

GENERAL NOTES

All plants supplied shall comply with the National Plant Specification. Supplying nurseries shall be registered under the Horticultural Trade Association (HTA) Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.

Native species shall be British provenance, where available, and certified to confirm origin.

Good Horticultural Practice

All landscaping work shall adopt good horticultural practices. Compost, mulch and soil conditioners shall be peat-free. The use of pesticides (herbicides, insecticides, fungicides, slug pellets etc) shall be discouraged. Any pesticides used shall be non-residual, i.e. glyphosate.

Protection of Existing Trees/Hedges/roofs

Existing trees/hedges/roofs retained on or overhanging the site shall be protected in accordance with BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. Protection measures shall be implemented prior to any preliminary or preparation works on site.

Nesting Birds

To ensure compliance with the Wildlife & Countryside Act 1981 (as amended), vegetation clearance shall be undertaken outside the bird nesting season, which generally extends between March and September inclusive, dependent on weather. If birds are found to be nesting any works which may affect them shall be stopped until the young have fledged and the nest abandoned naturally.

GROUND PREPARATION

Formation Level

The site shall be brought to formation level using a suitable fine-graded material where possible to avoid large voids but retain free drainage, and de-compacted to a depth of at least 300mm.

Subsoil

Provide a minimum depth of subsoil beneath the topsoil layer as specified below. Where there is insufficient depth excavate and dispose of material, loosen the formation and make up with additional subsoil or second quality topsoil. Grade to smooth flowing contours to achieve specified finished levels of topsoil.

Imported subsoil/second quality topsoil shall be supplied in accordance with BS 8601:2013. It shall be free of pests, diseases, visible fragments and roots of aggressive weeds, sticks, straw, turf and significant quantities of foreign matter such as building materials, vegetation, lumps of clay, and the like. Do not use any materials contaminated with rubbish or other materials that are:

- corrosive, explosive, or flammable
- hazardous to human or animal life
- detrimental to healthy plant growth

Prior to the placement of topsoil, and when ground conditions are reasonably dry, the subsoil shall be thoroughly loosened to full depth. Any stones larger than 75mm and other items including bricks, kerbs, slabs of concrete, plaster, timber, plastic, glass, metal and any other building debris brought to the surface shall be removed.

Topsoil

Imported topsoil to **BS 3882: 2015** - multi-purpose for general landscaping operations.

Imported topsoil shall be spread in layers not exceeding 150mm depth to achieve the depths as specified below. Finished levels shall be smooth flowing, free of minor hollows and high spots and marry neatly with paving, kerbs, edgings, manhole covers and existing levels.

Soil handling operations shall be carried out when the soil is reasonably dry and non-plastic (friable) in consistency (at least 2% below the Lower Plastic Limit). Topsoil shall not be unnecessarily compacted by trampling or trafficking of site machinery. Topsoil handling shall be stopped during and after heavy rainfall, and not continued until the soil is again non-plastic in consistency.

Depths & Clearances

Provide a minimum depth of subsoil and topsoil as follows:

- Meadow Grass: 50mm low-fertility topsoil over 100mm cultivated subsoil
- Ornamental Shrubs: 400mm topsoil over 200mm cultivated subsoil; minimum clearance to formation level 600mm
- Native Scrub: 300mm topsoil over 300mm cultivated subsoil; minimum clearance to formation level 600mm
- Tree Pits: 300mm topsoil over 200mm cultivated subsoil; minimum clearance to formation level of 1000mm

New Tree Planting Adjacent Services & Structures

All trees and shrubs, whether existing, felled, or proposed, on or adjacent to the site shall be taken into consideration by the applicant's structural engineer when calculating foundation types and depths.

- No tree shall be planted within 6m of centreline of an adoptable sewer
- All trees planted within 3m of a building or heavily loaded structure shall have their roots deflected away by means of a high density deep application root barrier to avoid direct damage from future tree growth.
- All trees within 2m of a masonry boundary wall, or within 3m of any hard paved surface or underground service, shall have their roots deflected away by the installation of a tree root barrier system to avoid direct damage from future tree growth.

