

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 (excluding root protection areas of retained trees refer to Tree Protection Plan) prior to spreading topsoil to alleviate compaction 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 minima value (or as approved). Imported topsoil (and '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. Wildflower areas to be unimproved topsoil or low fertility topsoil to BS 3882:2015. Grass areas to be a minimum depth of 150mm. Shrub beds, hedges and climbing plants 450mm depth and forestry / transplants 300mm depth. Where specimen trees are planted in confined shrub beds or lawns, a depth of 600mm topsoil (rather than 450mm or 150mm) will be necessary to ensure appropriate topsoil volume for tree growth. Refer to GreenBlue Urban's 'Soil Volume Guide' for specific trees. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. All areas to be cultivated to a minimum depth of 150mm removing weeds and rubbish / stones greater than 20mm in size. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil during cultivation.

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 tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.

3. PLANT STOCK: Unless agreed otherwise all trees and shrubs are to be of UK provenance where plants have been propagated and/or grown on for a minimum of 5 years in the UK for trees and 2 years for shrubs. All plants are to comply with the requirements of all current British Standards including BS3936 'Specifications for Nursery Stock' and BS8545 'Trees from nursery to independence in the landscape' and be supplied in accordance with the Plant Schedule. Should planting be required outside of the planting season (November - 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 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.

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, BS8545 and The National Plant Specification - 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989, double staked (10-12cm - 14-16cm girth trees) or triple staked (16-18cm - 18-20cm girth trees) tied and braced with flexible webbing loops/belts and spacer collars/sleeves (NB not with a timber cross bar) in prepared pits. Semi mature trees to be underground guyed and securely anchored using Platipus Tree System. Tree pits in open field / un-compacted ground conditions or shrub beds 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 pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost, incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) and Sierrablen N Mag Pre-planter Fertiliser in accordance with manufacturers recommendations. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

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 3m) should have a minimum of 4.24m3, 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 (or to latest GreenBlue Urban Topsoil Volume Guidelines). Tree pits are to be excavated to achieve the above uncompacted growing volume with pits without cells 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.

Generally all trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage or services. Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii are 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 Greenblue 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 Greenblue Urban, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

7. ORNAMENTAL HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with NPS 'Handling & Establishment' guidelines and planted in accordance with BS 4428:1989. Hedge plants to be 60-80cm in height with a minimum of three breaks, planted in double staggered rows 350mm apart at 450mm centres (or as scheduled). Shrubs to be pit planted incorporating 'Rootgrow' professional mycorrhizal fungi granules (RGPro as supplied by Empathy) in accordance with manufacturers recommendations and Agroblen 'Yellow' tablets evenly distributed around the plant at 200mm depth with 2 tablets for plants up to 3 ltrs, 3 tablets for plants up to 5 ltrs and 4 ltrs for plants up to 10ltrs. Well water 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

8. TURFING: Grass turf areas to be Tilers 'Arena' or similar approved cultivated turf to BS 3969 'Recommendations for Turf for general purposes' laid in accordance with BS 4428:1989. Prior to cultivation topsoil is to be free from perennial weeds, reasonably dry and workable and graded to remove all minor hollows or ridges and leveled as required with any debris or stones greater than 50mm diameter removed. Topsoil to be cultivated to full depth with top 25mm reduced to a fine tilth. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid during appropriate weather conditions from plants with broken joints well butted up, pegged to slopes where required. Lightly consolidate and firm turf as laying proceeds. Fill joints with fine topsoil and thoroughly water after laying to avoid shrinkage.

9. MAINTENANCE: To be carried out in perpetuity, for the lifetime of the development at approximately monthly intervals (or as prescribed within a landscape management plan) including replacement of any tree, hedge, shrub or grassed area which die, has been damaged, vandalised or stolen within a period of five years from practical completion. Operations to include the following:

- Eradicate 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 firmed in, securely staked and tied with guards where applicable.
- Collect litter, sweep and tidy site.
- Apply suitable non-residual herbicides, pesticides and water as required.
- Carry out mowing to grass areas when attained 100mm, cut to 35mm (50mm for shaded areas) approximately 2 week intervals during the growing season.
- Deciduous ornamental grasses to be cut back hard mid March to late April (depending on species). Evergreen grasses remove dead material.
- All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highways design guidelines.
- At final visit apply granular fertiliser to all planted areas and top up bark mulch depth to 75mm.

10. WATERING: all plant material (including turf) 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. During hot, dry periods, plants are to be watered every six to ten days. For individual trees a minimum of 18 watering visits per year are to be 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.

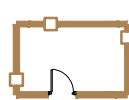
LEGEND: ENCLOSURE



EXISTING CLOSE BOARD FENCING: To be retained and repaired where necessary.



EXISTING WALL TO BE RETAINED



PROPOSED FENCING: 1.8m high timber close board fence with matching gates. Installed to manufacturers recommendations.

EXACT FENCING LAYOUT AND REQUIREMENTS AS NOTED ON THIS DRAWING TO BE ASSESSED ON SITE BY FENCING CONTRACTOR/SUPPLIER PRIOR TO ORDER AND INSTALLATION.

