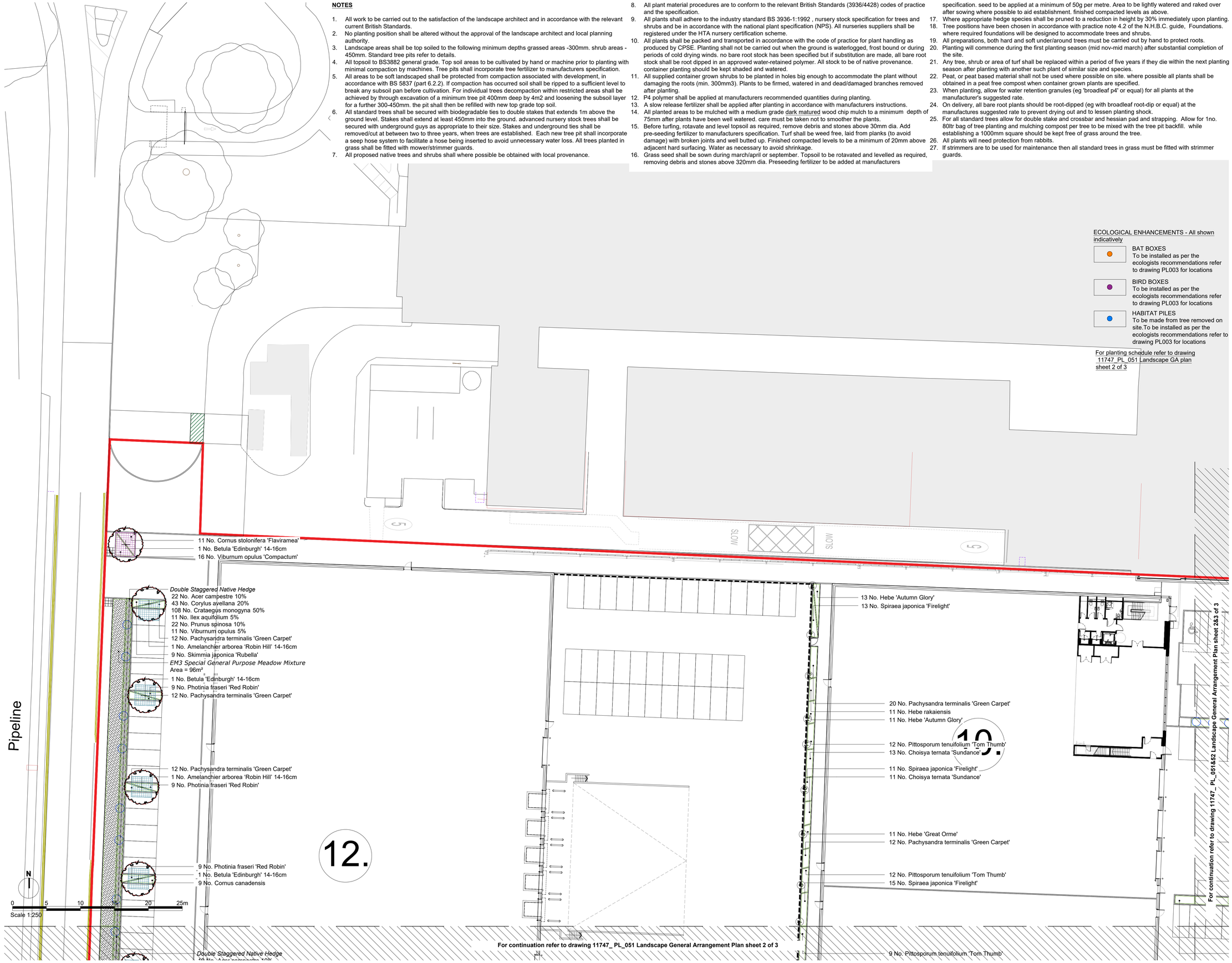
NOTES

1. All work to be carried out to the satisfaction of the landscape architect and in accordance with the relevant current British Standards.
2. No planting position shall be altered without the approval of the landscape architect and local planning authority.
3. Landscape areas shall be top soiled to the following minimum depths grassed areas -300mm. shrub areas - 450mm. Standard tree pits refer to details.
4. All topsoil to BS3882 general grade. Top soil areas to be cultivated by hand or machine prior to planting with minimal compaction by machines. Tree pits shall incorporate tree fertilizer to manufacturers specification.
5. All areas to be soft landscaped shall be protected from compaction associated with development, in accordance with BS 5837 (part 6.2.2). If compaction has occurred soil shall be ripped to a sufficient level to break any subsoil pan before cultivation. For individual trees decompaction within restricted areas shall be achieved by through excavation of a minimum tree pit 400mm deep by 4m2 and loosening the subsoil layer for a further 300-450mm. the pit shall then be refilled with new top grade top soil.
6. All standard trees shall be secured with biodegradable ties to double stakes that extends 1m above the ground level. Stakes shall extend at least 450mm into the ground. advanced nursery stock trees shall be secured with underground guys as appropriate to their size. Stakes and underground ties shall be removed/cut at between two to three years, when trees are established. Each new tree pit shall incorporate a seep hose system to facilitate a hose being inserted to avoid unnecessary water loss. All trees planted in grass shall be fitted with mower/strimmer guards.
7. All proposed native trees and shrubs shall where possible be obtained with local provenance.
8. All plant material procedures are to conform to the relevant British Standards (3936/4428) codes of practice and the specification.
9. All plants shall adhere to the industry standard BS 3936-1:1992 , nursery stock specification for trees and shrubs and be in accordance with the national plant specification (NPS). All nurseries suppliers shall be registered under the HTA nursery certification scheme.
10. All plants shall be packed and transported in accordance with the code of practice for plant handling as produced by CPSE. Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. no bare root stock has been specified but if substitution are made, all bare root stock shall be root dipped in an approved water-retained polymer. All stock to be of native provenance. container planting should be kept shaded and watered.
11. All supplied container grown shrubs to be planted in holes big enough to accommodate the plant without damaging the roots (min. 300mm3). Plants to be firmed, watered in and dead/damaged branches removed after planting.
12. P4 polymer shall be applied at manufacturers recommended quantities during planting.
13. A slow release fertilizer shall be applied after planting in accordance with manufacturers instructions.
14. All planted areas to be mulched with a medium grade dark matured wood chip mulch to a minimum depth of 75mm after plants have been well watered. care must be taken not to smoother the plants.
15. Before turfing, rotavate and level topsoil as required, remove debris and stones above 30mm dia. Add pre-seeding fertilizer to manufacturers specification. Turf shall be weed free, laid from planks (to avoid damage) with broken joints and well butted up. Finished compacted levels to be a minimum of 20mm above adjacent hard surfacing. Water as necessary to avoid shrinkage.
16. Grass seed shall be sown during march/april or september. Topsoil to be rotavated and levelled as required, removing debris and stones above 320mm dia. Preseeding fertilizer to be added at manufacturers specification. seed to be applied at a minimum of 50g per metre. Area to be lightly watered and raked over after sowing where possible to aid establishment. finished compacted levels as above.
