Proposed Site Plan scale 1:100 @ A1

Horticultural Notes

Site Clearance
Remove any rubbish, debris, decayed vegetation and contaminated topsoil. Grub up any redundant roots and dispose of without undue disturbance of soil to adjacent areas.

Soil Strip, Store and Place.
Strip topsoil to a depth of 200mm depth over all areas to be hard surfaced or planted. Store in heaps Strip to height 2.0m. Cultivate areas to be planted to break up subsoil and ensure free drainage. Only existing clean topsoil in good condition to be placed in new planting beds with 50:50 mix with mycorrhizal compost. For remainder use imported topsoil to be in accordance with BS 3882:2007 Multipurpose Grade. Slightly dome planting beds and create a slight recess to capture mulch adjacent to finished levels of adjacent paving or edging Ensure min 450mm topsoil depth for shrubs

All planting and seeding will be carried out during the first
planting season following the completion of the development
Any plants which fail, are removed or become diseased or damaged during a period of ten years from completion of the landscape works will be replaced in the next planting season with plants of a similar size and species.

Watering
To full depth of topsoil, apply evenly and without damaging or displacing plants or soil. Water as often as necessary to ensure establishment and continued thriving of planting.

Topsoil to Areas to Create Planting Beds
The existing sub soil shall be fully de-compacted in accordance with the 'Complete Cultivation' method to the full rootable soil depth to at least 1m below finished ground level. Imported topsoil to be in accordance with BS 3882 - Multi-Purpose grade free from stones, weeds, debris, clay and vegetation. It shall be of a similar PH to the existing soil. Location of topsoil source, and previous and current land use for natural soils shall be submitted for approval prior to ordering and delivery. Provide a declaration of analysis, to include; date of sampling and analysis, test results including Contamination Parameters and written compliance with the relevant Topsoil Grade in BS 3882:2007, Multipurpose grade.

A sample of the first delivery of topsoil shall be available for inspection and approval prior to delivery of further loads. A sample of the approved top soil to be retained on site for comparison during the worksTopsoil to be reinstated to minimum 450mm depth in planting areas and 200mm depth in turfed areas, in layers not more than 150mm thick, treated with glyphosate min 2 weeks prior to planting. Gently firm between layers. Any stones above 20mm dia to be removed. Prior to planting the ground should be full de-compacted
Topsoil to be domed generally within planting area with recessed edge below the top of perimeter kerbing to retain the bark mulch

Cultivation
Excavate planting pits to a minimum depth of
200 x 200 x 250mm for all 1 litre and smaller pot grown plants & 300 x 300 x 450mm for all 2 and 3 litre pot grown shrubs.
Excavate to 150mm wider and deeper than root spread for bare root shrubs. Plant plants at the correct depth.
Trees/shrubs/hedges: Excavate to a minimum depth 300mm.
Timing: Within a few days before planting, with weather and ground conditions suitably dry and mild with no risk of frost. Surface: Leave regular and even. Undesirable material brought to the surface: Remove weeds, roots, stones and clods larger than 50mm in any dimension, tufts of grass and foreign matter. Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

Planting
Carry out planting while soil and weather conditions are suitable. Do not plant during periods of frost, rain or strong winds.
All plants and trees to be in accordance with the criteria as stated in BS 3936 All plants to be positioned upright, well-balanced and with best side to front. All plants to be planted in holes excavated large enough to allow adequate root spread to a depth of minimum 75mm lower than the root system.
Remove any non-perishable containers and trim back damaged roots prior to planting. On completion of planting remove any damaged twigs and shorten back trees or shrubs as necessary to compensate for any root reduction.

