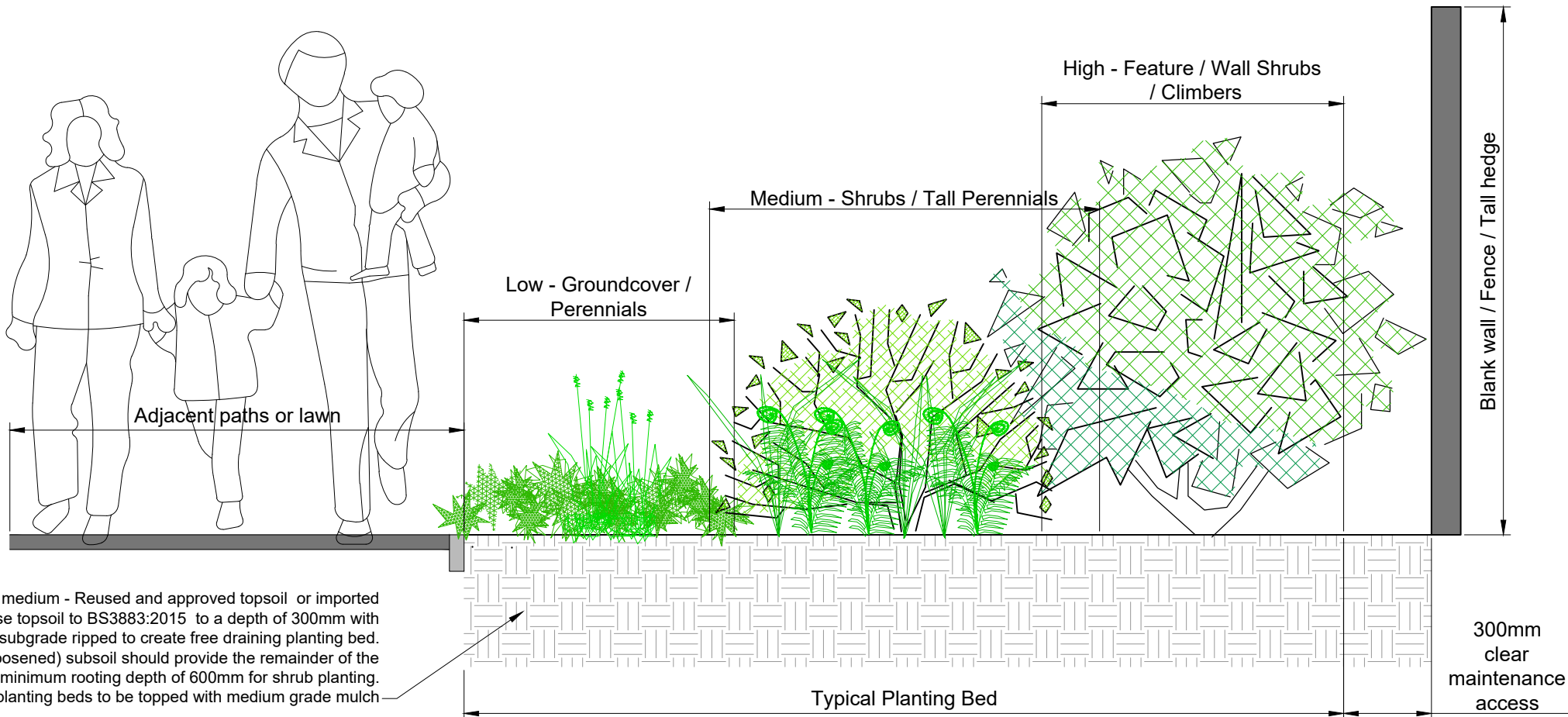
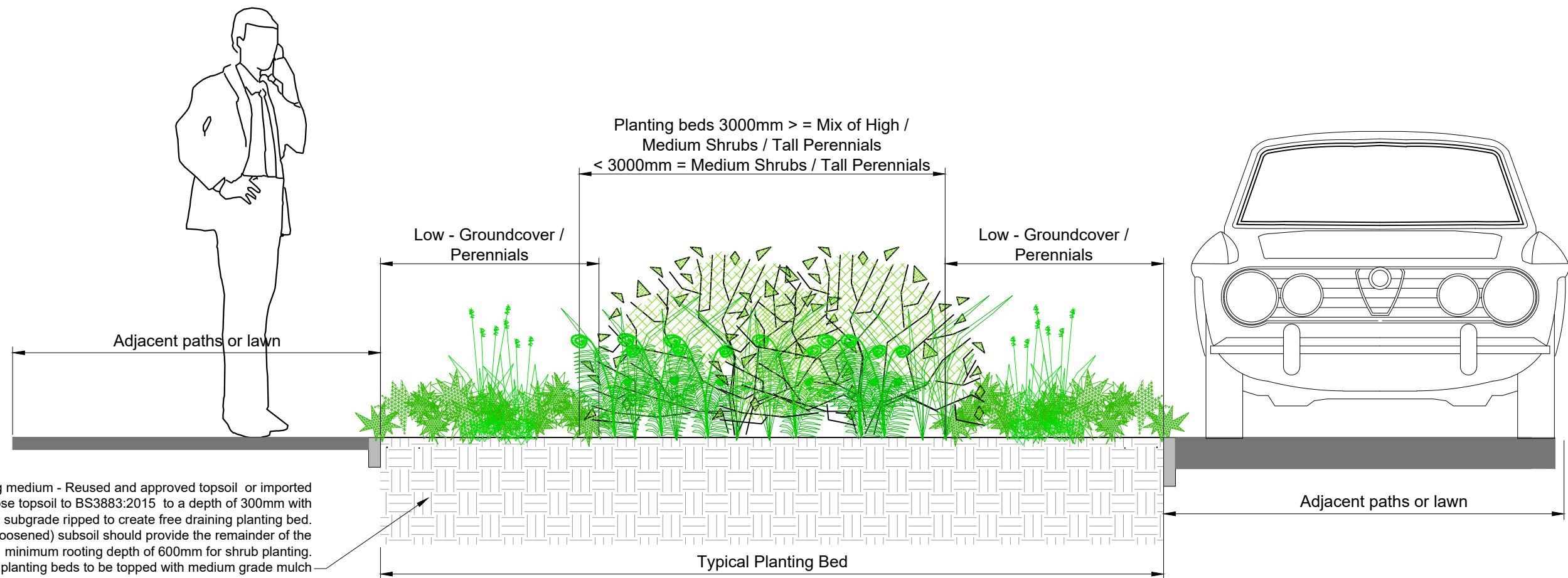




