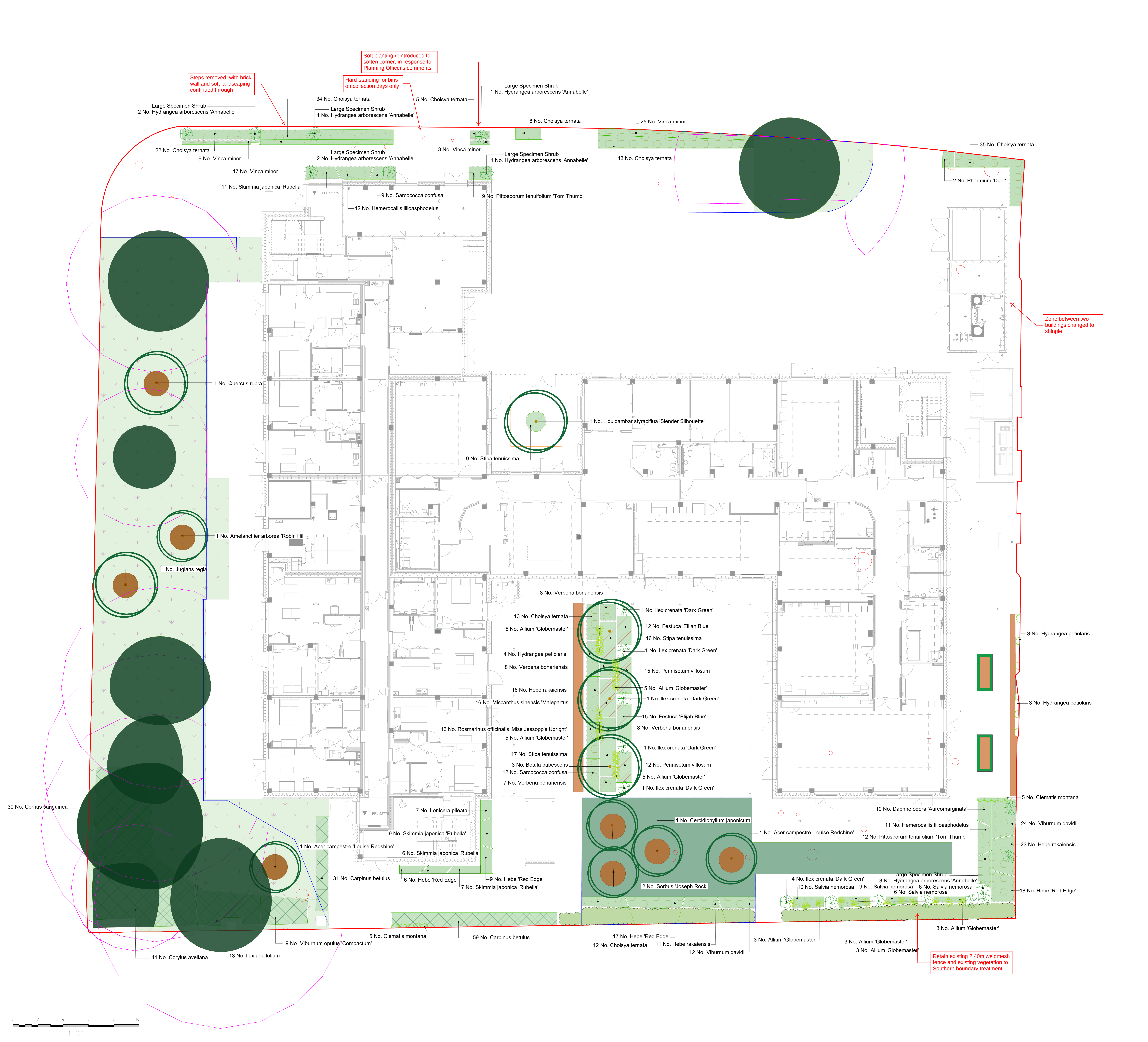
Soft planting reintroduced to soften corner, in response to Planning Officer's comments
Steps removed, with brick wall and soft landscaping continued through
Hard-standing for bins on collection days only
34 No. Choisya ternata
5 No. Choisya ternata
Large Specimen Shrub
1 No. Hydrangea arborescens 'Annabelle'
Large Specimen Shrub
2 No. Hydrangea arborescens 'Annabelle'
Large Specimen Shrub
1 No. Hydrangea arborescens 'Annabelle'
8 No. Choisya ternata
25 No. Vinca minor
22 No. Choisya ternata
9 No. Vinca minor
3 No. Vinca minor
Large Specimen Shrub
2 No. Hydrangea arborescens 'Annabelle'
Large Specimen Shrub
1 No. Hydrangea arborescens 'Annabelle'
43 No. Choisya ternata
35 No. Choisya ternata
17 No. Vinca minor
2 No. Phormium 'Duet'
11 No. Skimmia japonica 'Rubella'
FFL 52775
9 No. Sarcococca confusa
9 No. Pittosporum tenuifolium 'Tom Thumb'
12 No. Hemerocallis lilioasphodelus
Zone between two buildings changed to shingle
1 No. Quercus rubra
1 No. Liquidambar styraciflua 'Slender Silhouette'
9 No. Stipa tenuissima
1 No. Amelanchier arborea 'Robin Hill'
1 No. Juglans regia
8 No. Verbena bonariensis
1 No. Ilex crenata 'Dark Green'
13 No. Choisya ternata
12 No. Festuca 'Elijah Blue'
5 No. Allium 'Globemaster'
16 No. Stipa tenuissima
1 No. Ilex crenata 'Dark Green'
3 No. Hydrangea petiolaris
4 No. Hydrangea petiolaris
8 No. Verbena bonariensis
15 No. Pennisetum villosum
5 No. Allium 'Globemaster'
16 No. Hebe rakaiensis
1 No. Ilex crenata 'Dark Green'
16 No. Miscanthus sinensis 'Malepartus'