Shrubs
All plant material to comply with BS 3936 Pt 1:1992 and handled in accordance with 'Handling and Establishing Landscape Plants' 1996. All Planting to comply with. BS 4428 with plants well firmed. Enmag slow release fertiliser or similar approved to be applied to the base of each plant at the rate shown in the schedule

Bark Mulch Generally
To shrub planting beds water soil thoroughly before spreading minimum 75mm thickness of mulch. Mulch shall consist of Bark with an even nominal particle size distribution of 10-50mm with minimal dust and fines. The pH to be between 4.5 and 5.5. The product shall be pest, disease and weed free and not have been treated with Methyl Bromide or any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance. Ensure small plants are not covered by mulch. Allow for topping up at first year of maintenance. Planting beds to be slightly domed but allow for forming a wide 75mm deep depression along the perimeter of the bed adjacent to any hard surfaced areas sufficient to prevent mulch from overspilling onto paved areas.

Maintenance
All areas to be maintained for completion and shall include as a minimum the operations as listed below for Aftercare. Any defects or plant losses to be made good early during the following planting season for a minimum period of ten years. Undertake all necessary horticultural operations to ensure the successful establishment of all planting. Clear away all soil and arisings and leave the works in a tidy condition on completion of the maintenance. Final mulching & maintenance to be at end of twelve month period. Site shredding is not permitted, litter to be removed. Prune in accordance with good horticultural practice to BS 7370.

Soil Contamination Remedial Strategy.
Provide 500mm deep clean imported layer in all areas of soft landscaping and gardens.
The lower 200mm should comprise a low-fines granular hardcore with a high-visibility no-dig membrane above, overlaid by 300mm of clean and verified imported topsoil.
The above remedial strategy to be agreed with Stoke-on-Trent City Council before any works are carried out on site.
Upon completion and prior to occupation an independent Validation Report is to be produced, detailing all of the works carried out.

Imported Materials
The granular hardcore capping layer should preferably be of a natural stone origin.
All topsoil destined for import to the site will need to be independently verified before delivery, and again once laid in-situ. Testing should be undertaken for a comprehensive suite of common contaminants similar to that detailed previously using a UKAS accredited laboratory, supplemented with supporting photographic evidence of the soil once laid in-situ. Testing should be carried out at a frequency of 1 sample per 40m3 for soils that are from a single natural source, reducing to 1 sample per 20m3 from a recycled source.

Pilaning
Planting Pits Generally:
Tree pit sizes should be at least 150mm wider and approximately the same depth as the tree root system when fully spread. Where space permits the planting pit should splay out towards the top to maximise potential development of the rooting zone in the top 200-300mm of the tree pit.
The base of the tree pit should be left undisturbed unless drainage problems are apparent or soil smearing or pans are evident. Break up pans if present, loosen base of pit if required. Tree pit sizes may need to be increased if poor conditions are encountered.
Roughen any smooth sides to pits. Soils excavated from planting pits separated as subsoil and topsoil should be used for backfill, unless unsuitable due to contaminants. Backfill should as far as practicable replicate the existing soil profile, though topsoil depth should be increased to 200mm - 300mm if existing topsoil is shallower.
Where soils have high clay or silt content addition of sand in the lower layers of the backfill will help to improve drainage.
Tree pits would typically be expected to have the following approximate minimum dimensions:
Diameter (mm) Depth (mm)
Feathered 450 x 450 300
Standard, Selected Standard (up to 10-12cm girth) 500 x 500 x 400
Heavy Standard 600 x 600 x 500
Extra Heavy Standard 700 x 700 x 500
a) Bare root Stock: Slight mounding of the base of the tree pit under bare root trees provides support against shrinkage and ensures correct planting depth, but soils at the base of the pit should not be compacted or impede drainage. Spread friable mixed topsoil/compost backfill over the roots in successive layers, working plant up and down between each layer to ensure a distribution of soil between all roots and an intimate contact between roots and soil particles. Firm the soil by treading with the heel and add more soil if necessary to bring the surface level to that of adjacent areas and also to the correct depth for the tree. Water thoroughly immediately after planting. Apply mulch after planting.
b)Container grown and rootballed stock: Excavate topsoil to a sufficient depth to accommodate the container/root ball and a minimum of 300mm wider. Install a proprietary irrigation pipe system such as RootRain or similar, to facilitate watering where soil resource and natural water availability is limited.
Tree Support.
Use softwood timber stakes unless underground methods are desirable due to the nature of the environment. Stakes are to be hammered into the ground before the tree is positioned in the pit.
Bare root stock: (Feathered, Standard and Selected Standard trees)
Support with one tree stake. The overall length of the stake shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's
used. Stakes should be whole sections of softwood timber 50 mm. to 75mm. top diameter, peeled and pressure treated in accordance with BS 4072. Use ties with a spacer and of a type that can be adjusted as the tree grows.
Position one tree be approximately 50mm from the top of the stake to hold the tree, ensuring that tree and stake do not touch in any place.
Container grown and rootballed stock (Selected Standard Heavy standard trees)
Support with two tree stakes and a cross spar. The overall length of the stakes shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes shall be whole sections of softwood timber of 75 mm top diameter. Drive stakes into the tree pit before positioning the tree.
Fix a 100mm x 30mm section cross to the posts with galvanised nails. The tree tie should utilise a rubber collar to ensure that tree and stake do not touch in any place. All timber shall be peeled and pressure treated in accordance with BS 4072