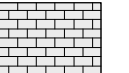
LEGEND: HARD LANDSCAPE



STANDARD PIN KERB/ EDGING: PCC; 50 x 150mm; flat top; laid to Engineers specification.



MACADAM SURFACE: Road and/ or footpath construction to Engineers specification. Existing areas to be considered for retention / resurfacing.



TEXTURED CONCRETE FLAGS: 300mm x 600mm x 60mm (or 80mm to vehicular areas); colour grey; stretcher bond; laid to Engineers specification.



PROPOSED CONCRETE BLOCK PAVING: 200mm x 100mm x 80mm; herringbone layout with soldier edge course; colour Charcoal; laid to Engineer specification.

ALL LEVELS, FALLS, SUB-BASES, DRAINAGE ETC TO BE IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

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: herbaceous ground cover planting with specimen shrubs.



GROUND COVER: ornamental grass ground cover planting as detailed.



GROUND COVER: coniferous ground cover planting as detailed.



HEDGE: evergreen shrub hedge as detailed.



GRASS: cultivated turf as notes.



TREE PLANTING: deciduous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth.



EXISTING TREES: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012. Locations interpreted from aerial photography.



EXISTING TREES: to be removed to facilitate development. Locations interpreted from aerial photography.

NHBC Guidelines 2017 Chapter 4.2 'Building near trees':

NHBC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHBC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHBC guidelines.

Asterisk (*) on planting tags identify shrubs with a mature height above 1.5m where adjacent foundation should be designed by Engineers in accordance with NHBC guidelines 2017 Tables 3 or 5 of sections D & E.

PLANNING NOTES (PRUNING):

1. PRUNING: to be carried out in accordance with BS 7370 Part 4, ensuring site operatives are fully trained. Recommendations are based on general pruning required to maintain plant health and vigor. Broad pruning principles are classified as follows within the plant schedule, refer to RHS Pruning Groups and species information for further details (<https://www.rhs.org.uk/advice/profile?pid=954>).

2. PRUNING CODES: the following codes have been applied to individual species within the plant schedule:

PG 1 Light Pruning	PG 8 Early Flowering Evergreen Shrubs
PG 2 Early-Flowering Shrubs	PG 9 Late Flowering Evergreen Shrubs
PG 3 Basal Shooting Shrubs	PG 10 Evergreen Shrubs
PG 4 Summer Flowering Shrubs	PG 11 Vigorous Climbers
PG 5 Winter / Early Spring Flowering Shrubs	PG 12 Moderately Vigorous Climbers
PG 6 Summer / Autumn Flowering Shrubs	PG 13 Wall Trained Shrubs
PG 7 Pruning for Stems and Foliage	

PG C1 Clematis Pruning Group	PG BC Bamboo Cultivation
PG C2 Clematis Pruning Group	PG HB Herbaceous (specific to species)
PG N Pruning Generally Not Required	PG GR Grasses (specific to species)
PG F Fruit Tree Pruning (specific to species)	(Roses) Specific Requirements for Roses

Plant Schedule

Trees						
No.	Species Name	Specification	Girth	Height	Pot Size	Density
2	Betula utilis jacquemontii	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
3	Carpinus betulus 'Frans Fontaine'	3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1	14-16cm	400-450cm	Counted	
3	Magnolia kobus	3x :Extra Heavy Standard :Clear Stem 150-175 :5 brks :RB :PG 1	14-16cm	350-425cm	Counted	

