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Notes:

This drawing is based on the Topographical Survey drawing reference 17526 produced by MK Surveys, dated September 2012 and Site Plan reference 13123 P102 P3 produced by UMC Architects, dated 28.10.15

This drawing has been produced in response to the following planning condition:

Condition 11

The development shall accord with the Tree Survey Report reference A2403, February 2015. Any Tree Protection Fencing required shall be erected prior to demolition or construction works commencing on site. Once erected no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

Condition 13

Prior to completion of the slab, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development in respect of any excavation works required adjacent to boundary trees, shall be submitted to, and approved by, the Local Planning Authority.

The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

Maintenance Programme

All new planting areas are to be subject to a 12 month maintenance regime.

The general maintenance management will include 12 visits per year in order to provide the following:

- Comprehensive weed control
- Checking the condition of tree stakes, ties, guards and protective fencing and making repairs or replacing where necessary
- Ensuring that all plants remain firmly in the ground in an upright position
- Watering during periods of dry weather
- Prunlng back of damaged/diseased growth
- Topping up of mulches re-aply fertiliser as necessary
- Replacing dead and dying plants
- Keeping planting beds, grass verges and their surroundings tidy and free of litter

Rev	Date	Description	Drawn	Checked
C	24.02.16	Updated in line with amended site plan	MJB	GLM
B	14.01.16	Updated in line with amended site plan	MJB	GLM
A	30.10.15	Updated with latest architects site plan	MJB	GLM

Client
Bericote Properties Limited

Project
Alpha Park
Chandlers Ford
Hampshire

Title
Landscape Proposals
Master Plan

Drawing Status
FOR PLANNING APPROVAL

Drawn	MJB	Checked	GM
Date	26.10.15	Scale (A1)	1:500

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■ BREEAM ■ Code for Sustainable Homes Assessors ■ Landscape Architecture ■ Highway Engineers ■ Life Cycle Costing ■ Energy Assessment ■ SAP ■ EPC ■ SBEM ■ Daylight Calculations

Job Number	Drawing Number	Rev
A2403	07	C

KEY TO LANDSCAPE PROPOSALS

Existing Vegetation

Existing Trees to be Retained

Location of groups and individual trees on site to be retained as part of final development

Proposed Planting Details & Specification

All areas of new landscaping to have the existing topsoil and subsoil decompacted by hand digging or rotorvator. If any imported topsoil is required it should be placed to a depth of 200mm minimum. Planting should take place during the dormant planting season ie Oct - Mar.

Areas of Grass

Grass to be established to provide ground cover, to the following specification:

Cultivate and grade seed bed, bring top 150mm of soil to a fine tilth, including Enmag fertilizer applied and worked into to 50m, rake and bring to given levels, remove all stones and debris over 75mm, supply and sow grass to manufacturers specification, water regularly for 12 months

Grass Verges

Grass areas to be sown with amenity grassland mix A18 Road Verges Mix from British Seed Houses or similar

Tree Planting

Standard specimen trees planted in locations indicated as per the following specification:

Excavate tree pit (300mm larger than root ball all round), fork over bottom of pit, plant tree with roots well spread out, backfill with excavated material incorporating compost at 1m³ per 3m³ of soil excavated and secured with timber stake and rubber tie and spacer.

Sa

New Tree Planting

New specimen trees to replace those trees removed to facilitate construction of new development.

3.0-3.5m high, 12-14 cm girth Standard root balled trees (supplied by Barcham Trees or similar approved) to be pit planted including timber stake and rubber spacer to secure the tree in an upright position and bulky organic compost backfill planted in locations shown

Sorbus aucuparia "Sheerwater" (Rowan) - Sa
Acer campestre "Streetwise" (Field Maple) - Ac
Betula pendula (Silver Birch) - Bp

Tree Pits In Paved Areas

Tree pits to be formed within paved areas using concrete pin kerbs to form 1.0m x 1.0m square backfilled with pea gravel as per detail opposite

Shrub Planting

Plants to be pit planted at densities indicated, to provide a dense, "hedge buffer" along the site boundary as follows:

Native Shrub Planting (maintained at 1.5m height)

Hedging to be pit planted in a double staggered row at 7 plants per metre, plants to be 45-60cm bareroot nursery stock with spiral rabbit guard fitted to each tree supported by a cane.

35% Crateagus monogyna (Hawthorn)
20% Prunus spinosa (Blackthorn)
15% Cornus sanguinea (Dogwood)
10% Acer campestre (Field Maple)
10% Corylus avellana (Hazle)
10% Viburnum opulus (Guelder Rose)

Surfacing

Hard surfacing to Engineers specification, including tarmacadam footpaths and vehicular circulation, block paved parking bays and concrete service yards

Pedestrian Routes

Tarmacadam footpaths for pedestrian circulation

Vehicular Circulation

Tarmacadam surfaced access roads into site and car parking circulation.

Service Yards

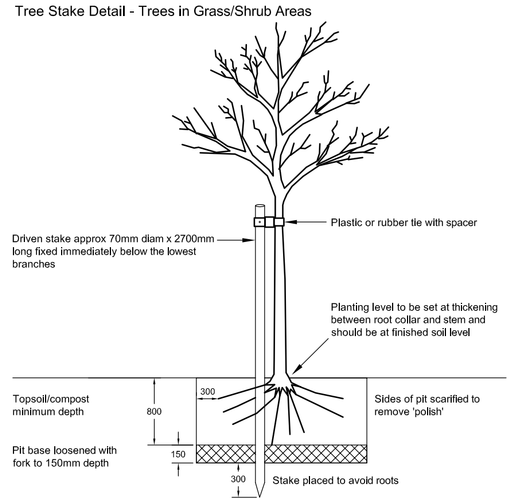
Concrete surfaced service yard areas

Car Parking Bays

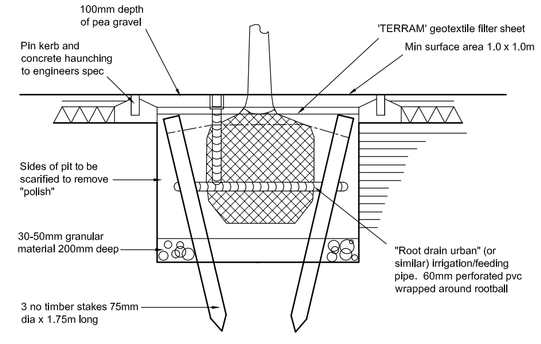
Block paved surfacing to the parking bays within the car parking areas

Tree Pit & Stake Specifications

Tree Stake Detail - Trees in Grass/Shrub Areas



Tree Pit Detail in Paved Areas



Landscape Master Plan