Aftercare
A 10 year aftercare period is required, during which time plants shall be maintained regularly to ensure establishment. Plant condition is to be assessed annually at the end of each growing season and any plants that die or are badly misshapen by dieback, disease or damage shall be replaced during the planting season in the year the fault was identified. Replacement stock shall be of the same size and species as that originally specified unless the Local Planning Authority gives written consent to any variation.
Monthly maintenance visits through the growing season should include:
Weeding: Keep planting beds clear of weeds by use of suitable herbicides or hand weeding and maintain an area of clean ground 1m. in diameter around each transplant tree or shrub, feathered and standard tree.
Watering: Water as necessary to promote establishment
Stakes, Trees, Shrubs and Ties: All stakes, trees and shrubs are to be maintained in firm positions within the ground and with all ties securely fixed and adjusted to allow for the increase in
tem girth.
Mulch: Mulches should be hand weeded as necessary and replenished to their original depth at least once annually

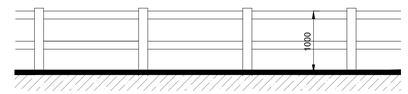
All construction works to be carried out in accordance with Ostara Ecological Services Construction Environmental Management Plan:Biodiversity.

Landscaping to be carried out and managed in accordance with Ostara Ecological Services Biodiversity Management Plan.

Landscaping
Native hedgerow planting will be planted along the north, east and south boundaries of the site. Hedgerow planting will be carried out during the first growing season following construction, between the months of October to March. Hedgerow species to include predominantly holly (to marry with the existing hedgerows on site) with a mix of hawthorn, blackthorn, guelder rose, field maple and/or hazel, will be planted at a rate of 5 per linear metre in a double staggered row, with rows 500mm apart with species distributed randomly throughout. The hedgerow stock will typically be planted as bare-root transplants except for holly which will be planted as 2/3 litre container grown plants. The bare root plants will be planted into the rotovated ground using the notch technique. The planting notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must be closed and the soil well formed around the roots in accordance with BS4428 Code of Practice for General Landscape Operations 1989:Hedgerow Planting
All planting stock will be protected from rabbit damage using approved biodegradable guards,supported by canes as advised by the manufacturer.
All plants shall be watered in at the end of each day of planting. All newly planted hedgerows will be mulched with approved composted bark material 50mm deep and 1m wide along the entire length of the hedge line.
All dead, dying or diseased material will be replaced during the following planting season by material to the original specification.
All newly planted hedgerows shall be maintained weed and rubbish free and any loose plants are re-firmed. All plant protection measures where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be watered to field capacity during the first two seasons after planting, each time periods occur where little or no rain has fallen for two weeks. All hedge lines shall receive an application of slow release fertiliser at the end of the growing season to the manufacturers recommendations.
Mulch shall be regularly topped up to original levels. Guards will be removed once the material has established and they are no longer required to prevent rabbit damage and before they start to restrict growth.

