



KEY

- APPLICATION BOUNDARY
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE REMOVED
- PROPOSED TREE
- PROPOSED FRUIT TREE
- PROPOSED HEDGE
- PROPOSED PLANTING AREA
- PROPOSED AMENITY GRASS
- PROPOSED LONG GRASS
- STEPPING LOGS
- BALANCE BEAM
- CLIMBING/BALANCE BEAM
- CLIMBING/BALANCE BEAM
- EXISTING LEVELS
- PROPOSED LEVELS
- PROPOSED LEVELS FEATHERED DOWN/UP TO TIE INTO EXISTING LEVELS AT 1:3 OR SHALLOWER

Notes

Issue: Drawn by David Jarvis Associates Limited (CROWN COPYRIGHT). ALL RIGHTS RESERVED 2017. LICENSE NUMBER 01000311. This drawing is for planning purposes only. Do not use this drawing for construction. The information contained in the drawing should be used as a guide to the final forms and finishes of the landscape scheme. Any revisions to be approved by the Client and Local Authority.

Scaling: Do not scale this drawing. Use given dimensions only.

Setting out: refer to Engineers for information regarding setting out. In the event of discrepancy refer to Engineers in the first instance.

Services: Where possible these are identified on the drawings but, for the avoidance of doubt all service/utility locations should be considered inductive until identified on site. To ensure those services / utilities shown are current refer to the original survey provider or utilities designer or Client for confirmation and further information regarding assessments, in the event of new services being installed refer to the appointed Engineer.

Lighting: Refer to lighting engineers drawings.

Planting: Plant species are selected and located in line with consideration of the site conditions, NHBC guidelines and discussions with the Local Authority and design team. All plants and planting procedure to conform to the David Jarvis Associates Limited Landscape Specification that will accompany the Construction Issue drawings. No species or plant location is to be varied without prior consent of the Landscape Architect.

Foundations: Developers / Contractors to ensure that all foundations (buildings and external walls) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years.

Design Levels: Refer to Engineers where design levels are not shown.

PLANTING SCHEDULE SPECIMENS

Species	Height	Girth	Pot Size	Specification	Quantity
Acer campestre	500-550cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	30 No.
Betula pendula	500-550cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	48 No.
Carpinus betulus	500-550cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	9 No.
Carpinus betulus 'Fastigiata'	500-550cm	20-25cm	70-80 x 45cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	3 No.
Carpinus betulus 'Frans Fontaine'	500-550cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	8 No.
Fargesia robusta	175-200cm		25-35L	Several shoots: 10 breaks	16 No.
Malus sylvestris	min. 450cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	18 No.
Malus tschonoskii	500-550cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	44 No.
Prunus avium	500-550cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	34 No.
Sorbus aucuparia	500-550cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	10 No.
Tilia cordata	500-550cm	20-25cm	20-25cm	Semi-Mature: 3x: RB: Clear Stem min. 200cm	1 No.

HEDGES

Species	Height	Pot Size	Specification	Density	Quantity
Carpinus betulus	100-125cm		1+2: Feathered: B	0.3Ctr Double Staggered at 0.1m offset	251 No.
Ligustrum vulgare	60-80cm	3L	Branched: 4 brks: C	0.3Ctr	1142 No.
Osmanthus x burkwoodii	40-60cm	5-7.5L	Bushy: 5 brks: C	0.3Ctr	2771 No.

