

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 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.

1. 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.
2. 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.
3. 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).
4. 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.

Existing Tree

1. Arboriculturalist to oversee all works to existing trees
2. Always check what protections are required - refer to arboricultural report.
3. Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety.
4. Retained trees shall be protected from damage by erection of 2.3m weld mesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete.
5. Fencing to be located at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees
6. Ensure plant and machinery is kept out of exclusion areas.
7. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.
8. Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010.
9. Store all fuels and other pollutants away from root systems.
10. Hand dig only around root systems

Warning

- Never undertake tree felling or hedgerow clearance without LPA permissions in place
- Never fell trees or clear hedgerows during the bird nesting season, unless verified by an ecologist
- Never burn any materials within the protection zone of a tree or hedgerow

New Requirements

- 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.
- 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.

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

1. 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.
2. **All new planting to be maintained for a period of five years, with any dead or dying trees or plants replaced.**
3. All plants supplied to site must have local provenance and be supplied from a nursery as closely located to the site

Ornamental Planting

1. All species subject to availability at the time of planting. Make alternative options as required.
2. Landscaper to check plant numbers and quantities against site requirements.
3. Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428.
4. Where plants are to be planted in mixes then group plants into groups of 3/5nr
5. All shrubs to have a minimum of three breaks.
6. Well water plants immediately after planting and prior to spreading of mulch.
7. Planting areas to be covered with 75mm depth amenity grade bark mulch (or similar approved) and kept weed free.
8. Temporary leaky pipe system maybe to installed until establishment

Hedge Planting

1. Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428.
2. Native hedge plants and whips to be pit planted 500mm apart in double staggered rows 400mm apart
3. Well water plants immediately after planting and prior to spreading of mulch.
4. Planted areas to be covered with 75mm depth bark mulch and kept weed free.
5. All transplants shall be protected with a spiral rabbit guard supported by a stake or cane or similar system
6. Stock proof fencing should be erected to protect hedging from grazing animals as required.
7. 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.
8. All dead, diseased or damaged plants are replaced annually where required.
9. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.

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 trees to be inspected annually for a period of five years.**
- 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.

Tree Planting

1. 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.
2. Topsoils and subsoils to be excavated and stored separately for reuse.
3. Root direction barrier to be installed as required when tree planting is close to buildings and other structures
4. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons.
5. Topsoil to be mixed enriched with 40L of peat free tree planting compost.
6. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting.
8. Temporary leaky pipe system may also be to installed until establishment
9. Trees to be staked in accordance with BS 4428. See staking notes
10. The base of trees to 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.
11. Strim guards to be installed as required

Urban Areas

- In confined urban areas i.e car parks & housing estates where trees are to be planted 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.
- In locations close to buildings, walls and structures trees should be at a suitable distance incorporating a root barrier system such as Greenleaf ReRoot or similar are to be installed in accordance with manufacturer's instructions.

Services and Risks

- Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client/local authority approval.
- Proprietary root barrier Greenleaf, ReRoot or similar to be installed in accordance with manufacturer's instructions where relocation is not considered appropriate.

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.

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 Platipus Tree Anchor and biodegradable tree anchors made from potato starch are available.

Lawn Area Turfing Option

1. Grass turf areas to be as specified or similar approved cultivated turf, laid in accordance with BS4428.
2. Existing topsoil to be rotavated and leveled as required and any debris or stones greater than 50mm diameter removed.
3. No mechanical cultivation is to take place within any tree protection area (RPA)
4. Pre-turfing fertiliser to be applied in accordance with manufacturer's instructions.
5. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required.
6. Well water after laying to avoid shrinkage.

Lawn Area Seeding Option

1. Grass areas to be seeded in accordance with BS 4428 during March, April or September.
2. Topsoil to be rotavated and leveled as required and any debris or stones greater than 20mm diameter removed.
3. No mechanical cultivation is to take place within any tree protection area (RPA)
4. Pre-seed fertiliser to be applied in accordance with manufacturer's instructions.
5. Lightly rake areas after sowing.
6. Seed to be as specified (or similar approved)

Notes:		
Rev	Date	Note
Status: FOR PLANNING SUBMISSION NOT FOR CONSTRUCTION Do not dimension from this drawing		
Client:	Mr Ahmad Ismat	
Project:	32 Norwich Road, Northwood HA6 1NB	
Title:	Planning Notes	
Dwg Nr:	CWLD-AI-NR-LA-2237-02	Rev
Scale (@A3): NTS		
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