Root Barrier System

- For protection of building foundations: ReRoot 2000 high density deep application root barrier as supplied by GreenBlueUrban Ltd., or similar
- For protection of pavements only (surround applications): Root Director preformed root protection system as supplied by GreenBlueUrban Ltd., or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer)
- For protection of pavements & underground services/utilities/linear applications: ReRoot ribbed root barrier as supplied by GreenBlueUrban Ltd., or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer)

Installation in full accordance with manufacturer's instructions.

The Landscape Contractor shall be responsible for acquiring 'As-Built' drain and service plans before commencing work on site.

IMPLEMENTATION PROGRAMME

- All soft landscape works including preparatory operations shall be carried out when all building works are complete and before the end of the first planting season, subject to the following constraints:
- No planting or preparatory operations shall take place when the ground is frost bound, covered by snow, excessively wet or waterlogged, or in excessively dry or windy conditions
- Container grown plants may be planted at any time during favourable weather and soil conditions. Watering and weed control to be provided as necessary
- Planting of bare-root and rootballed deciduous trees and shrubs, where specified, shall be carried out from late October to late March. All bare root stock, where used, shall be root dipped in mycorrhizal inoculant such as Algimure or similar, applied in accordance with the manufacturer's recommendations.
- Seed shall be sown in autumn or spring during calm weather and not when the ground is frost bound or waterlogged

LANDSCAPE MAINTENANCE

All new planting and hard landscape areas shall be maintained throughout the year as follows:

Hard Landscape Areas

- Sweep up leaf fall under trees and windblown in formal and hard landscape areas
- Sweep all hard landscape areas to remove dust and debris

All Planting Beds/Pits

- Weed Control - All planting beds shall be kept weed free by hand weeding or herbicide treatment. Top up mulch twice annually in spring and autumn to maintain original specified depth
- Firming & Pruning - Firm and prune all newly planted shrubs and hedges in accordance with good horticultural practice to promote healthy, bushy growth and to ensure individual plants establish dense cover as rapidly as possible. Any damaged shoots or branches shall be pruned back to healthy wood
- Trim back growth overhanging adjacent footpaths and parking areas
- Native Mixed Hedges - Once established, trim hedges on a two-year rotation so that no more than one half of the hedge is cut in any one year to ensure there are always flowers for pollinators in spring and berries for birds in winter. Trimming shall be carried out during the dormant season but outside the bird nesting season which generally extends from March to September inclusive. Where possible, cutting shall be delayed until January/February as hedgerow berries provide an important source of food for birds in autumn/winter
- Apply an annual application of slow-release fertiliser to planting beds during March/April in accordance with manufacturer's instructions
- Monitor health and control pests and diseases
- Watering - water as required to ensure establishment and survival (see below)

Specimen Trees

- Individual trees planted as specimens shall be inspected annually during the growing season and maintained as follows:
- Firm and straighten to an upright position as required
- Maintain irrigation systems/pipes in good working order. Irrigation pipes shall be checked and repaired as necessary
- All tree stakes and ties are to be checked and adjusted if too loose, too tight, or if chaffing is occurring. Any broken stakes are to be replaced
- Formative pruning to include: removal of epicormic shoots, deadwood, competing secondary leader shoots, and closely spaced, duplicated branches with potentially weak or tight forks. All tree works to be carried out in accordance with BS 3998:2010.
- Apply an annual application of slow release fertiliser during March and April at a rate of 50g per tree
- Watering - Water as required to ensure establishment and survival (see below)

Watering

During the first two years after planting a monitored watering regime shall be implemented, commencing from the end of March/early April to the end of October - depending on weather conditions. Apply water when there has been no appreciable rain for 7 days or when there has been drying winds or very high temperatures.

Replacement of Failed or Defective Plants

Following the initial 12 months defects period any trees or plants which within a period of 5 years from the completion of the development are missing, found dead, or are seriously damaged or diseased shall be replaced in the next planting season.

