

General Requirements

- Planning notes to be read in conjunction with all other surveys, arboricultural and ecological reporting.
- All landscape works to be undertaken by competent persons, with appropriate knowledge, training and equipment.
- The landscape contractor must manage, comply and proceed with all current health and safety legislation, risk assessments and CDM requirements where appropriate.
- All landscape operations to be carried out in accordance with BS 4428:1989 (Code of Practice for general landscape operations)

Risk: The landscaping contractor must ascertain for himself/herself the exact location of underground services before commencing work.

Waste Management

- Landscape contractor to remove all waste and arisings relating to landscaping operations from site to licensed facility

Existing Requirements

Existing Vegetation

- Ecologist to oversee all operations to existing vegetation where appropriate.
- Existing trees and vegetation to be retained are to be protected in accordance with BS5837: 2012 during construction (as detailed in approved Tree Protection Plan and Ecology recommendations, if available).
- Existing levels to be preserved around retained existing trees and vegetation.

Existing Soil Management

- Subgrade/subsoil to be prepared in accordance with BS 8601 and BS 4428 and scarified or ripped to 300mm depth prior to spreading topsoil to alleviate construction work compaction and promote drainage.
- Imported and 'as saved' topsoil to be in accordance with BS3882: 2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS3882: 2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS3882: 2015 specification.
- Any weed/grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate proprietary non peat compost/soil improver to BSI PAS 100 to 50mm depth evenly worked into soil.
- If required subsoil and topsoil shall be analysed and tested by Tim O'Hare Associates, Howbery Park, Wallingford, Oxon OX10 8BA, Tel: 01491 822653, Email: info@toha.co.uk, www.toha.co.uk (or equivalent approved).
- Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites Please refer to: www.gov.uk/government/uploads/system/uploads/attachment_data/file/69308/pb13298-code-of-practice-090910.pdf

N.B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service /utility requirements.

New Planting

Requirements

- **All trees and plants to be inspected annually for a period of five years with all dead and dying trees and plants replaced with like for like specimens.**
- **Any variations in species to be agreed with the LPA.**
- New grass/lawn areas to be prepared to a minimum depth of 300mm and spread with good quality topsoil.
- Prepare new shrub borders to a depth of min 500mm and back fill with good quality topsoil and peat free soil improver.
- Existing sub grade to be ripped through to a depth of 300mm to relieve any compaction and improve drainage.
- Metal edging may be used to edge planting borders, lawns and tree pits.
- Maintain all new plantings and turf/seedings until handover to client or clients agent or as agreed.
- Care should be taken as some plants & fruits could be potentially harmful if ingested or if skin comes into contact with sap during pruning.
- All plants and trees to be UK grown.

New Soil Specification

- All imported multi-purpose topsoils will be uncontaminated and from a recognised supplier.
- For planting borders: British Sugar Hort-Loam or similar approved.
- For tree pits and lawns: British Sugar Landscape 20 or similar approved.
- Imported topsoils will be in accordance with BS 3882:2007 specification for Top Soil.
- Topsoil should be stocked in piles no higher than 1m and from a source no further than 13km from the site.
- Any stripped soil to be stockpiled will first be graded and prepared for storage.
- Topsoil will be stored separately from subsoil and all other excavated materials in a separate area of the site.
- All stored soil will be loosely tipped in piles no higher than 1m.
- If soil has to be stored for more than six months, the stockpile will be sown with a deep rooting grass/ legume seed mixture (or other vegetation appropriate to the specific nature of the top soil)
- Stockpiles left for long periods in situ will be managed to prevent seeding from adjacent land.
- All tree and shrub composts to be used during planting will be peat free

Proposed Planting

- Should planting be required outside of the planting season (October - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to that indicated in the planting schedule.
- All plants supplied to site must have local provenance and be supplied from a nursery as closely located to the site
- Hedging/Native Hedge rows/Tree pits to be spread with bark mulch 5-35mm ornamental Ornamental Chipped Bark fire-resistant, in accordance with BS4790:1987 or similar

Trees

Trees Generally

- All trees to be in accordance with BS 3936 / 4043. BS 4043:1989 (Transplanting rootballed trees), BS 4043:1989 (Transplanting root balled trees) & BS8545:2014 (Trees, From Nursery To Independence)
- Trees are to be healthy and vigorous and either containerised, rootballed or bare rooted depending on the planting season.
- All dead, diseased or damaged trees are to be removed and replaced annually as per specification.
- In the interest of Bio- security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and noninfection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.

Root Management in Hard Landscaping

- Use a root management/crate system to provide root space where where proposed tree locations conflict with services, where hard surfaces/structures need support.
- Groups of trees in linear lines and avenues are to be planted in combined pits to achieve the required growing volumes.
- Tree pits in poorly draining soils are to be positively drained, connecting into the surface water drainage system to engineers details.
- Root barrier is to be used and installed in locations at risk and close to footpaths, services, roadways and structures in accordance with manufacturer's instructions.
- In heavily compacted ground, larger tree pits are to be excavated to achieve circa 5m³ of uncompacted growing volume with pits approximately 2.5m x 2.5m backfilled with excavated subsoil and topsoil (as described above) mixed with 160L of peat free tree planting compost.