PLANTING AREAS

Species	Diameter	Height	Pot Size	Specification	Density	Quantity
Ajuga reptans 'Catlin's Giant'			3L	Full Pot: C	8/m ²	946 No.
Anemone x hybrida 'Honorable Jobert'			3L	Full Pot: C	8/m ²	26 No.
Bergenia 'Silberlicht'			3L	Full Pot: C	8/m ²	1852 No.
Cornus alba 'Aurea'	60-80cm	5L	Branched: 4 brks: C	5/m ²	2843 No.	
Cornus alba 'Sibirica'	60-80cm	3L	Branched: 4 brks: C	5/m ²	2794 No.	
Hedera helix	40-60cm	2L	Several Shoots: 3 brks: C	8/m ²	6842 No.	
Lavandula angustifolia 'Hidcote'	20-30cm	3L	Bushy: 5 brks: C	5/m ²	712 No.	
Leucanthemum vulgare			3L	Full Pot: C	8/m ²	400 No.
Luzula sylvatica 'Marginata'			3L	Full Pot: C	8/m ²	491 No.
Osmanthus x burkwoodii	40-60cm	5-7.5L	Bushy: 5 brks: C	5/m ²	210 No.	
Pyracantha 'Sappho Orange'	40-60cm	3L	Leader with Lateral: 4 brks: C	5/m ²	1094 No.	
Ribes odoratum	40-60cm	3L	Branched: 3 brks: C	5/m ²	186 No.	
Rosa pimpinellifolia	60-80cm	3L	Bush: 5 brks: C	5/m ²	355 No.	
Rosa Yellow Dagmar Hastrup	40-60cm	10L	Roses - Cutting: Bush: 5 brks: C	5/m ²	17 No.	
Rosmarinus 'Miss Jessop's Upright'	30-40cm	5L	Bushy: 5 brks: C	5/m ²	276 No.	
Rosmarinus 'Prostratus'	30-40cm	5L	Bushy: 6 brks: C	5/m ²	1934 No.	
Rubus tricolor		2L	Several Shoots: 3 brks: C	5/m ²	276 No.	
Salvia officinalis		3L	Full Pot: C	5/m ²	44 No.	
Sarcococca humilis	25-30cm	3L	Bushy: 6 brks: C	5/m ²	871 No.	
Stipa gigantea		5L	Full Pot: C	5/m ²	373 No.	
Thymus vulgaris		3L	Full Pot: C	8/m ²	1947 No.	
Viburnum davidii	30-40cm	5-7.5L	Bushy: 4 brks: C	5/m ²	1428 No.	
Viburnum opulus	40-60cm	3L	Branched: 4 brks: C	5/m ²	335 No.	

