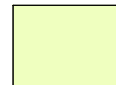
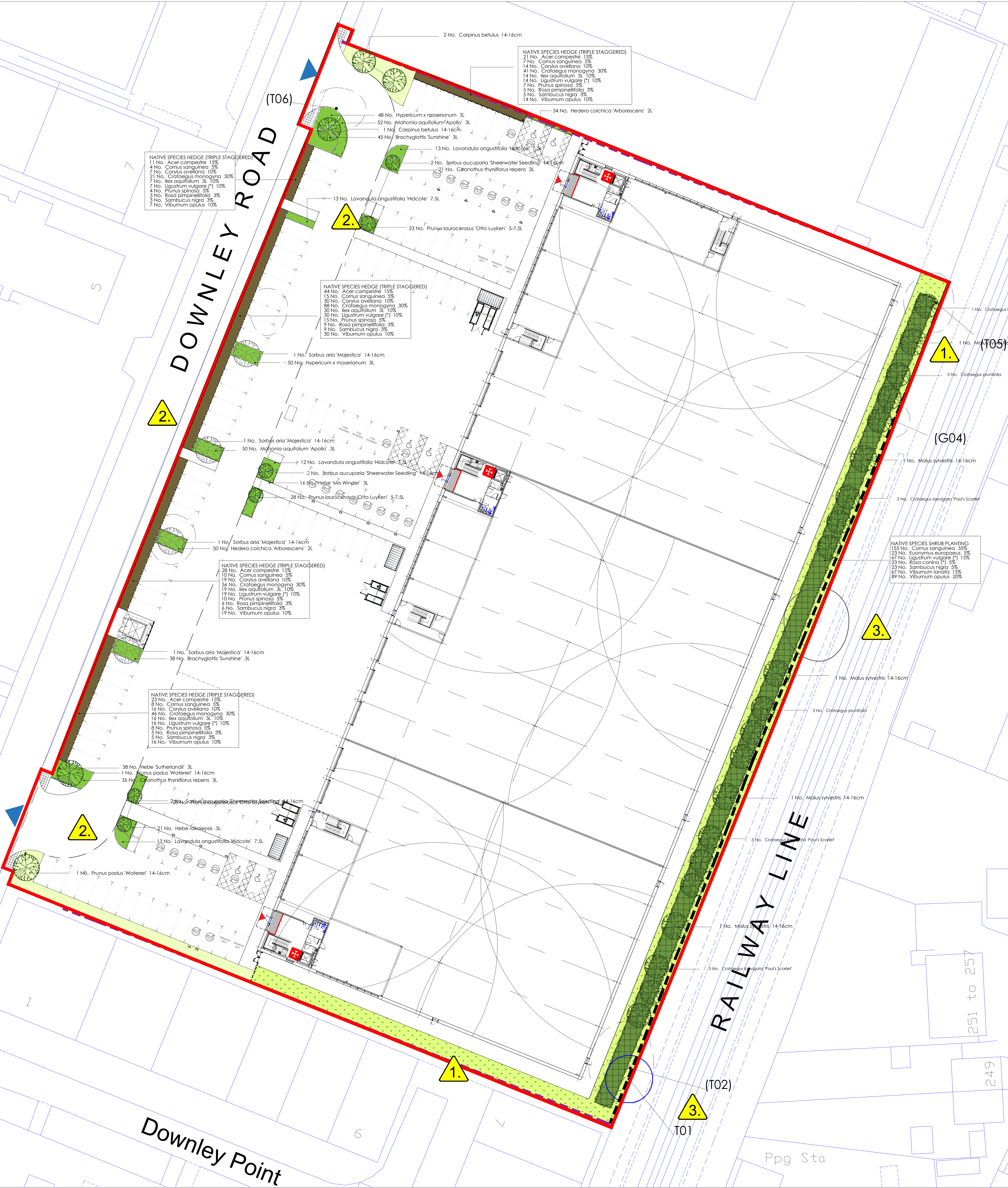


LEGEND: SOFT LANDSCAPING

-  GROUND COVER: evergreen & deciduous ground cover planting.
-  NATIVE HEDGE: native species rich hedge as detailed, maintained at 1.5m height with clipped sides.
-  FLOWERING LAWN: areas to be seeded with Emorsgate Seeds 'Flowering Lawn Mixture' EL1.
-  WILDFLOWER GRASSLAND: areas to be seeded with Emorsgate Seeds 'Standard General Purpose Meadow Mixture' EM2.
-  SCRUB PLANTING: native shrub planting at 1 metre centres as detailed.
-  TREE PLANTING: standard tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth. Topsoil volume to be in accordance with GBU guidelines. Root barriers to be used as specified in notes.
-  EXISTING TREES: to be retained in accordance with BS 5837 'Trees in relation to Construction' 2012.
-  TREES TO BE REMOVED



PLANNING NOTES (SOFT LANDSCAPE):

- SOILS:** Substrate / subsoil to be prepared in accordance with BS 8001:2013 and BS 4428:1989 and earthed 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/or saved topsoil to be in accordance with BS 3602: 2015 'Multipurpose Grade' with minimum soil organic matter content 1% greater than the minimal value (or as approved). Imported topsoil (and its sward if requested) is to be layered to BS 3602:2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS 3602:2015 specification. Wildflower areas to be sown/seeded topsoil or low fertility topsoil to BS 3602:2015. Grass areas to be a minimum depth of 150mm. Shrub beds, hedges 450mm depth and transplants 300mm depth. Where necessary, a 150mm depth of topsoil is to be added to the subsoil, a depth of 600mm topsoil (either 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 seed / 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 root pest control to BS1 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.
- BUILDING FOUNDATION DESIGN:** All tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.
- 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 to comply with the requirements of all current British Standards including BS309 'Specifications Nursery Stock' and BS5454 'Trees from nurseries to independence in the landscape' and 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.
- EXISTING TREES:** Where trees are to be retained they should be subject to a full arboricultural inspection to assess crown and safety. Retained trees shall be protected from damage by erection of 2.3m waist-high fencing on a scaffold framework in accordance with BS 5837:2012 Figure 2. These barriers shall be maintained in positions and in good condition until works are complete. Fencing to be isolated in accordance with Table D1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multi-stem trees (trees with more than stem diameter below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 2.4.
- 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.
- TREE PLANTING:** All trees to be in accordance with BS 3606, BS8545 and The National Plant Specification - Rootballed Tree Transplantation. Trees to be planted in Rootballed Tree Containers (RTECs) double stated (10-12cm - 14-16cm girth trees) tied and braced with flexible webbing loops/bands and spacer ground conditions or area 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 5837:2012. Topsoil and subsoil to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil of depth to replicate the existing