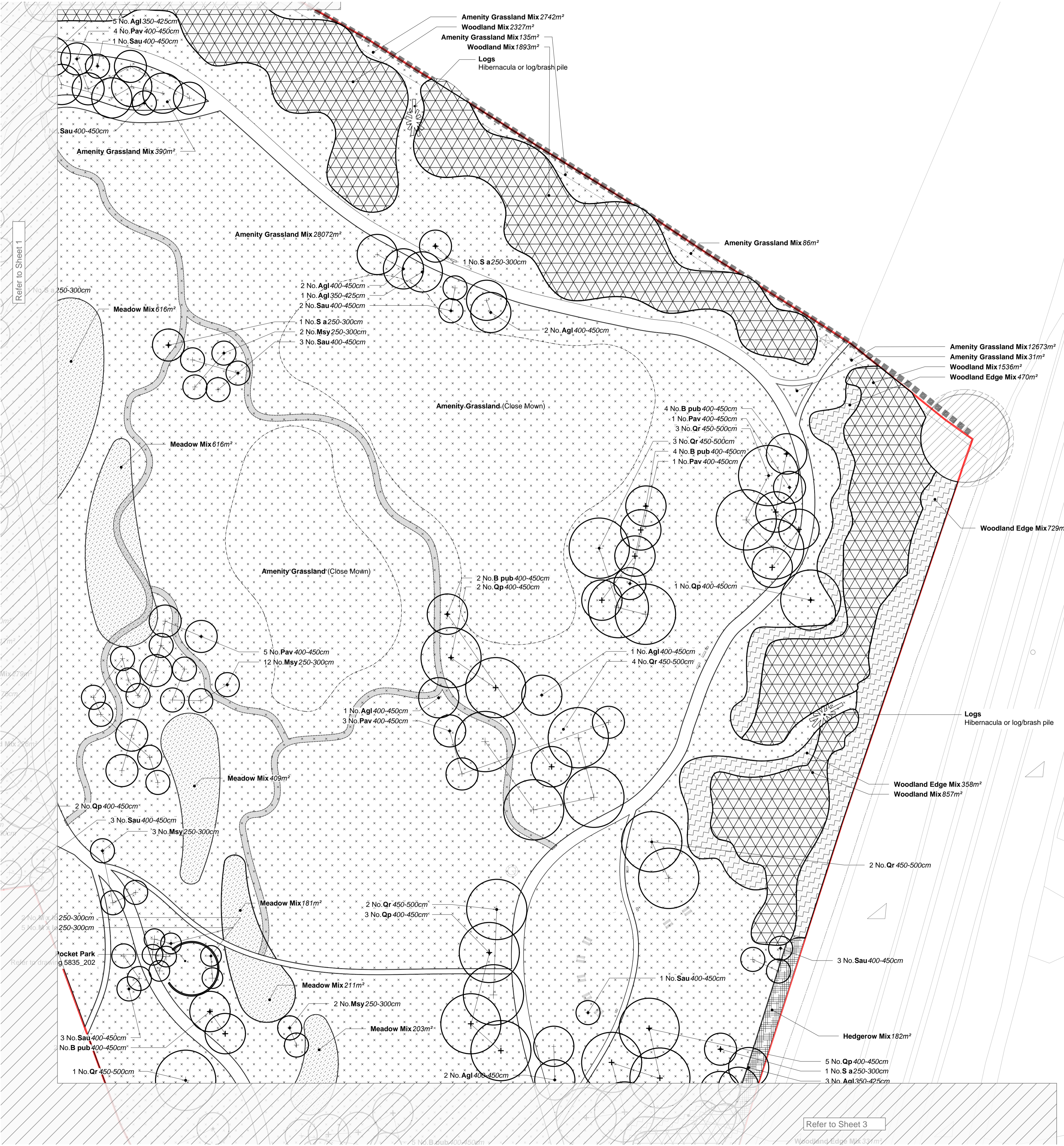


Refer to Sheet 1

Refer to drawing 5835_202

Refer to Sheet 3



LEGEND

- POS Reserved Matters Application Boundary
- EXISTING AND RETAINED SOFTWORKS
 - Existing Tree (with RPZ)
 - Existing Vegetation
 - Existing Hedgerow
- PROPOSED SOFTWORKS
 - Proposed Tree
 - Amenity Grassland Mix
 - Amenity Grassland (close mown)
 - Meadow Grassland Mix
 - Native Woodland Mix
 - Native Woodland Edge Mix
 - Native Hedgerow Mix
 - Tertiary access (Mown path - variable width)
 - Hibernacula or log / brush pile