Growing medium - Reused and approved topsoil or imported multipurpose topsoil to BS3883:2015 to a depth of 300mm with subgrade ripped to create free draining planting bed. Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth of 600mm for shrub planting. All planting beds to be topped with medium grade mulch



Growing medium - Reused and approved topsoil or imported multipurpose topsoil to BS3883:2015 to a depth of 300mm with subgrade ripped to create free draining planting bed. Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth of 600mm for shrub planting. All planting beds to be topped with medium grade mulch

Landscape Specification

General Notes:

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 plants should be grown and sourced in the UK and should be supplied from a nursery approved in advance by the landscape architect. Any substitutes to be agreed prior to ordering.

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 and BS8545:2014. Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works.

Topsoil Heaps should be agreed with the site manager 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 discouraged to prevent harm to wildlife. Any pesticides used should be non-residual.

Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and the depth should not exceed 300mm. Topsoil varies depending on the planting type: 300mm for tree planting, 300mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth to achieve an overall depth of: 900mm for tree planting, 600mm shrub planting, 450mm for amenity grass/turf. Prior to spreading topsoil, the receiving area should be decompacted to increase permeability.

Planting

Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1, 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. All Container growing planting should have Full Pots and 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

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

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 min. 1.2m from the center of the trunk and set as close to the surface as possible. Linear root barriers should be installed 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 facade, 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 ensuring no damage to the plants.

Rabbit-proof spiral guards and supporting canes shall be installed to all whip and transplant planting to protect plants during the establishment period. Guards shall be appropriately sized and securely fixed, and shall be maintained in position for a minimum period of five years or until, in the opinion of the Landscape Architect, plants are sufficiently established. Upon instruction, guards shall be removed and disposed of off-site unless noted otherwise. Trico repellent will be applied to whips to protect against rabbit and deer browsing.