On the completion of construction, a grassland seed mix will be sown in the majority of existing field, and to be sown with an appropriate grassland mixture. A diverse neutral grassland, which is Staffordshire's BAP is recommended.
The seed mix chosen will reflect the soil conditions of the site and species present in the local area and should be locally sourced if possible.
A company such as Habitat Aid should be appointed to complete soil tests and source an appropriate seed mix for the ground conditions.
The seed mix will contain a minimum of 10 grass and/or herbaceous species.
Prior to seeding, the ground will be harrowed and rolled, using a tine harrow in order to avoid damaging underground wiring. However, if there are any areas which have suffered high soil compaction, for instance due to heavy machinery being deployed, additional remedial works may be required to ensure the soil structure is suitable for subsequent sowing.
Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction, and be broadcast by machine (including fertiliser spreader, slug pellet applicator, grass seed box) and rolled where possible.
If there is an abundance of annual or perennial weeds within areas to be seeded then consideration may be given to the treatment of the area with a glyphosate non-residual herbicide prior to the preparation of the ground (harrow and rotovate) and subsequent seeding.
Any areas of bare ground created during the construction stage within existing grassland areas will be reseeded as soon as possible post construction to ensure injurious or ruderal weeds do not establish. A diverse wildflower seed mix will be used in order to increase the diversity of the grassland in these areas. Yellow rattle Rhinanthus minor seed can also be sown within the seed mixture to reduce the vigour of competitive grasses and increase the diversity of the sward.
Either, basic General Purpose Wild flowers EM1F, Emorsgate EM2F– Standard General Purpose Wildflowers and/or Emorsgate EM2– Standard General Purpose Meadow Mixture, or similar approved by a suitably qualified ecologist, will be sown. or equivalent (depending on soil result test) should be sown in the majority of the site.

SHRUB PLANTING SCHEDULE			
Prunus l."Otto Luykens".	CG	5L	3No.sq.m.
Senecio greyii Sunshine.	CG	5L	3No.sq.m.
Spirea japonicum Gold Flame.	CG	5L	3No.sq.m.
Contoneaster "Coral Beauty"	CG	5L	3No.sq.m.
Olearia x haastii.	CG	5L	3No.sq.m.
Loniceria nitida "Baggesens Gold.	CG	5L	3No.sq.m.
Spirea japonicum "antony waterer".	CG	5L	3No.sq.m.
Potentilla fruticosa "Limelight"	CG	5L	3No.sq.m.
Potentilla fruticose "Pink Beauty".	CG	5L	3No.sq.m.
Euonymus fortunei "Silver Queen"	CG	5L	3No.sq.m.
Euonymus fortunei "Emerald n Gold"	CG	5L	3No.sq.m.
Potentilla fruticosa 'red ace'	CG	5L	3No.sq.m.
Leucothoe 'Zeblid'	CG	5L	3No.sq.m.
Cistus x pulverulentus 'sunset'	CG	5L	3No.sq.m.
Skimmia reevesiana'	CG	5L	3No.sq.m.
Buddleja Nanho White	CG	5L	3No.sq.m.
Hebe 'albacans' Shrubby Veronica	CG	5L	3No.sq.m.



Detail of Post & Rail Fence
Scale 1:50

KEY:

BUILDINGS:
- Proposed Dwellings.
- Plot Boundary.

LANDSCAPING:
- DRIVEWAYS & PATHS Hardcore or Coloured Gravel
- GRASSED AREA:
- SHRUB PLANTING:
- TREES TO BE PLANTED: See Schedule
- NEW HEDGE: (See Schedule)
- FENCE: (DETAIL C) 1000mm high timber post + rail.

TREE PLANTING:

Te	Tilia x Europaea	1No	All trees to be feathered, minimum 2000mm high.
Bp	Betula pendula	1No	
Pa	Prunus Padus	2No	

Scale bar @ 1:50
Scale bar @ 1:100

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Client:
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Project:
Proposed Dwellings on Land off Quarry Bank & Main Road, Hollington, Stoke on Trent, Staffs.

Title:
Proposed Landscaping Plan

Status:
Planning

Paper Size A1: Date: April 2025 Drawing Ref: 1908-AL41A