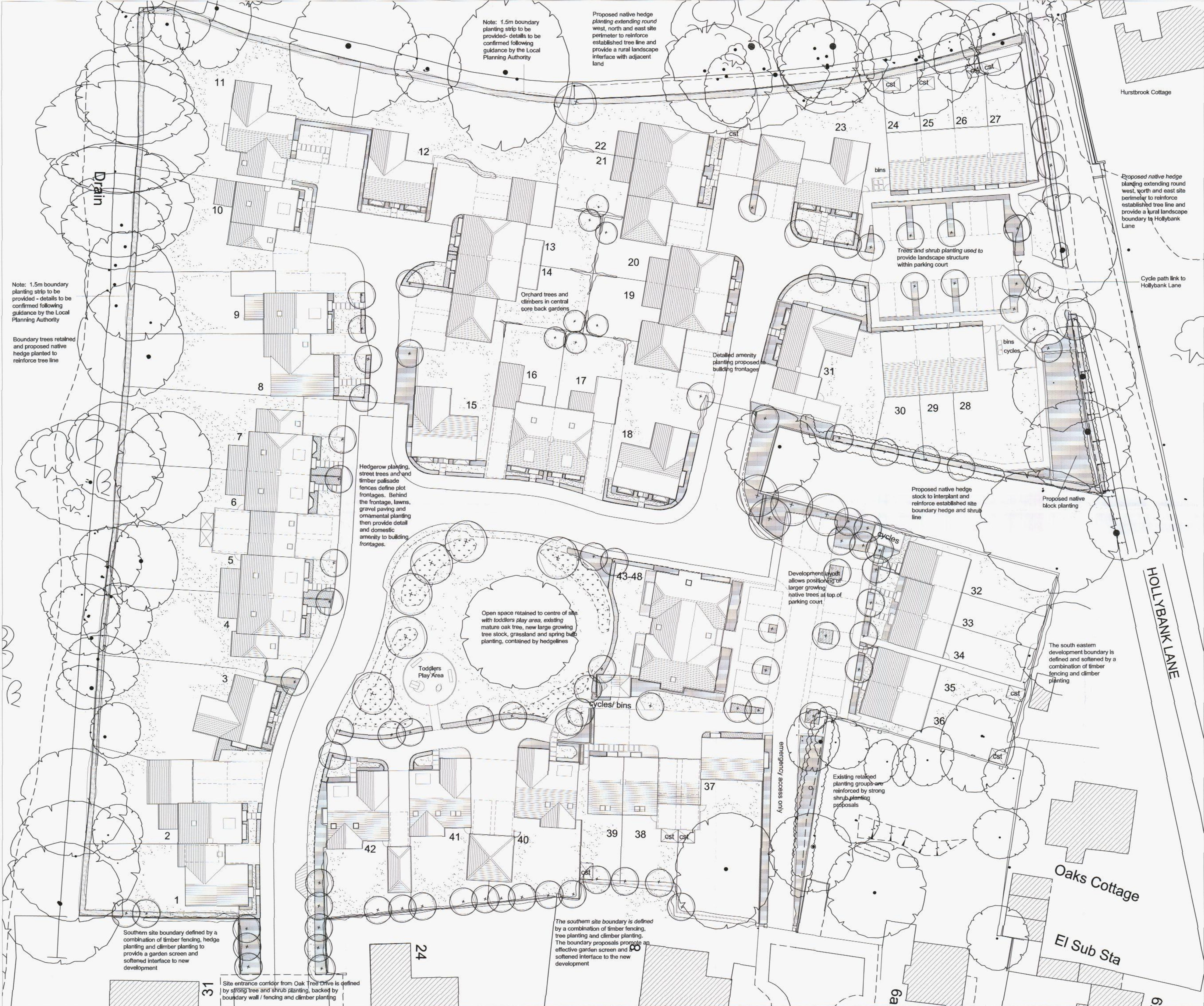




- KEY**
- Existing trees retained
 - Existing hedge and shrub lines reinforced with new hedge planting
 - Proposed tree planting
 - Proposed hedge planting
 - Proposed shrub and climber planting
 - Proposed grass areas
 - Proposed spring bulbs naturalised in grass areas
 - Proposed front garden gravel trim where grass or planting is inappropriate

Soft landscape notes:

Existing Trees
- See documents by Barrell Tree Care for details of protection of retained trees.