Note:

- All tree rootball weights & sizes are indicated as advisory and should be confirmed with chosen tree supplier.
- Care should be taken when handling new stock on site and delivery to final location.

Hedging

Ornamental Hedge Planting

- Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428.
- Hedge plants and whips to be pit planted to suit size of root/rootball.
- Well water plants immediately after planting and prior to spreading of mulch.
- Planted areas to be covered with 75mm depth bark mulch and kept weed free.
- Stock proof fencing should be erected to protect hedging from grazing animals as required.
- The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment.
- All dead, diseased or damaged plants are replaced annually where required.
- Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.2m for the purposes of the NHBC guidelines.

Tree Planting

- For tree pits in open field/uncompacted ground conditions, dimension of the tree pit to be at least 75mm greater than the rootball. The depth of the pit shall be no deeper than the existing rootball and container depth in accordance with BS 8545.
- Topsoils and subsoils to be excavated and stored separately for reuse.
- Root direction barrier to be installed as required when tree planting is close to buildings and other structures
- Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons.
- Topsoil to be mixed enriched with 40L of peat free tree planting compost.
- Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting.
- Temporary leaky pipe system may also be to installed until establishment
- Trees to be staked in accordance with BS 4428. See staking notes
- The base of trees to be planted in grass areas are to be covered with 75mm amenity grade bark mulch or similar approved to 1.0 metre diameter and kept weed free.
- Strim guards to be installed as required

Tree Staking

- Landscape contractor to decide the best staking method for site and planting conditions
- All stakes should penetrate the soil to at least 60cm (2ft) deep. If the stake moves in the ground, it will not anchor the plant.
- Single staked (10-12cm girth trees)
- Double staked (14-16cm girth trees)
- Triple staked (16-18cm - 18-20cm girth trees)
- Tree stakes and ties should be removed within 18-24 months of planting

Underground ground anchors (UG)

- Ground anchors are essentially underground staking systems. They offer discreet anchorage of the rootball and are particularly useful for specimen trees or those in highly visible areas where above-ground methods would be unsightly.
- Tree anchors must be fitted at the time of planting. Systems such as the Platypus Tree Anchor and biodegradable tree anchors made from potato starch are available.

Lawns and Communal Areas

Mown Lawn Area Turfing Option

- Grass turf areas to be as specified or similar approved cultivated turf, laid in accordance with: BS4428: 1989 Code of practice for general landscape & BS 3969:1998+A1:2013 Recommendations for turf for general purposes
- Existing topsoil to be rotavated and leveled as required and any debris or stones greater than 50mm diameter removed.
- No mechanical cultivation is to take place within any tree protection area (RPA)
- Pre-turfing fertiliser to be applied in accordance with manufacturer's instructions.
- Turf to be laid from planks with broken joints well butted up, pegged to slopes where required.
- Well water after laying to avoid shrinkage.

Mown Lawn Area Seeding Option

- Grass areas to be seeded in accordance with BS4428: 1989 Code of practice for general landscape during March, April or September.
- Topsoil to be rotavated and leveled as required and any debris or stones greater than 20mm diameter removed.
- No mechanical cultivation is to take place within any tree protection area (RPA)
- Pre-seed fertiliser to be applied in accordance with manufacturer's instructions.
- Lightly rake areas after sowing.
- Seed to be as specified (or similar approved)

Ornamental Planting

- All species subject to availability at the time of planting. Make alternative options as required.
- Landscaper to check plant numbers and quantities against site requirements.
- Plants to be in accordance with CPSE guidelines and planted in accordance with BS 4428.
- Where plants are to be planted in mixes then group plants into groups of 3/5nr
- All shrubs to have a minimum of three breaks and bushy in form.
- Well water plants immediately after planting and prior to spreading of mulch.
- Planting areas to be covered with 75mm depth composted bark mulch or organic soil improver (or similar approved) and kept weed free.
- Temporary leaky pipe system maybe to installed until establishment.

NOT APPROVED FOR CONSTRUCTION

All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to The White House Design LTD. Party wall (etc) act 1997 to be agreed with adjoining neighbours prior to commencing. All works to the satisfaction of local authority inspector. No deviation from these drawing what so ever, unless agreed in writing with The White House Design LTD.

DESCRIPTION
Planning Notes

THE WHITE HOUSE DESIGN LTD
ARCHITECTURAL CONSULTANTS & STRUCTURAL ENGINEERS
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WHITTLE PARKWAY SLOUGH BERKSHIRE SL1 6DQ
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REVISIONS			
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