3 No. Hydrangea petiolaris
15 No. Festuca 'Elijah Blue'
16 No. Rosmarinus officinalis 'Miss Jessopp's Upright'
8 No. Verbena bonariensis
5 No. Allium 'Globemaster'
1 No. Ilex crenata 'Dark Green'
17 No. Stipa tenuissima
12 No. Pennisetum villosum
3 No. Betula pubescens
12 No. Sarcococca confusa
5 No. Allium 'Globemaster'
7 No. Verbena bonariensis
1 No. Ilex crenata 'Dark Green'
5 No. Clematis montana
30 No. Cornus sanguinea
7 No. Lonicera pileata
FFL 52775
9 No. Skimmia japonica 'Rubella'
1 No. Acer campestre 'Louise Redshine'
6 No. Skimmia japonica 'Rubella'
1 No. Cercidiphyllum japonicum
1 No. Acer campestre 'Louise Redshine'
10 No. Daphne odora 'Aureomarginata'
24 No. Viburnum davidii
11 No. Hemerocallis lilioasphodelus
12 No. Pittosporum tenuifolium 'Tom Thumb'
23 No. Hebe rakaiensis
31 No. Carpinus betulus
6 No. Hebe 'Red Edge'
9 No. Hebe 'Red Edge'
7 No. Skimmia japonica 'Rubella'
2 No. Sorbus 'Joseph Rock'
4 No. Ilex crenata 'Dark Green'
Large Specimen Shrub
3 No. Hydrangea arborescens 'Annabelle'
10 No. Salvia nemorosa
9 No. Salvia nemorosa
6 No. Salvia nemorosa
6 No. Salvia nemorosa
18 No. Hebe 'Red Edge'
5 No. Clematis montana
59 No. Carpinus betulus
17 No. Hebe 'Red Edge'
3 No. Allium 'Globemaster'
9 No. Viburnum opulus 'Compactum'
12 No. Choisya ternata
11 No. Hebe rakaiensis
3 No. Allium 'Globemaster'
3 No. Allium 'Globemaster'
12 No. Viburnum davidii
3 No. Allium 'Globemaster'
41 No. Corylus avellana
13 No. Ilex aquifolium
Retain existing 2.40m weldmesh fence and existing vegetation to Southern boundary treatment
0
2
4
6
8
10m
1 : 100

