



- NOTES:
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 Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Banbury OX16 2AF.
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- KEY:
 0m 2m 4m 10m
- Site Boundary
 - Existing Trees
 - Existing Shrubs
 - Proposed Multistem Trees
 - Proposed Trees (to be positioned 2m from highway boundary and 1m from kerb edge)
 - Proposed Native Hedge (Cane and Rabbit guards added with 50mm bark mulch)
 - Proposed Ornamental Hedge (Initially clipped to 0.5m high and subsequently maintained at 0.6m high, offset 0.5m from back of highway boundary with a 0.5m bark mulch strip)
 - Proposed Feature Shrub
 - Proposed Ornamental Shrubs (50mm Bark mulch to be included around planting)
 - Proposed Native Shrub Planting (50mm Bark mulch to be included around planting)
 - Proposed Bulb Planting (Scattered Randomly where to be planted)
 - Proposed Premium Grade Turf (150mm min gravel strip with timber edge to be installed along building edge)
 - Proposed Amenity Grass Seed (Emergent Grass Seed)
 - Proposed Wildflower Turf (Wildflower Turf Shade Tolerant Mix)
 - Proposed Root Barrier (ReRoot 1000 or equivalent)
 - Proposed Timber Seat (Desford Seat with Backrest Supplier: Broxap Finish: Hardwood Slats Size: L1920mm W540mm H780mm Root Fixed Ref: BX12 Desford I-BR)
 - Proposed Timber Bench (Desford Bench Supplier: Broxap Finish: Hardwood Slats Size: L1920mm W480mm H440mm Root Fixed Ref: BX12 Desford I)
 - Okehampton Redwood Litter Bin (Supplier: Broxap Size: D500mm W500mm H950mm Finish: Redwood Timber Slats Fixing: Set of 4 Shield Anchor Bolts for Installation Fixed onto Tarmac and Hoggin Surface Capacity: 120 Litres Code: BX17 4030)
 - Existing Public Footpath Stile
 - Proposed Allocated Space for Mobile Food/drink Van
 - Proposed Walkway Pergola (Supplier: Langley Design Sheldon Pergola Finish: Hardwood iroko slat / stainless steel frame Fixing: Root Fixed Ref: H3140 X W2500 X L7540 Ref: SP3300)
 - Proposed Hypar Fabric Canopy (Supplier: Street space group Colour: Vanilla Finish: Powder coated frame RAL 7016 Size: (see plan for dimensions) Installed to supplier requirements)
 - Proposed 1m High Planter (Stratum Versatile Planter Supplier: Street Design Colour: RAL 7016 Anthracite Grey Finish: Aluminium Planters Size: H1000 x (see plan for dimensions)
 - Proposed Circular Planter (Supplier: Street Design or Similar Colour: RAL 7016 Anthracite Grey Finish: Aluminium Planters Size: H800 x 1200mm)
 - Proposed Rocks / Boulders (Product: Recumbent Boulders Cornish Glacial Granite Size: 0.5 - 1.5m wide Weight: 0.5MT - 0.75MT 0.45m High Timber Knee Rail Posts for diamond / knee rail fencing with birds mouth top, 100 x 100mm section, softwood planed finish. Galvanised strap to secure post to rails with 50mm nails. Rails 75 X 75mm nominal section, 1.8m long. (posts are set at 1.35m centres)
 - Proposed Timber Bollard (Grass Mound Gradient and Height to be Constructed in Line with 1:3 planting requirements. Horizontal root barriers to be included at base for Archaeological area protection)
 - Archaeological Area Boundary

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 BS5936 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428:JCL/CPSC Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.

Planting Pit and Trench Preparation
 Tree pits in soft landscape to be excavated to 1m x 1m x 1m depth prior to topsoiling and all shrub planting areas excavated to 400mm depth. All proposed hedge planting trenches to be excavated to 600mm depth. Unless otherwise specified, all tree pits in hard landscape 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, BS4428, BS5837 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 BS3882-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 weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil/fill material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil/fill material. Trenches and pits shall have the topsoil and any subsoil/fill material thoroughly broken up and moved 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 densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedges shall be planted in single rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11s and native shrub planting mixes shall be planted in groups of 9, 13 & 15s, with a cane and protective spigard included to all native planting. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape, recommendations. Planting and associated operations shall comply with BS4043, BS4428, BS5837 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. Provide Bamboo cane support and 'Treebio Biodegradable Spiral Guards' (Green-Tech Product code: 160PS1031-PRO) or similar to all native shrubs and hedgerows, young sapling trees, whips and feathering planting, ensuring that the main or terminal bud is protruding out above the top of the spirals.

Watering
 All plants shall be watered in a 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 planter area is moistened 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 BS8545. 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 tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility displays to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding / specific pits to be underground gyled unless otherwise specified.

Root Barriers
 Root barriers (ReRoot 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.

N.B. All planting proposals including tree planting have been developed in order to create a high quality environment and gain planning consent for the development. All tree species have been reviewed in line with NHBC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis information for the site. Where possible only low and moderate water demand species are proposed in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have a smaller overall mature height (which are not currently assessed within NHBC guidance 2017) are proposed to provide variety in the scheme and engineer's should consider these locations & species. Where necessary new building foundation depths shall be designed to accommodate the approved tree species, site specific soil shrinkage and tree water demand in line with NHBC standards 2017 (Chapter 4.2 - Building New Trees). Planting plans have been prepared for planning purposes and in the absence of fully detailed ground investigations, geological or hydrological surveys and planting design or species choice may be subject to change - suitability should be confirmed on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by landscape contractor to ensure planting can be implemented in accordance with approved drawings prior to implementation.

aspect landscape planning

TITLE
**Land at Bicester Gateway
 Planting Plan 2 of 3**

CLIENT
Bicester Gateway Limited

SCALE
1:250@A1

DATE
JUN 2022

DRAWN
JBW

CHKD
CW

DRAWING NUMBER
7958.PP.1.2

REVISION
C

NOTE
 Updated to Officer comments and layout
 Updated to team comments and layout
 Updated to team comments and layout

- Ecology Enhancements**
 (see Ecology Solutions Wildlife features plan for details)
- Bat Box Location
 - Bird Nest Box Location
 - Swift Nest Box Location
 - House Sparrow Nest Box Location
 - Habitat Pile /Refugia Location