GRASSLAND ESTABLISHMENT & MANAGEMENT

Establishment (first year after sowing)

- Areas which fail to germinate or establish shall be re-seeded as required
- Mow all newly seeded areas regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 40-60mm and remove cuttings if dense.
- Carefully dig out, pull or spot treat any residual perennial weeds such as Ragwort, Thistles and Dock

Management once established:

- Meadow Grass - shall be managed to maximise floristic diversity, cut annually after flowering of desirable species in July or August to a height c.50mm. Cuttings shall be left to dry and shed seed for 1-7 days before removal from site.
- Continue to dig out, pull or spot treat any residual perennial weeds such as Ragwort, Thistles and Dock

PLANT SCHEDULE

SPECIMEN TREES

Ref	Species	Girth (cm)	Form	Height	Root Condition	Qty
Ac	Acer campestre	14-16cm	Extra Heavy Standard	425-600cm	Rootball	3
Bp	Betula pendula	14-16cm	Extra Heavy Standard	425-600cm	Rootball	3
Cb	Carpinus betulus	14-16cm	Extra Heavy Standard	425-600cm	Rootball	4
Pa	Prunus avium	14-16cm	Extra Heavy Standard	425-600cm	Rootball	1
Sam	Sorbus aria 'Majestica'	14-16cm	Extra Heavy Standard	425-600cm	Rootball	1
Sa	Sorbus aucuparia	14-16cm	Extra Heavy Standard	425-600cm	Rootball	5
Tc	Tilia cordata	14-16cm	Extra Heavy Standard	425-600cm	Rootball	1

TYPICAL TREE PIT DIMENSIONS

Form	Girth (cm)	Rootball		Tree Pit Dimensions		
		Diameter	Depth	Length	Width	Depth
Extra Heavy Standard	14-16cm	600mm	500mm	900mm	900mm	500mm

NATIVE SHRUB MIX

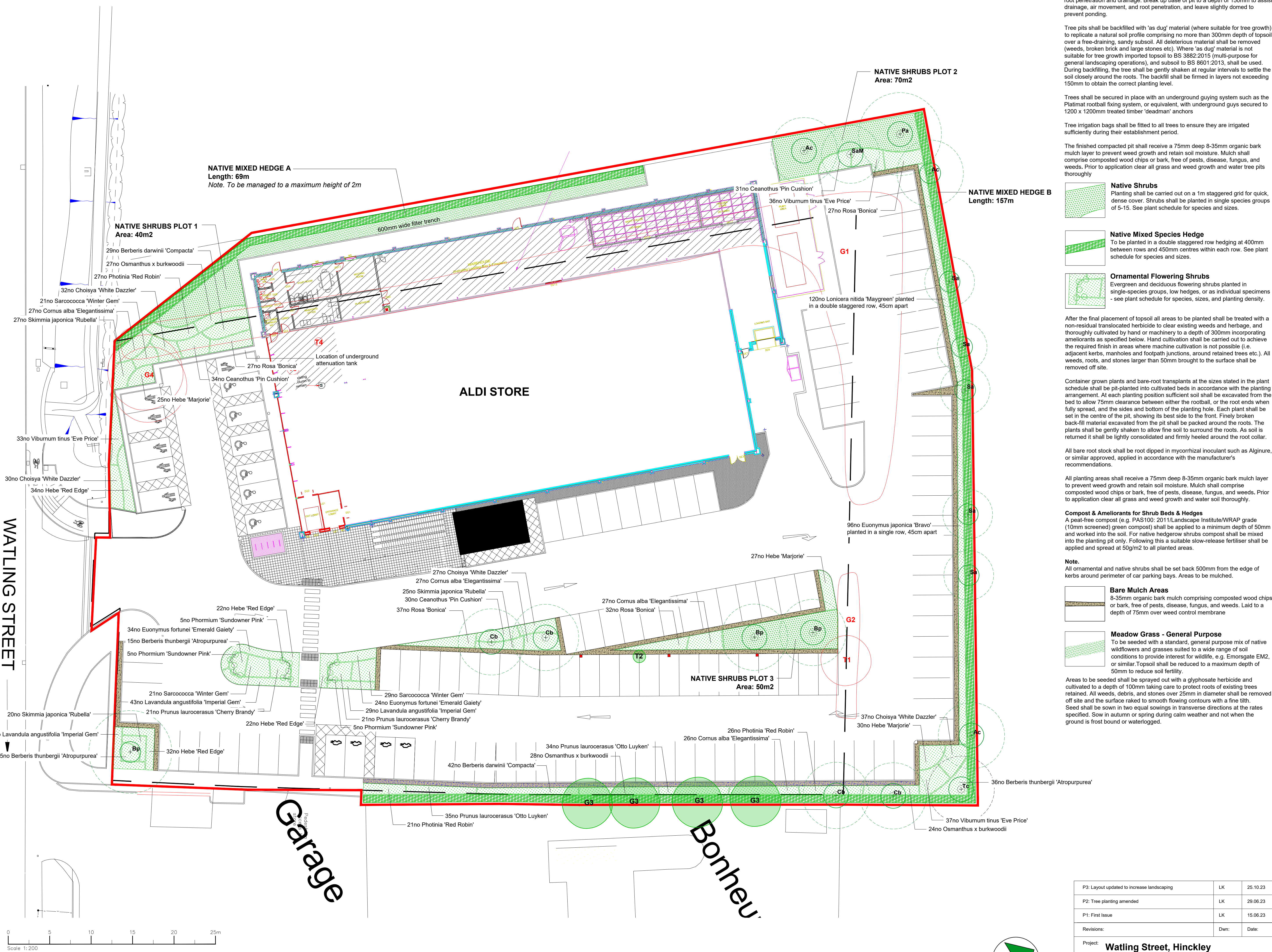
PLOT				1	2	3
Total Area (m2)				40	70	60
Species	%	Height	Stock Size	Qty	Qty	Qty
<i>Transplants & Shrubs</i>						
Corylus avellana (Hazel)	20	60-80cm	1+1 bareroot transplant	8	14	10
Cornus sanguinea (Dogwood)	20	60-80cm	1+1 bareroot transplant	8	14	10
Eunymus europaeus (Spindle)	20	60-80cm	3 litre container	8	14	10
Ilex aquifolium (Holly)	10	60-80cm	1+1 bareroot transplant	4	7	5
Ligustrum vulgare (Privet)	10	60-80cm	1+1 bareroot transplant	4	7	5
Viburnum opulus (Guelder Rose)	20	60-80cm	1+1 bareroot transplant	8	14	10

