

83.4m

Existing close board fence & chain link fencing along northern boundary associated with rear of properties to be retained

Kerb line defining edge of car park
Approximate area of vegetation removed for car park and access construction (denoted by light blue dashed line)

10m Buffer of existing vegetation between site boundary and dashed purple line to be retained

Access as proposed and detailed by i-Transport

Mixed Native Hedge
11 No. Ac
12 No. Cav
13 No. Cmo
14 No. PRUSP
15 No. Ja

Planting Schedule

Trees						
Number	Abbreviation	Species	Specification	Girth	Height	
3 -	Ac	Acer campestre	Heavy Standard :Clear Stem min. 200 :RB	12-14cm	3.5-4.0m	
4 -	BETPU	Betula pubescens	Heavy Standard :Clear Stem min. 200 :RB	12-14cm	3.5-4.0m	
2 -	CASAT	Castanea sativa	Heavy Standard :Clear Stem min. 200 :RB	12-14cm	3.5-4.0m	
3 -	FAGSY	Fagus sylvatica	Heavy Standard :Clear Stem min. 200 :RB	12-14cm	3.5-4.0m	
3 -	la	Ilex aquifolium	Heavy Standard :Clear Stem min. 200 :RB	12-14cm	3.5-4.0m	
5 -	POPTR	Populus tremula	Heavy Standard :Clear Stem min. 200 :RB	12-14cm	3.5-4.0m	
1 -	Qr	Quercus robur	Heavy Standard :Clear Stem min. 200 :RB	12-14cm	3.5-4.0m	
Total :21 -						

Native Hedge Mix

Number	Abbreviation	Species	Specification	Height	Density	%
198 -	Ac	Acer campestre	BR :Double staggered row	60-80cm	4/m	10%
198 -	Cav	Corylus avellana	BR :Double staggered row	60-80cm	4/m	10%
985 -	Cmo	Crataegus monogyna	BR :Double staggered row	60-80cm	4/m	50%
395 -	la	Ilex aquifolium	C: Leader with laterals :1+1	60-80cm	4/m	20%
198 -	PRUSP	Prunus spinosa	BR :Double staggered row	60-80cm	4/m	10%
Total :1974 -						

Wildflower Grass Mix

Emorsgate EW1 Woodland Mixture. Sown at 40kg/ha

PLANTING NOTES

All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428/JCL/CPSRE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.

Planting Pit and Trench Preparation
Tree pits in soft landscape to be excavated to 1mx1mx1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth. Unless otherwise specified, all tree pits in hard landscape to be 2mx2mx1m, backfilled with compacted Urban Tree Soil.

The preparation of planting pits, beds or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5537 and BS8545.

Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil/fill material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil/fill material. Trenches and pits shall have the topsoil and any subsoil/fill material thoroughly broken up and mixed prior to backfilling.

All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.

Planting
All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerow shall be planted in a double staggered row and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11s and native shrub planting mixes shall be planted in groups of 9, 13 & 15s. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape, recommendations.

Planting and associated operations shall comply with BS4043, BS4428, BS5537 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.

Provide 'Treebio Biodegradable Spiral Guards' (Green-tech Product code: 160PS1031-PRO) or similar to young sapling trees, whips and feather planting, ensuring that the main or terminal bud is protruding out above the top of the spirals.

Watering

All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased". Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.

Staking

All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility splays to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding / specific pits to be underground guyed unless otherwise specified.

Root Barriers

Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.

PROTECTION OF EXISTING VEGETATION TO BE RETAINED

Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

N.B. All planting proposals including tree planting have been developed in order to create a high quality environment and gain planning consent for the development. All tree species have been reviewed in line with NHCBC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis information for the site. Where possible only low and moderate water demand species are proposed in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have a smaller overall mature height (which are not currently assessed within NHCBC guidance 2017) are proposed to provide variety in the scheme and engineer's should consider these locations & species. Where necessary new building foundation depths shall be designed to accommodate the approved tree species, site specific soil shrinkage and tree water demand in line with NHCBC standards 2017 (Chapter 4.2 - Building Near Trees). Planting plans have been prepared for planning purposes and in the absence of fully detailed ground investigations, geological or hydrological surveys and planting design or species choice may be subject to change - suitability should be confirmed on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by landscape contractor to ensure planting can be implemented in accordance with approved drawings prior to implementation.