Soft Landscape Planting Schedule

Trees

Number	Species	Specification	Girth	Height
2 -	Acer campestre 'Louise Redshine'	Clear Stem min. 200	14-16cm	300-350cm
1 -	Amelanchier arborea 'Robin Hill'	Strong upright leader	12-14cm	
3 -	Betula pubescens	RB :Multi-Stemmed :3 Stems		200-250cm
1 -	Cercidiphyllum japonicum	Strong upright leader	12-14cm	
1 -	Juglans regia	Clear Stem min. 200	14-16cm	300-350cm
1 -	Liquidambar styraciflua 'Slender Silhouette'	Strong upright leader	12-14cm	
1 -	Quercus rubra	Clear Stem min. 200	14-16cm	300-350cm
2 -	Sorbus 'Joseph Rock'	RB; Strong upright leader	14-16cm	300-350cm

Shrubs

Number	Species	Specification	Pot Size	Height	Density
90 -	Carpinus betulus	BR :Branched :2 brks		40-60cm	4/m²
172 -	Choisya ternata	C :Bushy :7 brks	5-7.5L	40-60cm	4/m²
30 -	Cornus sanguinea	BR :Branched :2 brks		40-60cm	1/m²
41 -	Corylus avellana	BR :Branched :2 brks		40-60cm	1/m²
10 -	Daphne odora 'Aureomarginata'	C :Bushy :3 brks	5L		4/m²
50 -	Hebe 'Red Edge'	C	5-7.5L		4/m²
50 -	Hebe rakaiensis	C :Bushy :6/9 brks	5-7.5L		4/m²
23 -	Hemerocallis lilioasphodelus		2L	30-40cm	4/m²
10 -	Hydrangea arborescens 'Annabelle'	C :3 brks :Bushy	3L	40-60cm	Counted
13 -	Ilex aquifolium	Leader With Laterals	10cm	20-30cm	1/m²
9 -	Ilex crenata 'Dark Green'	RB	5L	30-40cm	Counted
7 -	Lonicera pileata	C :Bushy :5 brks	3L		4/m²
2 -	Phormium 'Duet'	TC	15L	60-80cm	1/m²
21 -	Pittosporum tenuifolium 'Tom Thumb'	RB	5-7.5L		4/m²
16 -	Rosmarinus officinalis 'Miss Jessopp's Upright'	Bushy :4 brks :C	5L	30-40cm	5/m²
31 -	Salvia nemorosa	Bushy :3 brks	2L	20-30cm	4/m²
21 -	Sarcococca confusa	C :Bushy :4 brks	2L	20-30cm	4/m²
33 -	Skimmia japonica 'Rubella'	C :3 brks :Bushy	2L	20-30cm	4/m²
31 -	Verbena bonariensis		2L	20-30cm	4/m²
36 -	Viburnum davidii	Bushy :3 brks :C	2L	20-30cm	4/m²
9 -	Viburnum opulus 'Compactum'	Bushy :3 brks	2L		1/m²
54 -	Vinca minor	Branched :C :3 brks	2L	20-30cm	4/m²

Grasses

Number	Species	Specification	Pot Size	Density
27 -	Festuca 'Elijah Blue'		3L	4/m²
16 -	Miscanthus sinensis 'Malepartus'		2L	4/m²
27 -	Pennisetum villosum		2L	4/m²
42 -	Stipa tenuissima		2L	4/m²

Climbers

Number	Species	Specification	Pot Size	Density
10 -	Clematis montana	2 brks	2L	Counted
6 -	Hydrangea petiolaris	Caned :3/4 brks	2L	Counted
4 -	Hydrangea petiolaris	Caned :2/3 brks :Branched	2L	1/m²