Turfing to occur in April-May or September-October subject to suitable weather conditions.

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 (Refer to Supporting Landscape Management Plan, where provided).

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

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 manufacturers rates, topping up mulch to ensure 75mm depth.

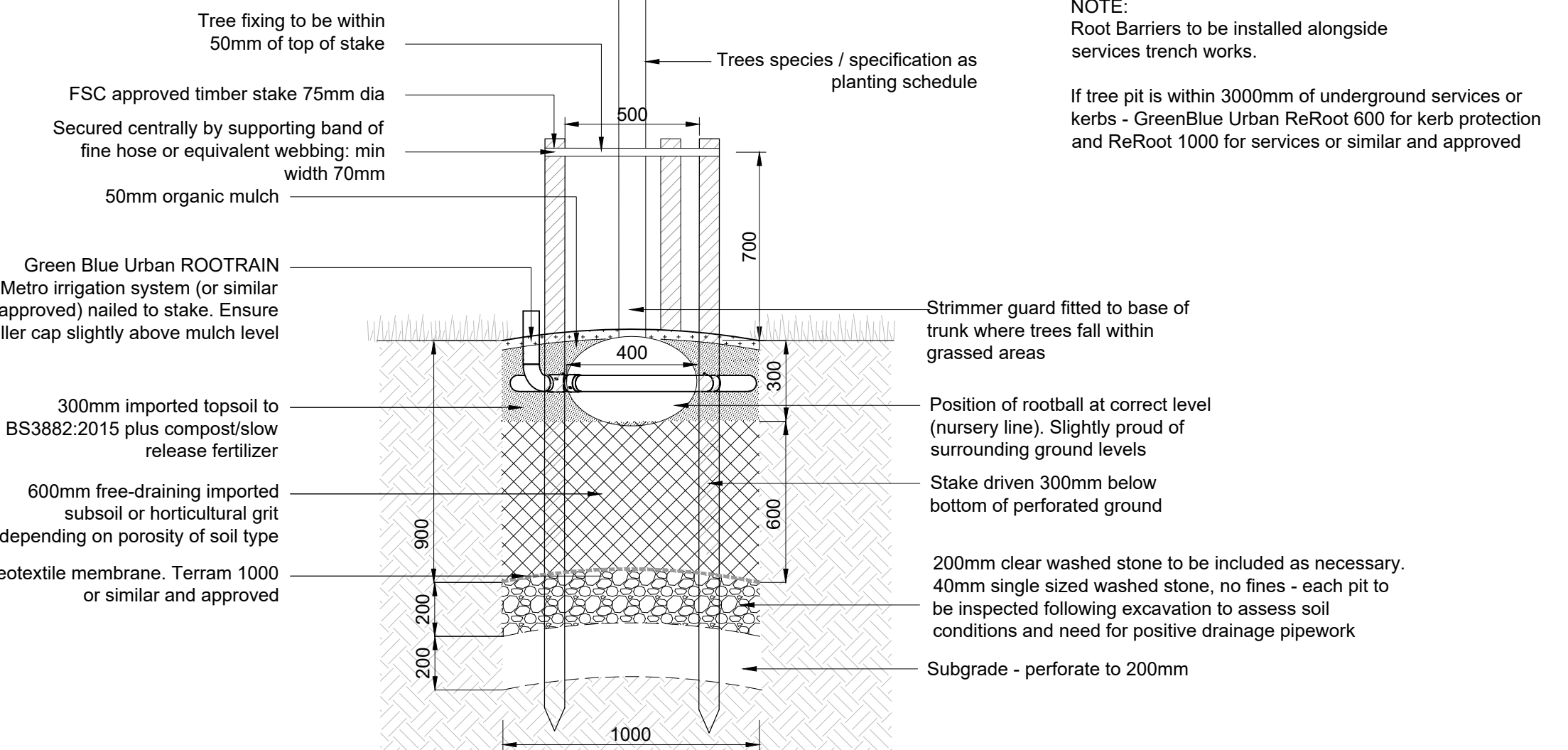
Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two year defects period for tree planting, min one year defects period for shrub/herbaceous planting and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

Typical Tree Pit Detail

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.