NOTES:
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Scale 1:250 @ A1

0m 5m 10m 20m

KEY:

Site Boundary

Proposed Trees

Proposed Hedge

Proposed Wildflower EW1 Woodland Mixture

Proposed 2m wide, minimum 2.3km length Hoggin Footpath. Existing Footpath Links to be Utilised where Appropriate details no. 3 (for details see drawing 6768/ASP.HWD)

Tarmac to car park entrance

Car Park- Cellular Fill on Hardcore Base Core Drive or similar
Car park spaces marked with Stainless Steel Markers
Nidagravel or similar
details no.4 (for details see drawing 6768/ASP.HWD)

Approximate area of vegetation removed for car park and access construction
Kerb Line Defining Edge of Car Park details no.4 (for details see drawing 6768/ASP.HWD)

Proposed Timber Post and Rail Stock Proof Fence
Perimeter Fencing to be Proposed and Upgraded (specific boundaries annotated on plan)
details no.2 (for details see drawing 6768/ASP.HWD)

Proposed Bench. Hatton Rustic 4 Slat Seat. BX17 4055.
Size 2000mm x 580mm
Mounted onto 3m x 2m Hoggin
Hard Standing Area or similar

Proposed Okehampton Litter Bin
Redwood Timber.
BX17 4030
or similar

Proposed Dog Waste Bin, 60Litre Red,
BX45G 2591-PM
or similar

Wayfinding Signage - 900mm high timber post with chamfered top and coloured arrows to aid wayfinding and illustrating alternative walking routes
Fitzpatric woolmar or similar

Proposed Information Stands
Hallaton Recycled Plastic Lectern
A1 recycled plastic lectern
Width: 840mm, Height: 595mm
or similar

Proposed Maintenance Access Gate
details no. 5
(for details please drawing No: 6768/ASP.HWD)

Proposed Kissing Gate
Oxford-Medium Mobility, Centrewire or similar
details no. 1
(for details please drawing No: 6768/ASP.HWD)

Proposed Log Bike Rack (or similar)
details no. 8
(for details please drawing No: 6768/ASP.HWD)

10m Offset Either Side of Proposed SANG Route.
Exact Route to be Determined by Arboricultural Survey and Existing Vegetation Clearance.

Contours

Proposed Height Barriers with Double Gate
8m W, 2.5mH, yellow
details no. 7
(for details please drawing No: 6768/ASP.HWD)

Existing Pond

Note:
For Arboricultural details regarding the existing trees 10m either side of the proposed SANG footpath, please refer to Aspect Arboriculture Survey.

For Ecology details please refer to EPR information.

For Access and car park details please refer to i-Transport information.

G 11.10.2024	Updated to WBC Highways and L&T comments	PC	PC
F 25.07.2024	Details added as per LPA comments	BS	PC
D 09.12.2020	Updated car park layout added	BS	CJ
D 02.12.2020	Updated to LPA comments 18/11/2020 / team comments	BS	CJ
C 23.11.2020	Updated to LPA comments 18/11/2020	BS	CJ
B 03.11.2020	Updated to team comments	BS	CJ
A 28.10.2020	Updated to team comments	BS	CJ
REV1	DATE	NOTE	Drawn/Chkd

aspect landscape planning			
TITLE			
Bearwood SANG, Wokingham			
Proposed SANG Car Park Detail Plan			
CLIENT			
Pike wood SANG Limited			
SCALE 1:250@A1			
DATE	AUG 2020	DRAWN	CHKD
BS	BS	CJ	CJ
DRAWING NUMBER			
6768.PSCP.03			
REVISION			
G			