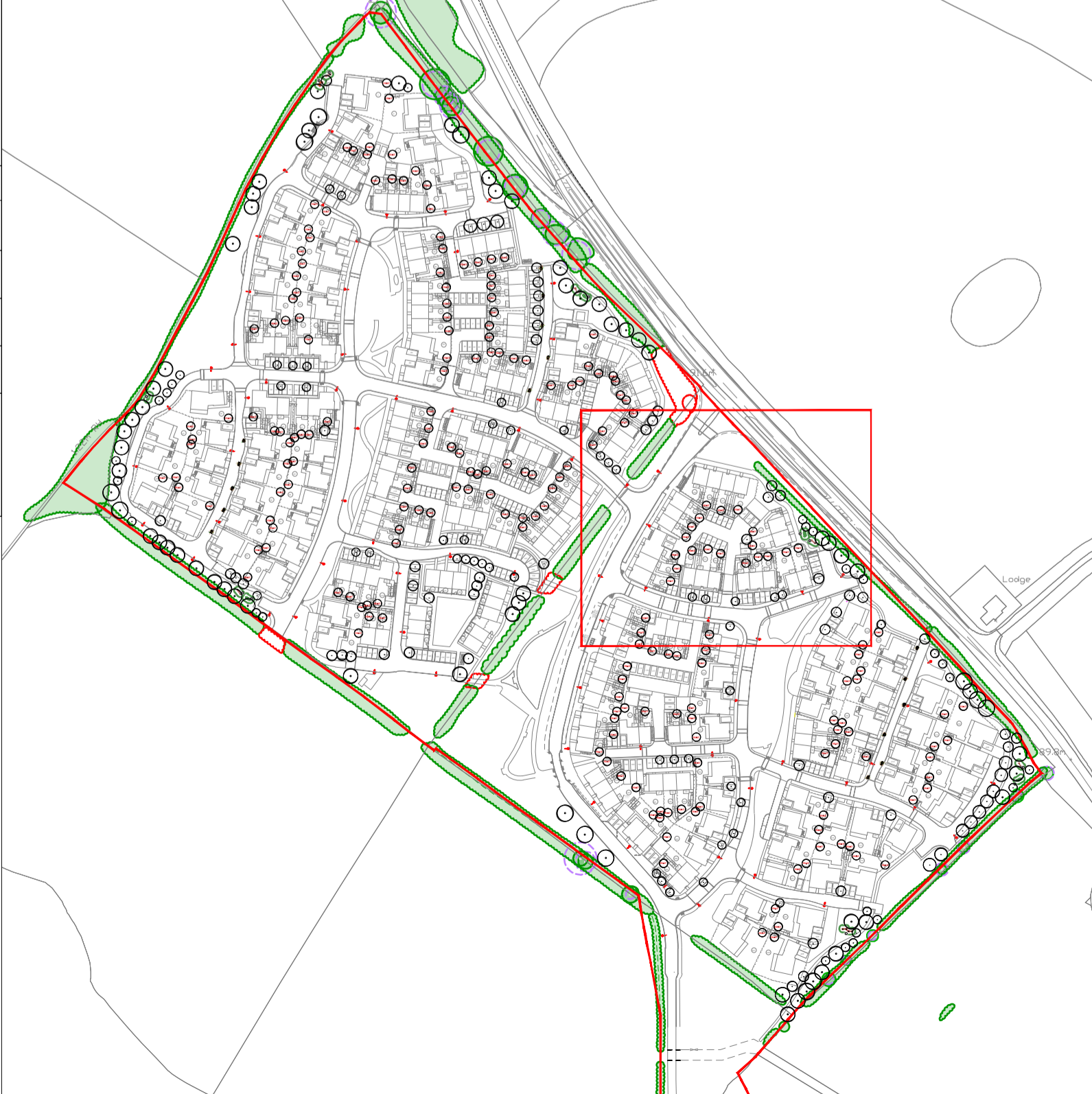
PLANTING NOTES

- Base of all planting to be covered with 75mm of well composted bark mulch.
- Species to be planted at densities shown in groups of 6-9 individuals.
- Stipa gigantea along primary street to be planted in evenly spaced groups of 3-4 plants.
- Species to be planted in ascending size from front to rear of borders.
- 'Terram RootGuard', or equal & approved root barriers to be installed where services or hard surfacing fall within 5m of a proposed tree.
- Existing ecotone vegetation around periphery to be assessed and retained where possible. Herbicide use should be minimised in these areas.

Residents able to choose 1 no. fruit tree from the following list, to be planted at marked locations; choice subject to foundation offset requirements:

Common Name	Specification	Ultimate Height ¹	Water Demand ²	Min. offset from foundations ³
Apple 'Cox Self Fertile'	Bush; MM106 rootstock; 5 brks; 2-3 years old; 150-175cm height; 10-12L; Container	4m	Moderate	2m
Plum 'Victoria'	Bush; St Julien A rootstock; 5 brks; 2 years old; 125-150cm height; 10-12L; Container	5m	Moderate	2.5m
Pear 'Doyenné du Comice'	Bush; Quince A rootstock; 5 brks; 2-3 years old; 150-175cm height; 10-12L; Container	4.5m	Moderate	2.25m

¹ Ultimate height based upon RHS guidance for the selected rootstock (<https://www.rhs.org.uk/advice/profile?PID=359>)
² Water demand as given in NHBC 'Building near Trees' Table 3
³ Min. offset from foundations calculated as 0.5m x mature height; in accordance with NHBC 'Building near Trees' Table 5; based upon a min. foundation depth of 1.2m, a low shrinkage soil and ultimate height and water demand as shown.
⁴ Exact locations to be determined on site to avoid as built services.
⁵ Root barriers to used where trees are within 3m of service locations.



Drawing Revision

Rev.	Date	Description	Drawn	Checked
P3	16/04/2018	Updated following CDC comments.	GR	BS
P2	06/12/2017	Updated to Crest comments.	GR	BS
P1	04/12/2017	First issue.	GR	BS

Status: **PLANNING**

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Client: **ELMSBROOK (CREST A2D) LLP**

Project: **ELMSBROOK, BICESTER PHASES 3 & 4**

Drawing Title: **LANDSCAPE PROPOSALS SHEET 1 OF 12**

Scale	Sheet Size	Date
1:200	A1	04/12/2017

Drawing No.	Revision
14790/5001	P3