

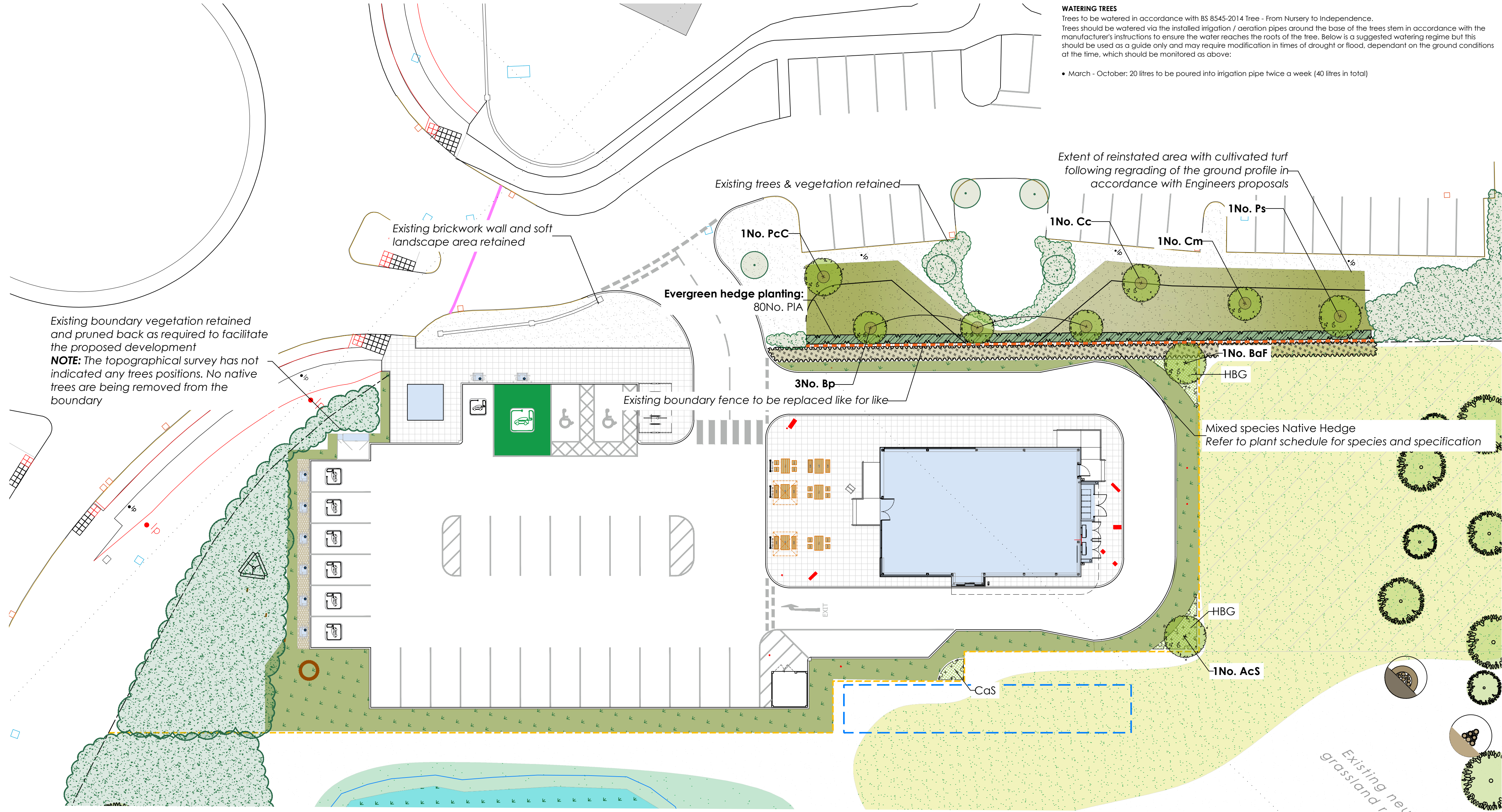
NOTE:
SURROUNDING CONTEXTUAL BUILDINGS
AND INFORMATION ARE
BASED ON RECEIVED ORDINANCE
SURVEY DRAWINGS AND ARE SHOWN
FOR ILLUSTRATIVE PURPOSES ONLY.
ASSUMED SITE BOUNDARY IS
SUBJECT TO CONFIRMATION



General Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for roof barriers once the drainage layout is confirmed. CA to be informed immediately once this is available.