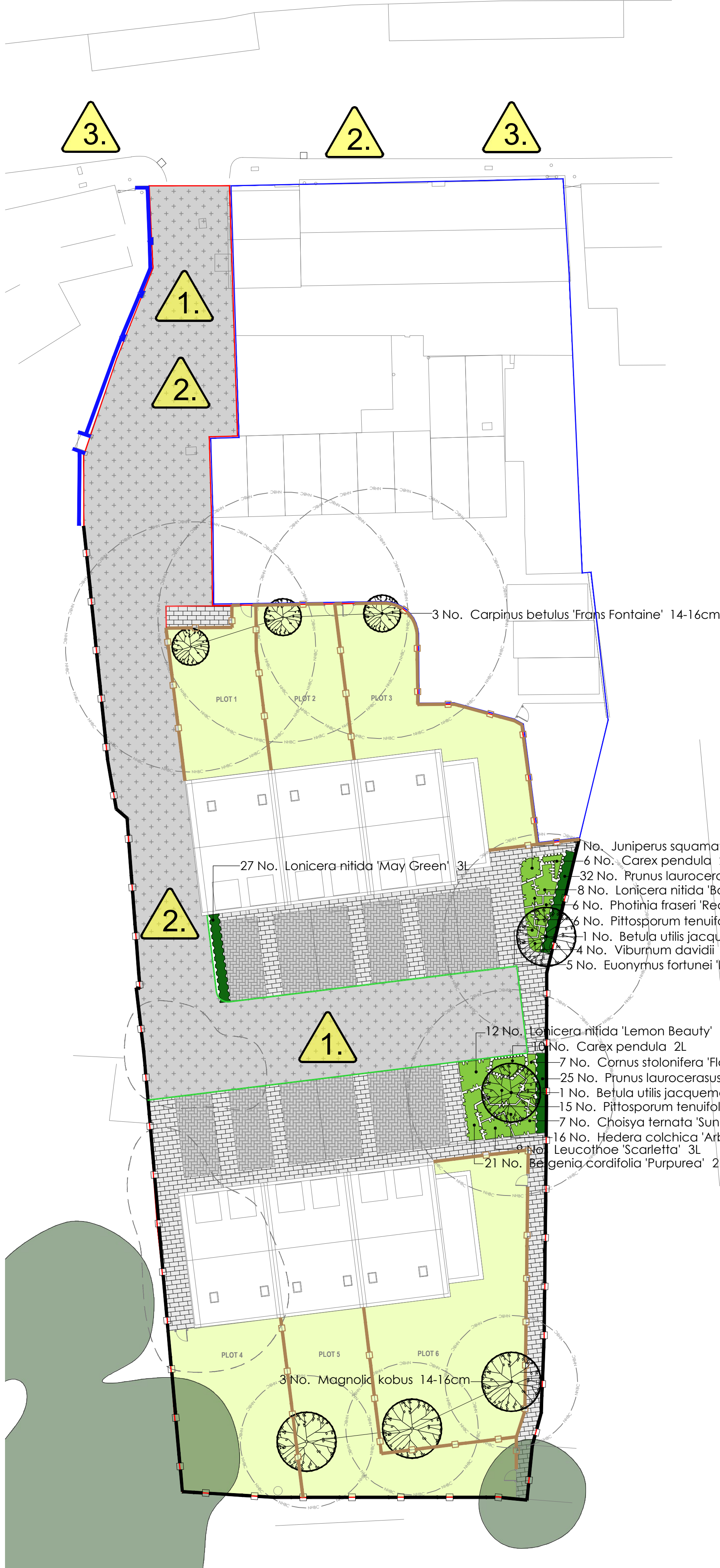
Hedging						
No.	Species Name	Specification	Girth	Diameter	Height	Pot Size
27	Lonicera nitida 'May Green'	Bushy :6 brks :C :PG 2	30-40cm		3L	0.45Ctr Double Staggered at 0.35m offset
57	Prunus laurocerasus 'Etna' (*)	Bushy :4 brks :C :PG 8		40-60cm	3L	0.45Ctr Double Staggered at 0.3m offset

Conifers						
No.	Species Name	Specification	Spread	Height	Pot Size	Density
7	Juniperus squamata 'Blue Carpet'	Branched :C :PG N			3L	3/m²

Shrubs						
No.	Species Name	Specification	Diameter	Height	Pot Size	Density
7	Choisya ternata 'Sundance' (*)	Bushy :4 brks :C :PG 8		30-40cm	3L	3/m²
7	Cornus stolonifera 'Flaviramea' (*)	Branched :4 brks :C :PG 7		60-80cm	3L	2/m²
5	Euonymus fortunei 'Emerald 'n' Gold'	Bushy :7 brks :C :PG 8	20-30cm	20-30cm	3L	3/m²
16	Hedera colchica 'Arborescens'	Bushy :2 brks :C :PG 11		20-30cm	2L	4/m²
9	Leucothoe 'Scarletta'	Bushy :3 brks :C :PG 1		30-40cm	3L	3/m²
8	Lonicera nitida 'Baggesen's Gold' (*)	Bushy :5 brks :C :PG 2	30-40cm		5L	3/m²
12	Lonicera nitida 'Lemon Beauty'	Bushy :3 brks :C :PG 2	30-40cm		2L	3/m²
6	Photinia fraseri 'Red Robin' (*)	Branched :6 brks :C :PG 1		30-40cm	3L	3/m²
21	Pittosporum tenuifolium 'Tom Thumb'	Bushy :3 brks :C :PG 1		15-20cm	3L	3/m²
4	Viburnum davidii	Bushy :4 brks :C :PG 1		30-40cm	5-7.5L	3/m²

Herbaceous						
No.	Species Name	Specification	Diameter	Height	Pot Size	Density
21	Bergenia cordifolia 'Purpurea'	Full Pot :C :PG HB		2L		5/m²

Grasses						
No.	Species Name	Specification	Spread	Height	Pot Size	Density
16	Carex pendula	Full Pot :PG GR		2L		3/m²



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rev	date:	amendments:	alt:
P01	01.05.2025	first issue	DP

cdm 2015; designers residual risk information

LEGEND: CDM RESIDUAL RISKS



1. PEDESTRIAN & VEHICULAR TRAFFIC: car park, road and pavement within or adjacent to working areas; risk of collision with operatives, risk of harm to pedestrians.



2. EXISTING SERVICES: proximity of adjacent buildings and associated buried / overhead live services i.e electricity or gas. Risk to operatives during excavations or moving plant.



3. PUBLIC FOOTPATH: pedestrians within or adjacent to working areas. Risk of injury to the general public.



client:
Design Studio Architects Ltd

project:
Land off The Hollow,
Leicester

title:
Detailed Hard & Soft
Landscape Proposals

status:
PLANNING

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