PLANTING NOTES

- TOPSOIL**
- Topsoil for tree planting, shrub planting and amenity grass areas to be fertile with maximum 35% clay content and 5% minimum organic content, pH 5.8 - 7.5 and to be free of perennial weeds, weed seeds and contamination. Maximum stone content 20% (20mm+ particle size), maximum size of stones 20mm in any direction. Existing topsoil to be ameliorated and/or screened if necessary to achieve this specification.
 - Topsoil shall be supplied and spread where required in accordance BS 3882:2015, General Purpose Grade or better to the following maximum depths:
 - Tree Pits - 450mm
 - Shrub Planting - 300mm
 - Grass seeded Areas - 150mm
 - To allow for the required topsoil depths, the contractor shall sufficiently reduce and break up compacted subsoil prior to topsoiling. Topsoiled areas are to be 30mm higher than kerbs, footpaths and adjacent sites after settlement. Topsoil to be evenly graded and free from subsoil contamination and debris.

- MULCH**
- All areas of shrub planting will be covered with minimum 50mm depth bark mulch. All areas will be maintained in a weed free condition using herbicide until the vegetation canopy.
 - Mulch to be free of pests, diseases, fungus and weeds, and with no fines or dust. Mulch source and sample to be approved by Landscape Architect.

- PLANTING STOCK**
- All planting to conform to the National Plant Specification and shall be supplied in accordance with relevant British Standards including:
 - BS 3936 Nursery Stock - Specification for trees and shrubs and ground cover plants
 - BS 4043 Recommendations for transplanting root balled trees
 - BS 4428 General Landscaping operations
 - BS 5236 Cultivation and planting of trees in the advanced nursery stock category

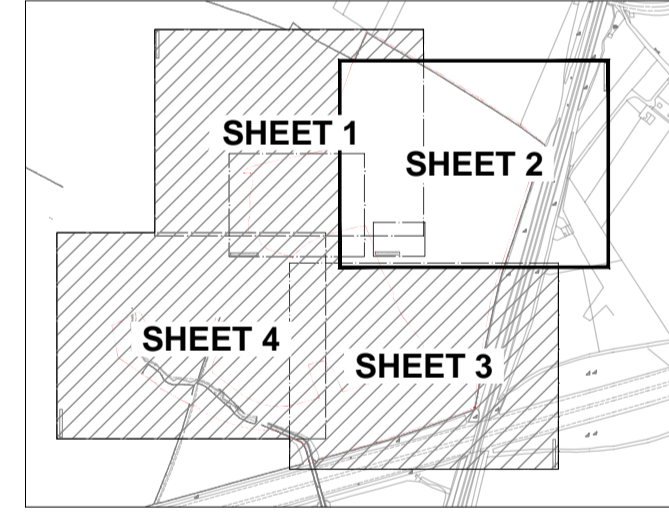
- TREES**
- All rootball or container grown trees to be planted in prepared tree pits 1200 x 1200 x 750mm min. depth and secured by either an underground anchoring system (within NEAP areas) or double staking (within the parkland). Aeration/watering tubing shall be fitted around the rootball of each tree and shall be fitted according to manufacturer's instructions. The tree pits shall be backfilled with topsoil or similar approved growing medium.
 - No trees are to be planted within 3m of sewers or services (or other easement recommended by the relevant statutory undertaker) without the use of tree root barriers, e.g. Greenleaf Reroot 600/100 placed between the tree and services. Contractor to ascertain the location of all sewers and services prior to tree planting. Detailed design coordination of tree pits, services and hard surfacing is imperative.