Proposed planting:

Trees
- Proposed tree planting is to include a combination of native and ornamental species promoting landscape, habitat and amenity values. The site is over shrinkable London Clay. Whilst retention or removal of established trees may require above minimum foundation depths, the landscape framework proposes limit tree planting to medium and low water demand species.
Large trees to the central open space and central eastern car park will consist of lime and ash. Medium growing trees to car parking and similar areas will include Hornbeam, Birch, Alder and alum, on mid range rootstock, to provide trees of moderate scale to contribute to domestic character and a productive landscape.

Hedgegroves
Hedge planting to the outer site boundary will be based on mixed native agricultural hedgegroves, planted in a double staggered row at 4 plants per linear metre. Species are to include a mixture of Hawthorn, Field Maple, Hornbeam, Hazel, Holly, Dogwood, Guelder Rose etc.
Street frontage hedgegroves are to be single species, or limited mix, with native stock where space allows (Hornbeam or Holly, Hawthorn, Field Maple). Where hedges are closer to buildings smaller / slower growing and ornamental species such as Escallonia, Rosemary, Common Box etc.

Ornamental shrub and climbers
Detailed amenity planting is to include a range of evergreen and deciduous shrub and perennial herbaceous species chosen for form, seasonal colour, fruiting, flowering etc. Climbers are proposed to soften external street boundaries, and common back (fence) fences between property backs.

Grass and bulbs
It is proposed that front lawn areas will be turfed and that rear gardens will be seeded. The central amenity area will also be seeded and the grass sward will include a range of naturalised spring bulbs such as crocus, snowdrop and scilla, to provide amenity early in the year, without extensive leaf die back or delay of standard grass cutting programmes.
It is proposed that all grass areas should be based on fescue mixes to provide a good quality grass surface, with enhanced resistance to drought.

Planting for Wildlife
An associated and important criteria to overall planting choice is to provide a range of native and ornamental planting of known benefit to wildlife, including food and nectar sources and contribution to potential nesting sites or habitat corridors etc.

General
- Topsoil and subsoil are to be carefully stripped and retained for re-use in proposed planting works. All existing and proposed subsoil layers are to be thoroughly cultivated to relieve any soil compaction and ensure free draining conditions prior to placing topsoil.
- Grass areas are to have 100mm topsoil over well cultivated subsoil.
- Shrub areas are to have 400mm topsoil over well cultivated subsoil.
- Proposed hedges are to be planted into 400 deep x 400mm wide trenches, backfilled with site topsoil.
- Standard tree pits to be 1200mm x 900mm deep, backfilled in strata with the top 600mm as topsoil over 300mm of well cultivated and titable subsoil, in turn over a well broken and cultivated pit base.
- Tree planting into the car parks or other hard surfaced areas is to include root barriers to protect surrounding paving. Where root zones are potentially constrained, use will be made of load bearing 'urban salt' or proprietary soil crating systems to provide a positive growing medium beneath paved surfaces. Car park / street trees are to be fitted with proprietary watering / root aeration systems.
- Finish all planting areas with mulch of 75mm proprietary amenity bark mulch.
- All plant materials, landscape materials and operations to be carried out in accordance with best horticultural practice and in accordance with appropriate British Standards and codes of practice.
- Any proposed tree surgery, and measures to protect retained trees and shrub groups, to be agreed with Local Planning Authority before progression of works.
- All advanced nursery stock trees to be double staked.
- The contractor is to confirm location of all services prior to undertaking landscape works. To comply with British Standards, trees reaching a mature height of 8-15m and 15m+ to be a min of 1.5m and 3m away from services respectively. Root barrier (Greenleaf Rootbar 2000) to be incorporated where trees are less than specified distance away from services. Root barrier depth is to extend to a minimum of 300mm below adjacent services.
- Root barriers are also to be introduced if required to protect existing buildings, paved surfaces, or other structures from proposed planting measures.
- Detailed building and wall design is to include all foundation depths, together with tree root barriers and other measures as necessary, to ensure that the relationship of buildings with existing and proposed tree planting conforms with the National House Building Council Standards 'Building near trees'.
- Climber planting positions are to include a support wire to the top of the adjacent wall or fence line.



Rev: Date: Comment:
A: 07.04.12 Changes in line with TSH Site Layout PO1B and LPA Landscape Consultation Report
B: 26.02.13 Changes in line with TSH Site Layout PO1J

Client: Banner Homes
Project: Oak Tree Drive, Emsworth
Drawing Title: Landscape Framework Plan
Date: Dec 09 Scale: 1:250 @A1 Drawing No: 0398.1.1B
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