Bulbs

Number	Species	Specification	Density
32 -	Allium 'Globemaster'		Counted

Maintenance Notes

SITE PREPARATION

Imported Topsoil

Imported topsoil shall be to BS 3882: 2015: Specification for topsoil and requirements for use, multi-purpose grade - (Landscape 20) and be of medium texture with a high proportion of loamy material. It shall be free from subsoil, rubbish, roots of perennial weeds and other injurious to plant growth. Imported topsoil shall be from an approved source and a sample submitted and analyzed/tested at an independent approved laboratory. Soil Handling: The soils shall be handled in accordance to the Good Practice Guide for Handling Soils. Soil handling shall only take place during the driest parts of the year to prevent compaction of the insitu soils. All topsoil used for planting shall be tested by an approved Topsoil Analysts and any required amelioration or soil improver required shall be carried out in accordance with the topsoil Analyst Report.

The topsoil shall be free from harmful trace elements, including phytotoxic and zootoxic elements harmful both to plant growth and man. The topsoil should be tested by physical and chemical analysis and should state clearly the physical characteristics of the soil, levels of micro-nutrients and chemical content. All fertilizers and added nutrients shall be applied by a qualified staff or supervised so the correct application is undertaken.

Preparation for Topsoil Re-spread Topsoil shall be spread following completion of all hard landscape building works, following a thorough clearance and removal of building. Bottom of tree pit broken up to a depth of 150-200mm and scarify sides. Tree pits within soft landscape areas: min. 1000 x 1000mm x 300mm deep (min). Depth of tree pit dependant of depth of rootball; check dimensions of rootballs prior to planting. Tree pits backfilled with 300mm imported topsoil over subsoil.

Hedge and shrub planting areas: minimum 300mm deep.
Grass areas: minimum 150mm deep.
Ameliorant's: Fertilizers & composts: Landscape contractor responsible to submitting imported topsoil analysis to inform requirements. All topsoil ameliorant's (compost & fertilizers), approved peat - free to PAS100 & incorporated during backfilling & cultivation at required rate to full depth of growing medium.
Root Protection Area beneath Existing Trees: No new top soiling operations to take place within the RPA - all new native hedgerow and shrub planting within RPA's to be notched planted into existing soil on site, using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and plants locally adjusted.
Existing trees: All existing trees to be retained shall be protected in accordance with BS 5837:2012 - Trees in Relation to Construction. Existing levels shall be retained around existing trees to be retained where possible. Any tree works pruning to existing trees within the site shall comply with the BS 3998: 2010, Tree Work Recommendations and undertaken by an Arboricultural Association approved Contractor.

Backfilling with Topsoil

Tree pits and shrub beds shall be backfilled, in layers, with previously prepared topsoil excavated from the tree pit and imported topsoil as required. Topsoil thoroughly mixed with planting organic compost and slow release fertilizer shall be used to plant all trees, shrubs and hedges. All finished levels shall be 25mm above adjacent paving. The shrubs shall be shaken during backfilling to avoid air pockets and the soil must be firmed as the hole is filled. All backfilled material shall include an organic compost and slow release fertilizer.
Cultivation: Topsoil shall be cultivated to a minimum of 400-450mm deep on planting areas to a medium tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 50mm in any one dimension and raked to even levels. No cultivation operations to take place within the RPA's.

PLANTING

Plant Stock and Timing

Plant material shall conform to BS 3936 Part 1: 1992, Part 2: 1990; Part 9: 1998; Part 10: 1990 and BS4043: 1989 and shall be protected at all times in transit to the site. The planting season shall be from 1st October to the 31st March. Planting shall not be carried out during periods of frost, drought, cold drying winds, or when the soil is waterlogged.
The planting shall be carried out in the first planting season following practical completion of the building and hard landscaping. Planting outside the planting season will require adequate watering to ensure establishment.