NORTH



PLANTING SCHEDULES:

Trees							
Species	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Acer campestre 'Streetwise'	AcS	Standard Extra Heavy	14-16	min 450	min 220	RB	1
Betula albosinensis 'Fascination'	BaF	Standard Extra Heavy	12-14	min 350	min 200	RB	1

Mixed Species Native Boundary Hedge Planting:							
Name	Abb	Height (cm)	Root	Container	Habit	Breaks	% In Mix
Acer campestre	Ac	80-100	UK Cell grown	/	Branched	/	15%
Crataegus monogyna	Cm	100-125	UK Cell grown	/	Transplant - seed raised	/	45%
Euonymus europaeus	Ee	80-100	UK Cell grown	/	Branched	5	15%
Prunus spinosa	Ps	80-100	UK Cell grown	/	Branched	/	25%
Notes:							
* Hedge species to be planted in a double staggered row at 500mm centres, 450mm between rows							
* Hedge to be maintained at a maximum height of 1.5m							
* Shrubs to be sourced as local to the site as possible and "UK-Grown" in accordance with current bio-security best practice.							

Ornamental Shrub Planting:						
Name	Abb	Height (cm)	Root	Container	Habit	Density
Cornus alba 'Spaethii'	CaS	60-80	C	3L	Branched	3/m²
Hebe 'Blue Gem'	HBG	30-40	C	5L	Bushy	5/m²
Hebe 'Red Edge'	HRE	20-30	C	5L	Bushy	5/m²

Trees (Care Home Replacements)							
Species	Abb.	Form	Girth (cm)	Height (cm)	Clear stem (cm)	Root	Quantity
Betula pendula	Bp	Standard Heavy	12-14	350-425	175-200	RB	3
Corylus colurna	Cc	Standard Heavy	14-16	400-450	min 200	RB	1
Crataegus monogyna	Cm	Standard Heavy	12-14	350-425	175-200	RB	1
Pyrus calleryana 'Chanticleer'	PcC	Standard Extra Heavy	14-16	min 450	min 200	RB	1
Pinus sylvestris	Ps	Standard Extra Heavy	14-16	350-425	min 200	RB	1

Evergreen Hedge Planting:					
Name	Abb.	Height (cm)	Root	Spacing (cm)	Quantity
Prunus lusitanica 'Angustifolia'	PIA	150-200	RB	60cm centres	80
Notes:					
* Hedge plants to be planted in a single continuous row at centre spacings as noted above.					

GENERAL WATERING

All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES

Trees to be watered in accordance with BS 8545:2014 Tree - From Nursery to Independence. Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe twice a week (40 litres in total)

SOFT LANDSCAPE SPECIFICATION NOTES

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL

Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL

Existing site won topsoil to be reused for soft landscape areas if sufficient quantities are available and the topsoil meets the criteria for multipurpose topsoil as defined in table 1 of BS3882:2015 specification for Topsoil.

If imported topsoil is required it is to be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882:2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 400mm
Areas for cultivated turf: minimum 150mm

CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas.

CLIMATIC CONDITIONS

Topsoiling should be carried out in the driest conditions possible - cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT

Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES

All trees within shrub beds to be planted in separate pits in accordance with tree planting detail. All plant material to comply with BS 3936 Part 1:1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail. All trees to be fitted with aeration and irrigation system in accordance with tree planting detail.

If the trees are to be planted outside of the planting season (late October - Late March) then containerised stock to be used in lieu of root ball to the same specification - allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

PROPOSED ORNAMENTAL SHRUB PLANTING

All shrubs to be positioned as shown on the drawing and to the density and specification noted in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost. All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule.

NATIVE HEDGE PLANTING

Areas to receive whip planting be cleared of all vegetation and cultivated as described above. Rotavate areas to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting. Each transplant to be fitted with an appropriate rabbit guard for the size and species and 500 x 500mm biodegradable GT Ecomat by Hy-Tex or similar approved. To be pruned / maintained as a hedge at a maximum height of 1.5 metres.