NOTE 1 The functioning of topsoil within a landscape depends not only on the quality of the topsoil but also on the care given to the preparation of the receiving area, which will often have been compacted by the passage of vehicles or storage of materials.

NOTE 2 It is particularly important that the topsoil is not over-compacted during spreading. Over-compaction prevents plant root growth and function, and reduces water attenuation and the ability of excess water to drain away. It is one of the most common reasons for plant failures in landscape schemes, and it increases the risk of erosion and runoff. Placement of soil by tracked hydraulic excavators working in strips from ground not yet loosened (the "loose-tipping" method) is a way to avoid this.

Planting Schedule

No.	Species Name	Common Name	Specification	Density	Girth	Pot Size	Height
5	Acer campestre	Common Maple	Whip : C: Understorey Planting	2.5Ctr		60-80cm	
15	Acer campestre	Common Maple	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
7	Amelanchier lamarckii 'Robin Hill'	Juneberry 'Robin Hill'	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
5	Betula pendula	Common Silver Birch	Whip : C: Understorey Planting	2.5Ctr		60-80cm	
1	Betula pendula	Common Silver Birch	RB -Feather	Counted	8-10cm	3.0-3.5m	
3	Carpinus betulus	Common Hornbeam	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
5	Crataegus monogyna	Common Hawthorn	Tpt :1+1:Understorey Planting :RB	2.5Ctr		60-80cm	
4	Crataegus monogyna	Common Hawthorn	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
5	Ilex aquifolium	Common Holly	Tpt :1+1:Understorey Planting :RB	2.5Ctr		60-80cm	
2	Liquidambar styraciflua 'Worplesdon'	Sweet Gum 'Worplesdon'	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
4	Populus canescens	Grey Poplar	Selected Standard :RB	Counted	10-12cm	3.0-3.5m	
3	Prunus avium	Wild Cherry	Whip:Understorey Planting :RB	2.5Ctr	6-8cm	60-80cm	
3	Prunus avium	Wild Cherry	Selected Standard :Clear Stem 175-200 :RB	Counted	10-12cm	3.0-3.5m	
58	Cornus sanguinea	Common Dogwood	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm				
58	Cornus sanguinea	Common Dogwood	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm				
307	Corylus avellana	Common Hazel	Whip : C: Understorey Planting	2.5Ctr		60-80cm	
29	Loniceria periclymenum	Common Honeysuckle	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm				
29	Rosa canina	Dog Rose	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm				
58	Viburnum opulus	Gelder Rose	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm				
9	Tilia cordata	Small-leaved Lime	Selected Standard :Clear Stem 175-200 :RB	Counted	10-12cm	3.0-3.5m	
Total :89 -							

Hedgerow

No.	Species Name	Common Name	Specification	Density	Height
58	Carpinus betulus	Hornbeam	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm	1Ctr	60-80cm
58	Cornus sanguinea	Common Dogwood	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm	1Ctr	60-80cm
58	Cornus sanguinea	Common Dogwood	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm	1Ctr	60-80cm
307	Corylus avellana	Common Hazel	Whip : C: Understorey Planting	2.5Ctr	60-80cm
29	Loniceria periclymenum	Common Honeysuckle	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm	1Ctr	60-80cm
29	Rosa canina	Dog Rose	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm	1Ctr	60-80cm
58	Viburnum opulus	Gelder Rose	BR: Double staggered @0.35m ctrs: Native Hedge 0.35Ctr Double Staggered at 0.35m offset 60-80cm	1Ctr	60-80cm
Total :290					

Shrubs (Plant in random groups of 1,3,5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
79	Cornus sanguinea	Common Dogwood	tpt. Buffer Mix	1Ctr		60-80cm
11	Corylus avellana	Common Hazel	Whip : C: Understorey Planting	2.5Ctr		60-80cm
231	Corylus avellana	Common Hazel	tpt. Buffer Mix	1Ctr		60-80cm
307	Crataegus monogyna	Common hawthorn	tpt. Buffer Mix	1Ctr		60-80cm
151	Cytisus scoparius	Common Broom	cg: Buffer Mix	1Ctr		60-80cm
76	Eunymus japonicus	Japanese Spindle Tree	C	4/m ²	3L	
171	Hebe rakaiensis	Shrubby Veronica	C	5/m ²	2L	60-80cm
151	Ilex aquifolium	Common Holly	C	1Ctr		
181	Pachysandra terminalis 'Green Carpet'	Japanese Spurge 'Green Carpet'	C	7/m ²	3L	
88	Perovskia atriplicifolia 'Blue Spire'	Russian Sage 'Blue Spire'	C	5/m ²	2L	
55	Pittosporum tenuifolium 'Tom Thumb'	Kohuhu 'Tom Thumb'	C	3/m ²	5L	30-40cm
3	Prunus spinosa	Blackthorn	Whip : C: Understorey Planting	2.5Ctr		60-80cm
151	Prunus spinosa	Blackthorn	tpt. Buffer Mix	1Ctr		60-80cm
227	Rosa canina	Dog Rose	tpt. Buffer Mix	1Ctr		60-80cm
3	Sambucus nigra	Common Elder	Whip : C: Understorey Planting	2.5Ctr		60-80cm
155	Sambucus nigra	Common Elder	cg: Buffer Mix	1Ctr		60-80cm
3	Viburnum opulus	Gelder Rose	Whip : C: Understorey Planting	2.5Ctr		60-80cm
78	Viburnum opulus	Gelder Rose	tpt. Buffer Mix	1Ctr		60-80cm
Total :121 -						

Herbaceous (Plant in random groups of 1,3,5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Coverage
25	Alchemilla mollis	Lady's Mantle	C	6/m ²	2L	15% Coverage
24	Alchemilla mollis	Lady's Mantle	C	6/m ²	2L	20% Coverage
181	Echinacea purpurea	Purple Coneflower	C	7/m ²	2L	15% Coverage
122	Geranium macrorrhizum 'Spessart'		C	7/m ²	2L	10% Coverage
49	Liriope muscari	Lilyturf	C	7/m ²	2L	15% Coverage
Total :401 -						

Bulbs (Plant in uneven groups 5-9)

No.	Species Name	Common Name	Specification	Density	Coverage
22	Allium 'Globemaster'		C	7/m ²	15% Coverage
122	Allium giganteum	Giant Ornamental Onion	C	7/m ²	10% Coverage
40	Galanthus nivalis	Common Snowdrop	C	40/m ²	5% Coverage
Total :184 -					

Grasses (Plant in random groups of 1,3,5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Coverage
47	Calamagrostis acutiflora 'Karl Foerster'		C	9/m ²	2L	20% Coverage
27	Calamagrostis acutiflora 'Karl Foerster'		C	9/m ²	2L	15% Coverage
122	Stipa tenuissima	Mexican Feather Grass	C	7/m ²	2L	10% Coverage
Total :196 -						

Key Schedule

RB=Rootballed C=Container

L=Litre Size BR=Bareroot

PL=Plug cg= Container Grown

tp= Transplant

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.

FINAL

24.06.28	VE	Amendments following LPA comments	D	PD
03.06.26	VE	Amendments following LPA comments	C	PD
06.05.26	VE	Amendments to planting areas following LPA comments	B	PD
17.03.26	VE	Change the title of the sheet	A	PD

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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FOR PLANNING

D

DEACON DESIGN

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PROJECT TITLE:

DD578 Cockpit Barn, Knowle Lane, Fair Oak

PROJECT NUMBER:

DD578

PLOT DATE:

28.11.25

DRAWING SCALE:

VARIES

PAPER SIZE:

A1

DRAWING TITLE:

Detailed Planting Plan -

3 of 3

DRAWING NUMBER:

DD578L08

REVISION LETTER:

D

DRAWING FILE LOCATION:

Z:\Deacon Design Ltd Dropbox\03 PROJECTS 500\DD578 Cockpit Barn, Knowle Lane, Fair Oak\04-Drawings\Autocad_Keyscape\Landscapes\DD578L08-08_Detailed Planting Plan.dwg