NATIVE MIXED HEDGE

Hedge				A	B
Length (m)				69	157
Species	%	Height	Root Condition	Qty	Qty
Acer campestre (Field Maple)	10	60-80cm	1+1 bareroot transplant	34	79
Cornus sanguinea (Dogwood)	15	60-80cm	1+1 bareroot transplant	52	118
Corylus avellana (Hazel)	20	60-80cm	1+1 bareroot transplant	69	156
Crataegus monogyna (Hawthorn)	20	60-80cm	1+1 bareroot transplant	69	156
Ilex aquifolium (Holly)	10	60-80cm	3 litre container	34	79
Prunus spinosa (Blackthorn)	10	60-80cm	1+1 bareroot transplant	35	79
Viburnum opulus (Guelder Rose)	15	60-80cm	1+1 bareroot transplant	52	118
Total				345	785

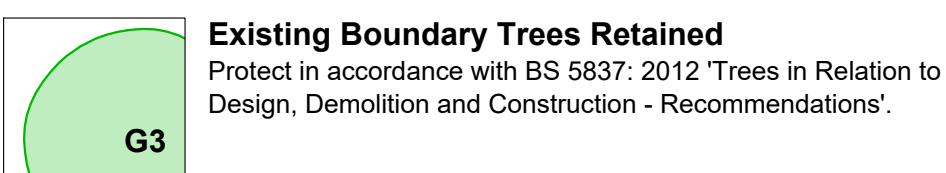
ORNAMENTAL SHRUBS

Species	Height	Size	Density	Qty
Berberis darwinii 'Compacta'	30-40cm	3 litre container	4/m2	71
Berberis thunbergii 'Atropurpurea'	30-40cm	3 litre container	4/m2	66
Ceanothus 'Pin Cushion'	40-60cm	3 litre container	4/m2	95
Choisya x dewittiana 'White Dazzler'	30-40cm	3 litre container	4/m2	126
Cornus alba 'Elegantissima'	40-60cm	3 litre container	3/m2	107
Eunymus fortunei 'Emerald Gaiety'	30-40cm	5 litre container	4/m2	58
Eunymus japonicus 'Bravo'	30-40cm	3 litre container	45cm apart	96
Hebe 'Marjorie'	30-40cm	5 litre container	4/m2	82
Hebe 'Red Edge'	30-40cm	5 litre container	4/m2	110
Lavandula angustifolia 'Imperial Gem'	20-30cm	5 litre container	4/m2	100
Lonicera nidula 'Maygreen'	30-40cm	3 litre container	45cm apart	120
Osmanthus x burkwoodii	30-40cm	3 litre container	3/m2	79
Phormium 'Sundowner Pink'	60-80cm	10 litre container	specimen	15
Photinia x fraseri 'Red Robin'	30-40cm	3 litre container	3/m2	74
Prunus laurocerasus 'Cherry Brandy'	30-40cm	3 litre container	4/m2	42
Prunus laurocerasus 'Otto Luyken'	30-40cm	3 litre container	3/m2	69
Rosa 'Bonica'	30-40cm	3 litre container	3/m2	123
Sarcococca hookeriana 'Winter Gem'	30-40cm	5 litre container	4/m2	71
Skimmia japonica 'Rubella'	30-40cm	3 litre container	4/m2	72
Viburnum tinus 'Eve Price'	30-40cm	3 litre container	4/m2	106

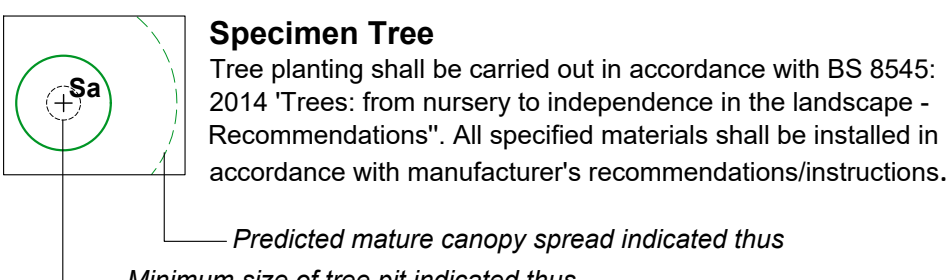


KEY

Existing Landscape



Proposed Landscaping



Trees shall be planted into prepared pits to the original root collar - refer to table for typical dimensions.

Stated tree pit dimensions are a minimum; rootball dimensions can vary naturally between species, tree stock, suppliers, and season. In the event that the rootball exceeds the stated dimensions, the landscape contractor shall excavate the hole (in open ground) to the advice given in BS 8545: 2014 with the exception of tree pit diameter, which shall be varied to achieve a minimum radius of 150mm greater than the rootball. Tree pit depth shall generally be no greater than the existing rootball or container depth. Where necessary tree pit depth shall be increased from the stated dimensions to accommodate the depth of the rootball and obtain the correct planting level.

Care shall be taken to prevent smearing of tree pit sides, fork thoroughly to aid pot penetration and drainage. Break up base of pit to a depth of 150mm to assist drainage, air movement, and root penetration, and leave slightly domed to prevent ponding.

Tree pits shall be backfilled with 'as dug' material (where suitable for tree growth) to replicate a natural soil profile comprising no more than 300mm depth of topsoil over a free-draining, sandy subsoil. All deleterious material shall be removed (weeds, broken brick and large stones etc). Where 'as dug' material is not suitable for tree growth imported topsoil to BS 3882:2015 (multi-purpose for general landscaping operations), and subsoil to BS 8601:2013, shall be used. During backfilling, the tree shall be gently shaken at regular intervals to settle the soil closely around the roots. The backfill shall be firmed in layers not exceeding 150mm to obtain the correct planting level.

Trees shall be secured in place with an underground guying system such as the Platimat rootball fixing system, or equivalent, with guying wires secured to 1200 x 1200mm treated timber 'deadman' anchors

Tree irrigation bags shall be fitted to all trees to ensure they are irrigated sufficiently during their establishment period.

The finished compacted pit shall receive a 75mm deep 8-35mm organic bark mulch layer to prevent weed growth and retain soil moisture. Mulch shall comprise composted wood chips or bark, free of pests, disease, fungus, and weeds. Prior to application clear all grass and weed growth and water tree pits thoroughly

Native Shrubs
Planting shall be carried out on a 1m staggered grid for quick, dense cover. Shrubs shall be planted in a double staggered row hedging at 400mm between rows and 450mm centres within each row. See plant schedule for species and sizes.