17. Where appropriate hedge species shall be pruned to a reduction in height by 30% immediately upon planting.
18. Tree positions have been chosen in accordance with practice note 4.2 of the N.H.B.C. guide, Foundations. where required foundations will be designed to accommodate trees and shrubs.
19. All preparations, both hard and soft under/around trees must be carried out by hand to protect roots.
20. Planting will commence during the first planting season (mid nov-mid march) after substantial completion of the site.
21. Any tree, shrub or area of turf shall be replaced within a period of five years if they die within the next planting season after planting with another such plant of similar size and species.
22. Peat, or peat based material shall not be used where possible on site. where possible all plants shall be obtained in a peat free compost when container grown plants are specified.
23. When planting, allow for water retention granules (eg 'broadleaf p4' or equal) for all plants at the manufacturer's suggested rate.
24. On delivery, all bare root plants should be root-dipped (eg with broadleaf root-dip or equal) at the manufactures suggested rate to prevent drying out and to lessen planting shock.
25. For all standard trees allow for double stake and crossbar and hessian pad and strapping. Allow for 1no. 80ltr bag of tree planting and mulching compost per tree to be mixed with the tree pit backfill. while establishing a 1000mm square should be kept free of grass around the tree.
26. All plants will need protection from rabbits.
27. If strimmers are to be used for maintenance then all standard trees in grass must be fitted with strimmer guards.



ECOLOGICAL ENHANCEMENTS - All shown indicatively

BAT BOXES
To be installed as per the ecologists recommendations refer to drawing PL003 for locations

BIRD BOXES
To be installed as per the ecologists recommendations refer to drawing PL003 for locations

HABITAT PILES
To be made from tree removed on site.To be installed as per the ecologists recommendations refer to drawing PL003 for locations

For planting schedule refer to drawing 11747_PL_051 Landscape GA plan sheet 2 of 3

Tree Pit Extents - see drawing 11747_PL053 landscape detail for detail.

Tree Type 1 - 7.2m³ minimum or trench as per drawing

Tree Type 2 - 7.2m³ minimum or trench as per drawing

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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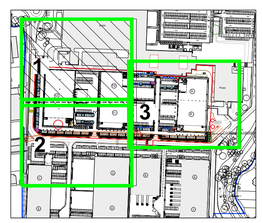
Revisions: Drawn/Chkd: Date:

Legend

- Detail planning application boundary
- Existing trees - to be retained
- Existing vegetation - to be retained
- Proposed specimen trees
- Projected canopy radius on plan Est Tree Canopy @ 25 yrs
- Drainage easement
- Proposed shrub planting - ornamental shrub and ground cover mix.
- Proposed double staggered native hedge planting - A clipped hedge, planted 450mm centers in a double staggered row. Rows 500mm apart and hedge to be maintained at 1.2m high.
- Proposed ornamental hedge planting - A clipped hedge, planted 450mm centers in a double staggered row. Rows 500mm apart and hedge to be maintained at 1.2m high.
- Proposed drought tolerant turf
- PROPOSED WILD GRASS MIXTURE EM3 Special General Purpose Meadow Mixture by Emorsgate or similar approve.
- A22 GRASS MIXTURE FOR GRASSCRETE



Location Plan NTS

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Client: HAVANT SARL

Project: LANGSTONE PHASE 3A / 3B

Drawing Title: LANDSCAPE GENERAL ARRANGEMENT PLAN SHEET 1 OF 3

Job No:	Project Stage:	Status:
11747	PL	PLANNING

First Issue Date:	Scale: @A1	Lead/Checked:
MAR '26	1/250	ME

Project:	Originator:	Zone:	Level:	Type:	Role:	Drg. No:	Rev:
11747 -	-	-	-	-	-	PL-050 -	

BIM File Name: