

0m 10m 20m north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and any positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing, do not scale except for planning purposes. Dimensions to be checked on site.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 600mm height) refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

**Notes:**

- All materials to be as detailed or accepted equivalent.
- Refer also to architectural and engineering drawings as applicable.

Site boundary  
 Earth bund  
 Proposed trees  
 Native shrub and tree mix  
 Willowow seed mix  
 Indicative SuDS



**SPECIFICATION NOTES**

- General landscaping.**
  - Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 during construction.
  - All landscape works to be undertaken by competent persons, with appropriate training and equipment.
  - All arisings to be removed from site at contractor's expense unless noted otherwise. (e.g. woodchip, gravel, topsoil, timber sleepers).
- Services.**

The contractor must ascertain for himself the exact location of underground services before commencing work.
- Soil Materials Generally.**
  - Purity:** Soils shall be free from roots, stolons, rhizomes, propagules of perennial or invasive weeds (such as couch grass, birdseed, docks, Japanese knotweed, giant hogweed and horsetail/marshmallow (Equisetum arvense)).
  - Foreign matter:** On visual inspection, free from non-soil material, brick and other building materials and wastes, sharps, and any other foreign matter or material or substance that would render the soil or soil ameliorant unsuitable for use.
  - Contamination:** Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:
    - Corrosive, explosive or flammable;
    - Hazardous to human or animal life;
    - Detrimental to healthy plant growth.
  - Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil, subsoil, sand or compost or other planting media to be used.
- Soil testing**

Each soil source (imported and site-won topsoil and subsoil - see items 6-8 and 10 below) shall be analysed by Tim O'Hare Associates, Howbery Park, Wallingford, Oxon OX10 9BA. Tel: 01491 822953. Email: info@oha.co.uk, www.oha.co.uk (or equivalent approved).
- Subsoil for general planting areas (sample of site-won and imported subsoil to be sent for testing to check compliance with parameters below)**

Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:
- Subsoil for general landscaping (sample of site-won and imported topsoil to be sent for testing to check compliance with parameters below and to inform any necessary amelioration - see 10 below)**

Existing topsoil to be stripped and re-used, provided soil is within

Parameter	Unit	Lower
Limit	Upper Limit	
Clay (<0.002mm)	%	5 35
Silt (0.002-0.05mm)	%	0 35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50 90
Stones (>20mm)	% DW	0 50
Stones (>50mm)	% DW	0 0
pH Value	Unit	5.5 8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	2800
Exchangeable Sodium Percentage	%	15
Organic Matter	%	1.5

Parameter	Unit	Lower
Limit	Upper Limit	
Clay (<0.002mm)	%	5 18
Silt (0.002-0.05mm)	%	0 25
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	60 90
Stones (>20mm)	% dry wt.	0 50
Stones (>50mm)	% dry wt.	0 0
pH Value	Unit	5.5 8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	2800
Exchangeable Sodium Percentage	%	15
Organic Matter	%	1.5

parameters given below when analysed. Imported topsoil to be good quality sandy loam or manufactured topsoil (from approved source, meeting parameters given below). Topsoil (site-won or imported) is to be tested to determine suitability for proposed use and should be free from commonly tested contaminants.

Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible ie adjacent to kerbs, manholes and footpath junctions, around retained trees etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Topsoil and subsoil is to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should grade the sides and top of stockpile to firm surface by tracking across it to form a smooth gradient.

Final topsoil depth (allowing for settlement) to be 300mm for tree pits and general planting areas. Finished soil levels to be 25mm above/below adjoining paving or kerbs; not less than 150mm below doc of adjoining buildings; shrub areas to be higher than adjoining grass areas by 25 mm. Topsoil to be spread in lightly compacted layers, max. 150mm depth, gently firm each layer before spreading the next. Meadow mix areas should be sown into bare soil after clearing all existing plants and weeds from the area. Cultivate the ground to a depth of 10cm to relieve compaction and create a fine level tilth, free from obstructions. Finish the seedbed by treading or lightly rolling the area (and where possible on bund slopes).

**2. Plant handling and establishment.**  
 Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE through the JCLL (<https://www.cpse.org.uk/wp-content/uploads/2014/12/The-National-Plant-Specification-Handling-and-Establishment.pdf>). The contractor shall comply with Part 3 'Recommendations for plant handling from delivery to site to ensure successful establishment.'

**3. General planting notes.**  
 Details for tree, hedge and general planting to be finalised once final site conditions are known (ie compaction and permeability of ground). General plant stock to conform to BS 3996, advanced nursery stock to BS 6846, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged. All planting operations to be in general compliance with BS4428: 'Code of Practice for general landscape operations'.  
 Only carry out all planting while soil and weather conditions are suitable:  
 • Do not plant during periods of frost or strong winds.  
 • Plant only during the following periods:  
 • Deciduous and conifer trees: Late October to late March (rootball and bare root).  
 • Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate

watering is provided.

Setting out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas as specified above. All tree pits, tree circles in lawn and planting beds are to be mulched with approved bark mulch to 75mm depth after planting.

**14. Plant biosecurity**  
 Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specified species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HTA Plant Health Assurance Scheme (still in development phase)).

Selected plants, including trees should be propagated and grown on a UK nursery, or containerised and grown in the UK for a minimum of 5 years (trees) or 2 years (shrubs). Any Xylella fastidiosa plants specified must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (ideally back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender.

**15. Tree planting**  
 Any proposed substitutions of species shown on plan to be approved by landscape architect prior to planting. Details for tree planting to comply with BS5454. As a guide all trees to be planted in square pits with base undisturbed unless drainage / compaction problems known. Plant at a depth where the root flare is clearly visible at the soil surface. Where trees have been supplied with the root flare too deep excess soil or fibrous root growth should be removed before planting. All trees to have 'Piddler' tree irrigation/variation system installed as supplied by Platipus 01737 762300 www.platipus-anchors.com or approved equivalent.

Water-in heavily after planting and mulch surface, ensuring mulch is not in contact with trunk of tree. Tree support to comply with BS 5454. Bare root trees to have a single upright stake; RB or CG trees to have double stake and bridge with adjustable tie; multi stemmed trees or trees on slopes to have angled single stake with adjustable tie; in windy locations or for large trees, install wind guyed tree stakes to be stained black. Trees to be underground guyed shall have suitable guying systems installed as supplied by Platipus 01737 762300 www.platipus-anchors.com or approved equivalent. Any necessary remedial tree works are to be carried out by an approved tree surgeon to BS 3998. Trees planted within grass areas to be set in mulched earth circles, 1m diameter around tree trunk, with turf trimmed neatly to form circle.

i. Trees up to 20cm girth.  
 Depth of tree pits to be the same as the rootball and with overall

width to be 150mm wider than the diameter of the rootball (75mm min. from rootball edge to tree pit side)

**16. Native tree and shrub mix.**  
 All plants to be planted in cultivated planting beds with species randomly mixed for natural effect, and planted in groups of 3-5 plants of any one species. Plants to be notch- or pit-planted. Plant on grid at spacing given in schedule. Provide and install each plant with an appropriate sized recyclable stacked green tree or shrub shelter (available from Tubex Ltd phone 01621 874201 or similar approved). Position shelter stake on windward side of plant, drive vertically into bottom of pit before planting, to a min. depth of 300mm and consolidate backfill material around stake; attach shelter to stake with a minimum of two ties.  
 All native shrub planting areas, where planted on bund slopes to be planted into a horizontal 'dish' surface surrounding each plant, shelter and stake, to allow for maximum water retention when watering with porous hose water irrigation system.  
 All native shrub planting areas, where planted on bunding slopes, to have a porous hose water irrigation system installed, as supplied by Leaky Pipe Irrigation Systems 01622 746465 www.leakypipe.co.uk or approved equivalent. Pipe to be fitted laterally to the top of all bund slopes, on both sides of the bunding.

**17. Willowow Meadows**  
 Willowow seed mix suitable for calcareous soils.  
 Product Pro Flora 4 from DLF/ or Emorsgate: EM6 Meadow Mixture for Chalk and Limestone Soils (or similar).  
 Sow in March/April or August/September if possible refer to suppliers recommendations for sowing.

**18. Maintenance:**  
 Refer to Landscape Management Plan '2393-TFC-00-ZZ-RE-8001'.

**Planting schedule**

Species	Girth	Height	Specification	Qty.
Acer campestre	8-10cm	250-300cm	RB	17 No.
Fagus sylvatica	10-12cm	300-350cm	RB	3 No.
Quercus robur	10-12cm	300-350cm	RB	4 No.

**Native Shrubs**

Abbreviation	Species	Height	Specification	Coverage	Density	Qty.
Acer_camp	Acer campestre	80-80cm	BR	20%	Coverage	1.5Cr 434 No.
Crat_mono	Crataegus monogyna	80-80cm	BR	30%	Coverage	1.5Cr 650 No.
Prun_padu	Prunus padus	80-80cm	BR	15%	Coverage	1.5Cr 326 No.
Rosa_cani	Rosa canina	80-80cm	BR	5%	Coverage	1.5Cr 110 No.
Sali_capr	Salix caprea	80-80cm	BR	10%	Coverage	1.5Cr 218 No.
Samb_nigr	Sambucus nigra	80-80cm	BR	15%	Coverage	1.5Cr 326 No.
Vibu_lant	Viburnum lantana	80-80cm	BR	5%	Coverage	1.5Cr 110 No.

PO2	24.10.23	SM	NT	Native shrub mix amended; changes to the spec. notes; note for bund soil added on the drawing
PO1	12.04.23	JE	NT	Final issue
rev	date	by	cm	notes
project	Down Farm, Winchester			
title	Landscape Proposals			
status	Planning	scale	at A1 1:500	
dwg no	2393-TFC-00-DR-L-1001			
references	dwg_Geo22-061 by geopoint dated 22.04.22. dwg_TMP-PRO-01 by ARC dated JUNE 2022			