- SHRUBS**
- All ground cover shrubs shall be supplied as scheduled and comply with quality standards as set out in BS 3936: Part 1. All container grown stock to comply with current edition of British Container Growers Standards to the grade specified.
 - Planting beds generally to have a minimum depth of 300mm imported topsoil over 150mm broken up ground with all stones over 20mm removed.
 - Soil conditioner: Sanitized and stabilised compost to BSI PAS 100. Apply 50mm depth even coverage and incorporate into topsoil during cultivation operations, to a minimum depth of 150mm.
 - Compost to be Compost Association certified, or from an approved supplier conforming to this specification. If no local supplies are available an alternative organic peat free compost may be specified, subject to the Landscape Architect's approval.
 - Shrubs to be planted in pits 150mm wider and deeper than root spread backfilled with excavated topsoil/compost, mixed with Sierrablend Flora slow release fertiliser, quantity in accordance with manufacturer's recommendations.
 - Planting beds, hedges and specimen shrubs in grass to be mulched with matured coniferous bark, with an even particle size between 15 - 65mm, to a minimum depth of 50mm over weed free soil after completion of all planting and watering operations.

- GRASS AREAS**
- All work to subsoil/topsoil to be carried out in driest conditions possible, ensuring soil will crumble.
 - Ensure 150mm deep decompact/cultivated and general purpose topsoil for amenity grass areas. Remove stones over 50mm in any dimension, roots, tufts of grass and Cultivate to medium till, weed free.
 - General grass seed to amenity areas - seeding to be wear resistant amenity mix and sown at suppliers recommended rate, refer to Legend.
 - Pre-seeding fertiliser, eg. Germinal BSH2 to be applied prior to grass seeding in accordance with manufacturer's recommendations. Do not apply to wildflower areas.
 - Sow with machinery suitable to the scale of seeding, soil type, location and weather conditions. Contractor to provide methodology for approval. Small/awkward areas to be seeded by hand.
 - Areas to be seeded by Wildflower Meadow Mix shall be sown at suppliers recommended rate, refer to Legend. Application of the approved wildflower mix shall be made directly to the prepared ground as outlined in Tim O'Hare Associates' 'Soil Resource Survey' report (see TOHA/17/3061/TW). Cut annually in late summer after flowering, leaving some patches uncut to maintain a range of invertebrate habitats. Leave cut to dry and shed seeds for 1-7 days, then remove from site. Second cut in winter or spring to 50mm if needed.
 - Remove arisings.

- TIMES OF YEAR FOR PLANTING**
- Deciduous trees and shrubs: Late October to late March.
 - Conifers and evergreens: September/ October or April/ May.
 - Herbaceous plants: September/ October or March/ April.
 - Container grown trees/plants: At any time if ground and weather conditions are favourable.
 - Watering and weed control: Provide as necessary.
 - Dried bulbs, corms and tubers: September/ October.
 - Cochicum (crocus): July/ August.
 - Green bulbs: After flowering in spring.
 - Wildflower plugs: Late August to mid-November or March/April.
 - Grass seeding: April to October
 - Wildflower seeding: March/May or Aug/October
 - Turf: Autumn or early winter (but can be done year round if enough water provided)
 - Management and maintenance: Refer to LDA Design's Landscape and Ecology Management Plan (June 2017)

- NOTES**
- For Outline Planting Schedule, refer to LDA Design's drawing 5835_109
 - For Sitewide General Arrangement Plan, refer to LDA Design's drawing 5835_100
 - For General Arrangement Hardworks drawings, refer to LDA Design's drawings 5835_101 to 104



LOCATION PLAN

REV.	DESCRIPTION	APP. DATE

LDA DESIGN

PROJECT TITLE
HUNTS GROVE PHASE 2 PUBLIC OPEN SPACE

DRAWING TITLE
Public Open Space General Arrangement:
Softworks
Sheet 2 of 4

ISSUED BY	Oxford	T: 01865 887 050
DATE	SEPT 2017	DRAWN NA
SCALE	1:500	CHECKED SR
STATUS	Planning	APPROVED MF

DWG. NO 5835_106

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001: 2008
Sources: Ordnance Survey