Planting

All trees, hedges & shrub planting shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. Allow at least 300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the root ball. Trees shall be planted upright and at the same depth as the grown nursery soil level with the root collar being at finished soil level, and evenly spaced, leaving room for growth. Allow at least 150-300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the rootball.
Individual trees: All tree planting in accordance with BS3936-1 Trees: From Nursery to Independence in the Landscape - Recommendations. Trees shall be pit planted and supported by either double staking or for multi stem trees underground guying system to BS 4043:1989. Stakes shall be softwood, peeled chestnut or larch, free from projections and large knots, with one end pointed. Each stake secured to cross bar using galvanised nails. Tree secured to stake with rubber tree tie and tree cushion spacer/pad, fixed to support the tree. All fixing nails shall be galvanized annular ring. For underground guying system: the underground guying system shall be the designed to secure the root ball/ container grown trees/ multi-stem trees: supplied and installed in accordance with the manufactures instructions/ specification. Green Blue Arborguy system or equivalent approved shall be used for advanced nursery stock trees in planters using aluminum ratchet strainers or equivalent approved. Immediately following planting, all plants shall be watered-in to field capacity.

GRASS AREAS: grass areas shall be turfed with a hard wearing, multi purpose high quality turf - Lindum Festival LT7 Turf or similar equivalent. Turf shall be in accordance with BS3936: 1990 and be good quality, uniform in size and thickness with a dense cover of good colour and free from weeds, pests and diseases. The turf shall be between 18-30mm debris. Pre-turfing fertiliser shall be applied to all seeded and turf areas and shall be laid in accordance with BS 4428: 1989.

WILDFLOWER GRASS AREAS: seeded with either Woodland Mixture (EW1) or Meadowscape Pro - Shade 41 supplied by Wildflower Turf Ltd refer to drawing for locations. All seeded areas shall be seeded in accordance with the manufacturer's instructions at a rate of 5g/m2.

MULCH: Prior to the application of mulch, the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a layer of fine composted bark mulch (0-8mm bark) to a depth of 50-75mm, ensuring that the low branches of shrubs plants are not smothered. Supplied by AHS Ltd or similar approved. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm.

IMPLEMENTATION

All trees, hedges and shrub planting areas shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.

AFTER CARE PERIOD

Maintenance : The Aftercare Period shall extend for a 12 month period. During the Aftercare Period maintenance visits shall be carried out, at weekly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas. Maintenance operations shall include: watering, firming-up all plants and adjust tree ties, stakes, pest and disease control, grass cutting, general pruning, hedge trimming, weed control, removal of litter, fork over beds, top up mulch and autumn tidying. For the first 12 months, watering should be carried out once every week during the dry season (April October) and 25l or 35l of water should be provided to each tree based on their size (25l to Heavy Standard, 35l to Extra Heavy Standard).

Removal of defective plants and plant replacements in the following planting season. Replacement plant stock if required or necessary shall be of similar species, size and form with the appropriate support as the original specification. Minor pruning all woody plants to remove deadwood and achieve an overall balanced canopy - where necessary. Need to consider and avoid breeding bird season (March- July/August). Hedge trimming - Trimmed annually outside the bird nesting season which is March- July/August. Check for invasive species and remove from site. Health & Safety: Trees adjacent to public paths or adjacent to buildings to be inspected annually and remedial tree works carried out where necessary. All plants, which have died, are missing or have failed to thrive, shall be noted and replaced annually for a period of five years with the same size and species as originally planted, in the following planting season.

© This drawing and the building works depicted are the copyright of the Influence Landscape Planning and Design Ltd and may not be reproduced except with written consent.
Figured dimensions only are to be taken from this drawing. All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. Influence are to be advised of any variation between drawings and site conditions.

Do not scale off drawings.
All dimensions to be checked on site.