EL1 FLOWERING LAWN

Flowering lawn mix to be sown directly into cultivated low fertility subsoil in accordance with manufacturers recommendations at rate of 4g/m2. Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed. First year of management:

- Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense.
- Carefully dig out or spot treat any residual perennial weeds such as docks.

Management once established:

- Mow regularly as a lawn but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from site.

*NOTE - At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

SUBSTITUTIONS:

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices. All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING:

Landscape works to be carried out during the first possible planting periods prior to practical completion of the building and associated engineering works / car park areas in accordance with the following:

- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH

75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.

Minimum frequency of maintenance visits:

December / January / February & March - 1no. visit each month


April to November - 2No. visits each month.


Generally, during the first 12months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Wildflower meadow areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

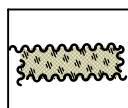
Note: Following the initial 12 month establishment period the ongoing landscape management will be the responsibility of an commercial landscape maintenance contractor under a landscape maintenance contract.

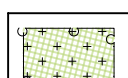
SOFT LANDSCAPE KEY:

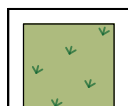
 **Existing vegetation to be retained**
Retained and protected during construction and landscape works in accordance with BS5837:2012 guidance

 **Proposed tree in soft landscape**
Refer to plant schedule for species & specification

 **Proposed specimen shrub planting**
Refer to plant schedule for species & specification

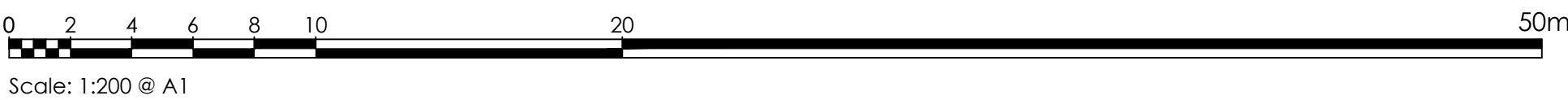
 **Proposed mixed species native hedge planting**
Refer to planting schedule for species & specification
To be maintained at 1.2m high


 **Proposed ornamental shrub planting**
Refer to plant schedule for species & specification

 **Proposed Flowering lawn**
To be EL1 flowering lawn mixture by Emorsgate or similar approved

 **Proposed close mown grass**
Area to be made good following proposed earthworks with cultivated amenity turf finish graded to tie into adjacent existing grass areas.

 **Proposed ornamental bark mulch surface finish**
1m dia of ornamental bark mulch in accordance with BS8545:2014 recommendations



D - 22.03.2023	Updated to co-ordinate with Architect's site plan. Proposed flood event earthworks areas added. - Cultivated turf to reinstated area - Replacement tree planting added	AS	AS	G - 13.02.2024	Updated to co-ordinate with Architect's site plan. F - 23.10.2023	FW	-
C - 01.12.2023	Updated to co-ordinate with Architect's site plan	AS	AS	E - 29.03.2023	Updated to co-ordinate with Architect's site plan. - Native hedge extended. Evergreen hedge added	FW	AS
B - 06.06.2023	Updated to co-ordinate with client comments - Note added stating no trees are removed	FW	-			AS	AS
A - 03.06.2023	Updated to co-ordinate with client comments - Native hedge and flowering lawn introduced - Tree and shrub planting removed due to services	FW	-			AS	AS
Revisions	Description	Drawn	Check	Revisions	Description	Drawn	Check
Project Title	Proposed Development	<div>Drawing Title</div> <div>Landscape Plan</div> <div>Job-Dwg No</div> <div>15987-VL-L01</div> <div>Rev</div> <div>G</div>					
	Skimmingdish Lane Bicester OX26 5AF						
Client	Created Life Three Bicester Ltd						
Status	PLANNING	<div></div>					
Scale	1:200	Drawing Size	A1	LANDSCAPE DESIGNERS			
Drawn By	AS	Checked By	AS	Date	06/2021	4 ST JOHNS NORTH, WAKEFIELD, WF1 3QA. TEL 01924 332056 web:www.vectordc.com	