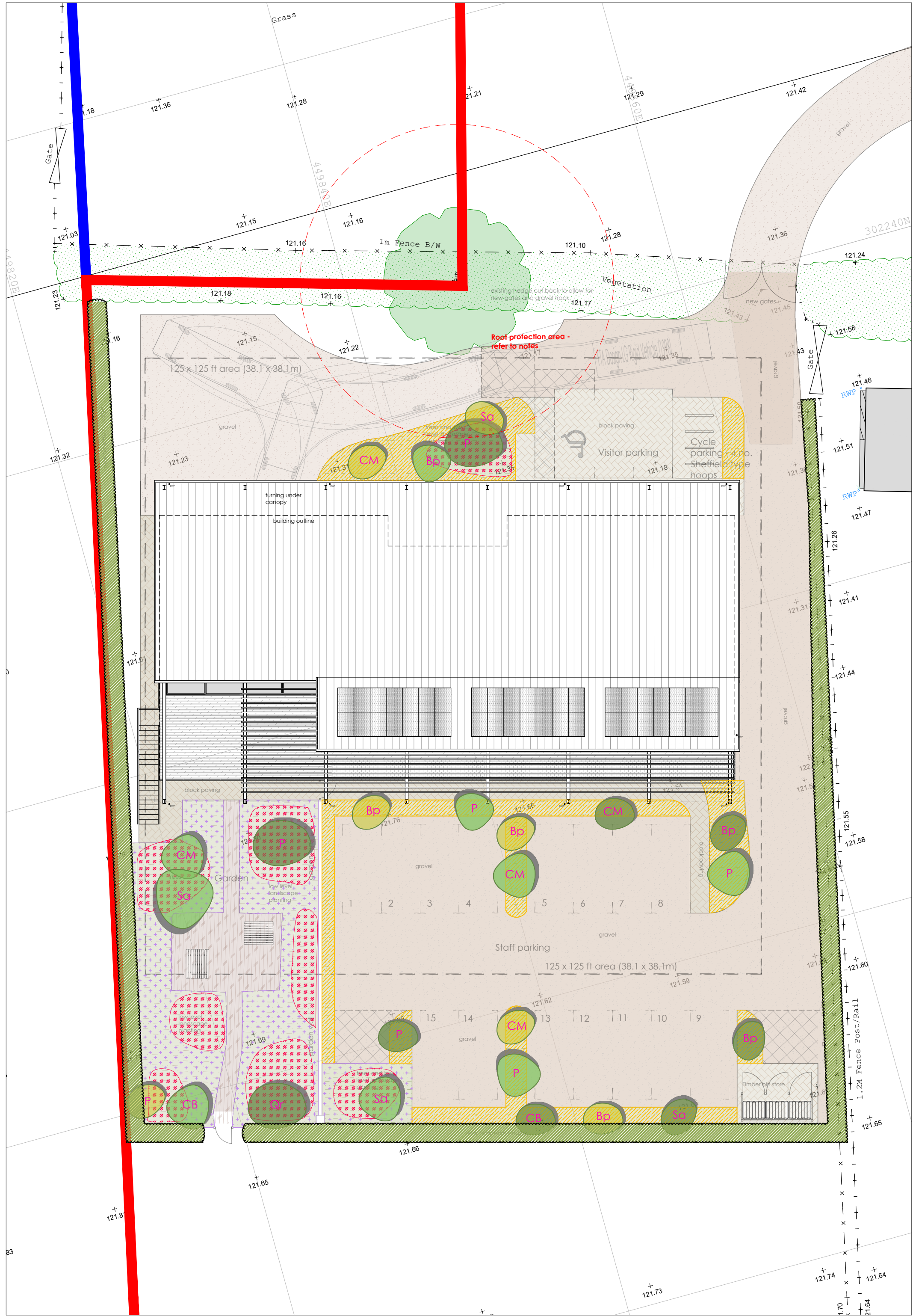




LANDSCAPING PROPOSALS

Proposed Planting Details & Specification:

All areas of new landscaping to have the existing subsoil decompacted by hand digging or machine ratorator in accordance with BS 8601:2013. If any imported subsoil is required it should be placed to a depth of 300mm minimum; to be carried out to BS 8601:2013 specification for subsoil and requirements for use. All topsoiling operations are to be carried out to BS 3882:2015 specification for topsoil and requirements for use. Topsoiling to be carried to the following depths:

Ornamental planting beds to have a maximum depth of 300mm - BS 3882:2015. Lawned areas to have a maximum depth of 150mm - BS 3882:2015.