N

Revision	Drawn	Comments	Date
P02	MM	Added levels	25.04.24
P03	LH	NBS clauses added to key	08.05.24
P04	LH	Amended to fit new sprinkler tank location	28.06.24
P05	MM	Amended levels to courtyard & boundary	06.08.24
P06	MM	Extended retaining wall along eastern boundary	13.08.24
P07	EC	Extended southern planting bed	14.10.24
P08	SJB	Amended to layout updates	12.05.26
P09	SJB	Amended to MSC comments	14.07.26

Soft Landscape Key

To be read with the following NBS sections:

- Q28 - Topsoil and Soil Ameliorants
- Q30 - Seeding/Turfing
- Q31 - External Planting
- Q35 - Landscape Maintenance

🟥 **Proposed Red Line Boundary**

● **Existing Trees to be Retained**
All existing trees to be retained shall be protected in accordance with BS 5837:2012

🟩 **Existing Vegetation to be Retained**

Tree Protective Fencing
As per drawing 'SS ReBC HexRd TPP without planting 1.2' - To protect RPA's of existing and retained tress and to protect the ground from compression during construction where new planting will be added

○ **Root Protection Areas for Existing and Retained Trees**

○ **Existing Trees to be Removed**

☐ **Proposed Tree Pit**
Tree Pit planted to multistem trees underground guying system to BS 4043:1989, using GreenBlue Urban system **NBS Q31**

🟩 **Turf**
Hardwearing multi purpose Lindum Festival LT7 or similar approved, 18-30mm thick, To be laid in accordance with BS 4428:1989 **NBS Q28, Q30**

🟧 **Bare Topsoil**
300mm min depth topsoil for residents to plant, imported topsoil shall be to BS 3882:2015 **NBS Q31**

Proposed Wildflower Meadow Planting
Seeded with MeadowscapePro Shade-41 at rate 5g/m² **NBS Q28, Q30**

Proposed Shrub Planting
Plant material shall conform to BS 3936 **NBS Q28, Q31**

▨ **Proposed Grasses**
Plant material shall conform to BS 3936 **NBS Q28, Q30**

▦ **Proposed Native Planting**
Plant material shall conform to BS 3936 **NBS Q28, Q31**

◎ **Proposed Trees**
Proposed Trees shall conform to BS 3936-1 **NBS Q28, Q31**

Proposed Large Specimen Shrubs
Plant material shall conform to BS 3936 **NBS Q28, Q31**

Proposed Specimen Bulbs
Plant material shall conform to BS 3936 **NBS Q28, Q31**

Proposed Specimen Climbers
Plant material shall conform to BS 3936 **NBS Q28, Q31**

● **Bark Mulch Ring**
1m² where proposed trees are planted in grass **NBS Q31**

+ 52.600 Landscape Proposed levels

Notes
Refer to:

- HEX-CPM-01-000-D-L-90201_Hard Landscape Plan
- HEX-CPM-01-000-D-L-90310_Tree Pit Details
- SS ReBC HexRd TCP SK-TCP-1.1
- HEX-CPM-XX-1XX-M-A-0001-Floor Plan - A-PM_40-P_GAPlanL00
- NBS - HEX-CPM-01-000-D-L-90404 P03
- HEX-TER -52-0XX-D-C-5001-DRAINAGE LAYOUT-P01

STATUS **FINAL FOR PLANNING**

influence®

Midlands Office
The Wheelwrights
Huddlestone's Wharf
Millgate, Newark-on-Trent
Nottingham NG24 4UL
+44 (0)1636 702152

info@influence.co.uk
www.influence.co.uk

Influence Landscape Planning and Design Limited
Registered in England & Wales No. 06623546

PROJECT
Hexham, Reading

CLIENT
CPMG

TITLE
Soft Landscape Plan
Stage 5

SCALE 1:100
DATE 04.04.24
DRAWN LH
CHECKED MM

HEX-CPM-01-000-D-L-90301

JOB NO:	DWG NO:	REV NO:	ORIGINAL SIZE
N1131	(08)002	P09	A0

© copyright