Native Mixed Species Hedge
Evergreen and deciduous flowering shrubs planted in single-species groups, low hedges, or as individual specimens - see plant schedule for species, sizes, and planting density.

Ornamental Flowering Shrubs
Evergreen and deciduous flowering shrubs planted in single-species groups, low hedges, or as individual specimens - see plant schedule for species, sizes, and planting density.

After the final placement of topsoil all areas to be planted shall be treated with a non-residual translocated herbicide to clear existing weeds and herbage, and thoroughly cultivated by hand or machinery to a depth of 300mm incorporating ameliorants as specified below. Hand cultivation shall be carried out to achieve the required finish in areas where machine cultivation is not possible (i.e. adjacent kerbs, manholes and footpath junctions, around retained trees etc.). All weeds, roots, and stones larger than 50mm brought to the surface shall be removed off site.

Container grown plants and bare-root transplants at the sizes stated in the plant schedule shall be pit-planted into cultivated beds in accordance with the planting arrangement. At each planting position sufficient soil shall be excavated from the bed to allow 75mm clearance between either the rootball, or the root ends when fully spread, and the sides and bottom of the planting hole. Each plant shall be set in the centre of the pit, showing its best side to the front. Finely broken back-fill material excavated from the pit shall be packed around the roots. As soil is returned it shall be lightly consolidated and firmly heeled around the root collar.

All bare root stock shall be root dipped in mycorrhizal inoculant such as Algimure, or similar approved, applied in accordance with the manufacturer's recommendations.

All planting areas shall receive a 75mm deep 8-35mm organic bark mulch layer to prevent weed growth and retain soil moisture. Mulch shall comprise composted wood chips or bark, free of pests, disease, fungus, and weeds. Prior to application clear all grass and weed growth and water soil thoroughly.

Compost & Ameliorants for Shrub Beds & Hedges
A peat-free compost (e.g. PAS100: 2011 Landscape Institute WRAP grade (10mm screened) green compost) shall be applied to a minimum depth of 50mm and worked into the soil. For native hedgerow shrubs compost shall be mixed into the planting pit only. Following this a suitable slow-release fertiliser shall be applied and spread at 50g/m2 to all planted areas.

Note:
All ornamental and native shrubs shall be set back 500mm from the edge of kerbs around perimeter of car parking bays. Areas to be mulched.

Bare Mulch Areas
8-35mm organic bark mulch comprising composted wood chips or bark, free of pests, disease, fungus, and weeds. Laid to a depth of 75mm over weed control membrane

Meadow Grass - General Purpose
To be seeded with a standard, general purpose mix of native wildflowers and grasses suited to a wide range of soil conditions to provide interest for wildlife, e.g. Emeragrate EM2 or similar. Topsoil shall be reduced to a maximum depth of 50mm to reduce soil fertility.

Areas to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm taking care to protect roots of existing trees retained. All weeds, debris, and stones over 25mm in diameter shall be removed off site and the surface raked to smooth flowing contours with a fine tith. Seed shall be sown in two equal sowings in transverse direction at the rates specified. Sow in autumn or spring during calm weather and not when the ground is frost bound or waterlogged.

DRAWING NOTES

This drawing is based on Sloas Architects Proposed Site Plan K22A02-P003B
Middlemarch Environmental Ltd. accept no responsibility or liability for any use that is made of this drawing other than by the client for the purposes for which it was originally commissioned or prepared.

DO NOT SCALE THIS DRAWING. Use only figured dimensions where shown. All dimensions to be verified by contractor on site prior to commencement of works.

Location of specimen trees and shrubs indicative only, subject to final location of underground services and drainage layout.

P3: Layout updated to increase landscaping	LK	25.10.23
P2: Tree planting amended	LK	29.06.23
P1: First Issue	LK	15.06.23
Revisions:	Dwn:	Date:
Project:	Watling Street, Hincley	
Client:	ALDI Stores Limited	
Drawing:	Detailed Soft Landscaping	
Date:	25.10.23	Drawn: LK
Desg No:	MEL-564-001	Scale: 1:200 @ A0
Revision:	P3	
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