Planting should preferably take place during the dormant planting season ie October to March, otherwise the contractor is responsible for regular watering to ensure the tree establishes successfully. All plants and planting should comply with the relevant British Standards including BS 3936:1992 Part 1, BS 8545:2014 and BS 5326:1975 where applicable, BS 4428:1989.

Planting adjacent to road kerbs and hard surfaces are to be set back a minimum of 250mm from the back of the kerb to allow room for the plants to establish, with the unplanted area keyed out to receive bark mulch.

Tree Planting:

Standard specimen trees planted in locations indicated as per the following specification:

Excavate free pit (300mm larger than root ball), fork over bottom of pit, plant tree with roots well spread out, backfill with excavated material incorporating compost of 1m³ per 3m² of soil excavated and secured with timber stake and rubber tie and spacer.

Specimen Tree Planting

350 - 400m high, 12 - 14 cm girth standard root balled trees to be pit planted including timber stake and rubber spacer to secure the tree in an upright position and bulky organic compost backfill planted in locations shown.

- 2 x *Carpinus betulus* 'Frans Fontaine' - C8
- 5 x *Crataegus monogyna* 'Stricta' - CM
- 7 x *Prunus 'Sunset Boulevard'* - P
- 6 x *Betula pendula* (silver birch) - Bp
- 1 x *Quercus robur* (English oak) - Qr
- 4 x *Sorbus aucuparia* 'mountain ash' (rowan) - Sa

Shrub Planting:

- Low Level Planting (not to be higher than 600mm) *Euonymus fortunei* 'Darts Blanket' - 3/m² - 20-30cm - 2L
- Hypericum calycinum* - 3/m² - 10-20cm - 3L
- Prunus laurocerasus* 'Otto Luyken' - 3/m² - 30-40cm - 3L

Planting Mix:

- Shrubs: *Cornus alba* 'Elegantissima' - 3/m² - 60-80cm - plant in groups of 5 same species - 3L
- Cornus stolonifera* 'Flaviramea' - 3/m² - 60-80cm - plant in groups of 5 same species - 3L

- Wild Flower and Grass Seed Mixture: N6 (naturescape.co.uk) Clay Soil Meadow Mix 5g per sq. metre

- Native species Hawthorn hedging

Enhancing biodiversity:

The proposed planting palette combines trees, shrubs, groundcovers, and wildflower areas that together create a diverse, layered habitat attractive to a wide range of wildlife. Each species plays a unique role in improving the ecological value of the site, providing food, shelter, and nesting opportunities for birds, insects, and small mammals throughout the year.

Carpinus betulus 'Frans Fontaine' (Hornbeam)

Hornbeam supports a variety of invertebrates including caterpillars, aphids, and beetles that provide food for birds and bats. Its dense canopy offers nesting sites for small birds, while fallen leaves contribute to soil health and provide cover for ground-dwelling species.

Crataegus monogyna 'Stricta' (Hawthorn)

This narrow form of the native hawthorn is highly beneficial for biodiversity. Its spring blossom is a key nectar source for pollinators such as bees and hoverflies, while the red berries provide an important autumn and winter food source for thrushes, blackbirds, and other berry-eating birds.

Prunus 'Sunset Boulevard' (Cherry)

Flowering cherries are excellent for pollinators, producing abundant spring blossom that supports bees and other early-flying insects. The summer foliage can host moth larvae and other insects, which in turn attract insectivorous birds.

