.
Tili. cord	Tilia cordata		12-14cm	3.5-4.0m	CG/BR	1 No.
Tili. cord 'Str'	Tilia cordata 'Streetwise'		12-14cm	3.5-4.0m	CG/BR	6 No.
Ulmus 'F'	Ulmus Florentis'		12-14cm	3.5-4.0m	CG/BR	1 No.

Native Trees

Abbreviation	Species	Qty.
Malu x dome	Malus domestica 'Queen'	9 No.
Prun. cera	Prunus cerasifera	7 No.
Pyr. comm 'Beth'	Pyrus communis 'Beth'	8 No.

Native Hedges

Abbreviation	Species	Height	Specification	Density	Qty.
Quer. robur	Carpinus betulus	40-60cm	1+1: Transplant - seed raised: B	11m	296 No.

Native Hedges

Abbreviation	Species	Specification	Percentage Contribution
Carp. betu	Carpinus betulus	1+1: Transplant - seed raised: B	17%
Cory. avel	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	17%
Crat. mono	Crataegus monogyna	1+1: Transplant - seed raised: B	17%
Fagu. sylv	Fagus sylvatica	1+2: Transplant - seed raised: B	17%
Liqu. oval	Ligustrum ovalifolium	0/2: Cutting: Branched: 5 brks: B	17%
Prun. spin	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	17%

Woodland style planting beneath existing tree

Asterium scopulorum: 2L, CG, 4m2
Berberis repens: 2L, CG, 4m2
Buxus sempervirens: 2L, CG, 4m2
Cornus alba: 2L, CG, 4m2
Corylus avellana: 2L, CG, 4m2
Crataegus monogyna: 2L, CG, 4m2
Fagus sylvatica: 2L, CG, 4m2
Hedera helix: 2L, CG, 4m2
Lonicera xylosteum: 2L, CG, 4m2
Malus domestica: 2L, CG, 4m2
Prunus spinosa: 2L, CG, 4m2
Rosa rugosa: 2L, CG, 4m2
Spiraea alba: 2L, CG, 4m2
Viburnum opulus: 2L, CG, 4m2

P13	27.02.26	MS	AG	Wheel stops removed, double-kerb repositioned
P12	24.02.26	AR	AG	MCS comments incorporated - levels added
P11	22.01.26	JD	AG	Updated architectural layout
P10	13.01.26	JD	AG	Updated architectural layout
P09	14.04.25	NC	AG	Changes to tree location to planning comments
P08	11.02.25	LC	AG	Changes to species and tree location to planning comments
P07	16.12.24	NC	AG	Amendments to wall of the east of the southern building
P06	12.12.24	NC	AG	Amendments to species of trees following planning comments
P05	07.08.24	NC	LC	Orchard trees amended
P04	24.07.24	NC	LC	Orchard and wildflower areas amended
P03	22.07.24	NC	LC	Gate added and steps amended on the western side
P02	22.07.24	NC	LC	Plantings around the southeast side buildings amended
P01	28.06.24	NC	LC	Stage 3 first issue
rev.	date	by	chk	notes
project Winchester Road, Boreley Green				
title Planting Strategy				
status Stage 3		scale at A1 1:250		
dwg no SO-2977-03-LA-003				
references land at Boreley Green - TOPOGRAPHICAL SURVEY PLAN - 00.dwg				