



NOTES:
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- KEY:
- Site Boundary
 - Existing Trees
 - Existing Shrubs
 - Proposed Trees
 - Proposed Hedge
 - Proposed Feature Shrub
 - Proposed Shrubs
 - Proposed Amenity Grass / Turf
 - Proposed Wildflower Mix
 - Tree Protection Fencing
 - Proposed Root Barrier
 - Visibility Splay

- KEY:
- Existing BT Main Underground
 - Existing Drainage Foul Water
 - Existing Drainage Surface Water
 - Existing Electricity Main High Voltage Underground
 - Existing Electricity Main Low Voltage Underground
 - Existing Gas Main Low Pressure (diameter & material shown)
 - Existing Water Main (diameter & material shown)
 - Existing Water Main Wash Out
 - Existing Water Main Siltice Valve
 - Existing Water Main Fire Hydrant
 - Proposed Water Main (diameter & material shown)
 - Proposed Water Service
 - Proposed Water Main Washout
 - Proposed Water Main Siltice Valve
 - Proposed Water Main Fire Hydrant
 - Proposed Gas Main Low Pressure (diameter & material shown)
 - Proposed Gas Service
 - Proposed Electricity Main High Voltage Underground
 - Proposed Electricity Main Low Voltage Underground
 - Proposed Electricity Service
 - Proposed Electricity Feeder Pillar
 - Proposed BT Main Underground
 - Proposed BT Service

CHERWELL DISTRICT COUNCIL
 Plan No. 16/100/344/DC
 Amended/~~revised~~ plans received
17.11.16 with Applicants/Agent's
 Letter dated 17.11.16

REV	DATE	NOTE	CW	AM
B	22.11.16	Updated to clients comments to show services	CW	AM
A	10.11.16	Updated to planners comments and foundations	CW	AM

aspect landscape planning

TITLE
**Kingsmere
 Planting Plan - 4 of 4**

CLIENT
Bellway Homes

SCALE	DATE	DRAWN	CHK'D
1:250@A1	AUG 2016	CW	AM

DRAWING NUMBER	REVISION
5797/ ASP5.4	B

PLANTING NOTES
 All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3036 and BS8545. Delivery and handling of all plant material to be in accordance with BS4426/JCL/CPSE Code of Practice for Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.
Planting Pit and Trench Preparation
 The pits in soft landscape to be excavated to 1m x 1m x 1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth. Unless otherwise specified, all tree pits in hard landscapes to be 2m x 2m x 1m, backfilled with compacted Urban Tree Soil.
 The preparation of planting pits, beds or trenches shall comply with the appropriate British Standards, namely BS4043, BS4426, BS5337 and BS8545.
 Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3082 General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and wood roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil material. Trenches and pits shall have the topsoil and any subsoil material thoroughly broken up and mixed prior to backfilling.
 All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.
Planting
 All plants shall be planted in a random fashion avoiding formal regimented lines at dormax indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13 at dormax indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11 and native shrub planting mixes shall be planted in groups of 9, 13 & 15. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS5545:2014 - Trees: from nursery to independence in the landscape, recommendations.
 Planting and associated operations shall comply with BS4043, BS4426, BS5337 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.
Watering
 All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is maintained to field capacity, i.e. 'the amount of water retained by previously saturated soil once full drainage has ceased'. Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS5545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.
Staking
 All trees within soft landscape areas to be double staked with cross bar and taut, using 1.5m long, 75mm diameter rounded tree stakes 75mm clear, rubber tie and spacer block. Stakes not to extend more than 800mm above ground level. All trees within hardstanding/highways visibility splays to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding / specific pits to be underground guyed unless otherwise specified.
Root Barriers
 Root barriers (ReFoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.
PROTECTION OF EXISTING VEGETATION TO BE RETAINED
 Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.