Betula pendula (Silver Birch)

One of the most ecologically valuable native trees, silver birch supports hundreds of insect species, especially Lepidoptera (moths and butterflies). Its light canopy allows sunlight to reach the ground, encouraging wildflowers and grasses below, and its seeds are eaten by finches and skinks in winter.

Quercus robur (English Oak)

The oak supports more species than any other British tree—over 2,000 invertebrates, numerous fungi, lichens, and birds. The acorns feed mammals such as squirrels and jays, while cavities in mature trees provide nesting and roosting habitats.

Sorbus aucuparia (Rowan)

Rowan's white spring flowers are nectar-rich, attracting bees and hoverflies. In autumn, the orange-red berries are a magnet for thrushes, blackbirds, and waxwings. Its light canopy allows understorey vegetation to flourish beneath.

Euonymus fortunei 'Darts Blanket'

A dense evergreen groundcover that offers shelter for invertebrates and nesting sites for ground-feeding birds. Insects visit its small flowers, while the evergreen foliage provides winter cover.

Hypericum calycinum (Rose of Sharon)

This low shrub produces bright yellow flowers rich in pollen, attractive to bees and hoverflies during summer months, supporting pollinator activity throughout the season.

Prunus laurocerasus 'Otto Luyken'

An evergreen shrub offering year-round shelter for small birds and insects. Its spring flowers provide nectar, and the dense foliage creates protective nesting sites.

Cornus alba 'Elegantissima' and *Cornus stolonifera* 'Flaviramea' (Dogwoods)

Both species provide nectar and pollen for insects in summer, and berries for birds in autumn. Their colorful stems also offer winter structure and habitat for overwintering invertebrates.

Wild Flower and Grass Seed Mixture

A native wildflower meadow dramatically boosts biodiversity, supporting a wide array of bees, butterflies, and other pollinators. The varied structure of grasses and flowers also provides habitat for small mammals, amphibians, and ground-nesting birds.

Native Hawthorn Hedging

Traditional hawthorn hedges are rich habitats, functioning as wildlife corridors that link other habitats. They support numerous insects, birds, and small mammals, providing food, shelter, and nesting opportunities year-round.

Together, these species create a rich, multi-layered planting scheme that supports wildlife across all seasons, enhancing the ecological connectivity and overall biodiversity of the site.

Bark Mulch Chippings:

All bare ground between plants to be covered with 50mm depth of ornamental grade bark mulch chippings to suppress weed growth.

Native hedge planting:

To be planted at 5 plants per linear metre in double staggered rows. All with spiral rabbit guards and secured with bamboo cane.

Areas for planting shall be treated with a translocated herbicide such as Glyphosate to clear any existing weeds before planting, the ground shall be cultivated to a depth of 100mm. Whips shall be pit planted, with backfill mixed with 70grams of Enmag slow release fertiliser. All stock delivered to site shall be of proven British provenance. All roots to be dipped into Mycorrhiza Whip Dip prior to planting.

Root Barriers:

- Where there is concern that adjacent services, such as gas and water pipes and electricity cables, might be affected by growing root systems then an impenetrable barrier should be installed which will prevent damage by future root growth.
- Where there is danger of damage to services on just one side, or any other reason why roots should be prevented from growing in one direction such as building foundations, a strip barrier is preferable such as GreenBlue Urban (ReRoot 300/600/1000 Root Barriers). The barrier must be installed from surface level to a minimum of 1.0 m below surface level with joints overlapped by 300 mm, in a new build situation, within 8m of building foundations or adjacent to service runs that are deeper than 1m the barrier must extend to a depth of 2m.
- Where excavation is limited to the area of the planting pit a pre-formed barrier (e.g. GreenBlue Urban 'Root Director') shall be installed to the manufacturer's instructions. The barrier must be manufactured in such a way as to discourage the tree roots to spiral around the inside but encourage them to grow in a downward direction. In paving, the backfill surrounding the 'root-director' must be compacted sufficiently to support the paved surface material and discourage roots that emerge from the base of the 'director' from reaching back up to the surface layers.

Works Within Root Protection Areas:

All construction and landscaping works within designated Root Protection Areas (RPAs) will be undertaken using methodologies designed to avoid damage to tree roots, soil structure, and associated mycorrhizal activity. Excavation within the RPA will be avoided wherever possible. For the formation of the gravel drive and block paving, a no-dig construction method will be adopted. This will typically comprise a permeable load-bearing cellular confinement system laid directly over the existing ground level, following the removal of surface vegetation by hand. A geotextile membrane will be installed to prevent contamination, with clean angular gravel used to fill the cellular system, ensuring permeability and aeration to the underlying roots. Block paving may be laid on a similar sub-base, supported by a granular material that allows gaseous and water exchange. Edging restraints will be installed above ground level and secured without cutting into the soil profile.

New planting within RPAs will be carried out sensitively, using hand tools only and avoiding excavation near visible roots greater than 25mm diameter. Where planting pits are required, they will be carefully positioned in gaps between roots and backfilled with topsoil of suitable structure and fertility. Mulching will be applied to conserve moisture and reduce compaction, and only light pedestrian access will be permitted during establishment. Protective fencing or ground protection will be retained around adjacent root zones throughout the works to prevent inadvertent compaction or contamination. These measures will ensure that both existing trees and new planting can successfully coexist, maintaining long-term tree health and overall site biodiversity.

Drainage:

- It is a prime requirement of any tree planting situation that planting pits do not hold water and become waterlogged. In new construction the minimum requirement is a layer of stone consisting of 200 mm deep of clean aggregate 50mm nominal size in the base of the pit topped with a geotextile blanket, to reduce contamination of the drainage layer by fines. This will allow surplus water to drain freely from the rooting zone.
- Particular care must be taken when excavating tree pits in clay soils where there is a danger of creating a sump and the subsequent water logging of tree roots. It may be necessary in these situations to provide active drainage to remove excess water away from the tree rooting zone.

Tree Support – staking and guying:

- The purpose of staking and guying is to anchor the tree and stabilise the root ball until new roots are established into the surrounding soil. It should not be seen as a method of protecting from vandalism or physical damage. For this reason, support is required until the roots, damaged during the lifting process, have made sufficient new growth. In reasonable growing conditions this should be achieved within three seasons after planting.
- Above ground supports shall be restricted to private areas and open spaces where vandalism to the supports is unlikely.
- Below ground support may be used in paved areas to remove the need for above ground guying. It is achieved using specialist proprietary ground anchor systems, such as GreenBlue Urban products. Alternative methods of anchoring the trees such as timber or concrete dead man system in the base of the pits may also be considered. Below ground support must be placed at the time of pit excavation and fitted with all necessary wire cables prior to back filling the pit and planting the tree. Tensioning of the wire is by turnbuckle or ratchet systems.

Tree Protective Fencing:

Protective fencing to BS 5837 to be installed before any work commences on site fencing to remain in place until all work including landscaping has been completed no diesel oil, bitumen, cement or other material potentially injurious to the tree should not be stacked or discharged within 10m if the remained tree or where it could leach into their root zone. Extreme care should be taken when using cranes or lifting materials so as not to damage the tree

Proposed alignment of tree protection fencing - All works to be carried out within or around the tree protective zone are to be carried out in accordance with BS5837:2012 figures 2 or 3. Tree Protective fencing to be erected along the agreed alignment, as shown on the drawing, prior to the commencement of works and remains in place for the duration of the works. Warning signs should be fixed at 6m intervals to raise awareness of the fencing and its desired function. Fencing must be checked daily by the site manager, any breach will be reinstated by the end of the working day. The removal of fencing must be agreed with the local planning authority.

Maintenance Programme:

All new planting areas are to be subject to a 12 month maintenance regime.

- The general maintenance management will include 12 visits per year in order to provide the following:
- comprehensive weed control
 - checking the condition of tree stakes, ties, guards and fencing and making repairs or replacing where necessary
 - ensuring that all plants remain firmly in the ground in an upright position
 - watering during periods of dry weather
 - pruning back of damaged / diseased growth
 - topping up mulches reapply fertiliser as necessary
 - replacing dead and dying plants on a yearly basis to achieve a minimum 90% establishment rate
 - keeping planting beds and their surroundings tidy and free of litter.

Landscape Management Areas:

Existing trees and hedgerows:

The existing site trees and hedgerows are to be retained for their visual amenity and ecological benefit. Selective thinning may be required to minimise overhanging of hedges. The trees shall be inspected on an annual basis to determine any required Health & Safety works. All works shall be approved by the local authority.

All future tree works are to be carried out by an Arboricultural Contractor all in accordance with BS 3998:1989 (Recommendations for Tree Work). It is recommended that the tree works contractor is approved by the Arboricultural Association.

Future management of existing hedgerows should look to ensure that they attain a minimum 2m overall height. Occasional strimming of the hedge face will be permissible to prevent overgrowth. Grass to hedge bottoms shall be managed for ecological benefit and shall be strimmed once yearly during late summer or as directed. Gaps in hedges shall be planted with native transplants such as Hawthorn and Blackthorn. Plants shall be fitted with spiral rabbit guards and protected by temporary fencing if required.

Long Term Objectives and Management:

- to ensure the long term viability of the remaining sections of hedgerow and mature trees
- to maintain a high standard of presentation, enabling a visually pleasing environment
- to ensure the health of existing hedgerow and trees and that they survive to provide the required form and green infrastructure to the development
- to ensure that all hedgerows are weed and litter free
- to maintain an ecologically diverse and wildlife friendly grass base to the existing hedgerow.

Maintenance Schedule:

Year 1:

- Existing trees shall be inspected on an annual basis to determine any required H&S works. All works shall be carried out by a qualified arboriculturist and free surgeon.
- Existing hedgerows inspected on an annual basis. Allow for bringing the hedgerows to a maintainable standard at the outset of the maintenance contract. The existing hedge is to be laid using a traditional style, helping to encourage new growth, ensuring the existing hedge is regenerated, whilst promoting healthy growth. Prune out any dead wood, cut leggy hedge material back to promote bushy growth. Hedgerows to be cut rather than felled during December to end of February.

Years 2 - 5+:

- Existing trees shall be inspected on an annual basis to determine any required H&S works. All works shall be carried out by a qualified arboriculturist and free surgeon.
- Existing hedgerows inspected on an annual basis. Hedges are to be clipped to shape, tapered gently towards the top. Allow top of hedge to grow naturally to no less than 2m in height. Prune out any dead wood, cut leggy hedge material back to promote bushy growth. Hedgerows to be cut rather than felled during December to end of February.

It is the responsibility of the developer to design foundations to accommodate all proposed and existing tree and shrub planting. The developers engineers should satisfy themselves that the tree locations meet the recommended distance from foundations and services and that no planting falls in service strips. If any planting should be considered to be compromising services or underground structures in anyway, they should inform the designer as soon as possible.

The client is obliged to take due care in ensuring that only competent contractors with appropriate H & S credentials are employed.

A suitable method of foundations must be provided allowing for existing ground conditions.

Wildflower Areas:

N6 grass and wild meadow mix - (naturescape.co.uk) Clay Soil Meadow Mix

Ground preparation and sowing in accordance with manufacturers specification:

Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse; this cut will reveal the developing meadow mixture and give it the space it needs to develop. Dig out any residual perennial weeds such as docks.

Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut'; cut back with a scythe, petrol trimmer or tractor mower to c. 50mm. Leave the 'hay' to dry and shed seed for 1-2 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c. 50mm and again in spring if needed.

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10/10/2025 KS PL1: First planning issue (reserved matters).

Revision Notes:

Drawing Status:

PLANNING

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Project:

Proposed SME Commercial Unit
Forest House, Leicester Lane
Desford
Savage Marine Lighting

Title:

Proposed Landscaping

Scale:	1:200	Drawn:	KES	Checked:	NJC	Date:	Dec 2024
Drawing No:	8658_0302_1011	Revision:	PL1				

HSSP A2