

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.


All work and materials should comply with Health and Safety legislation.


All dimensions are in millimeters where explicitly shown otherwise.

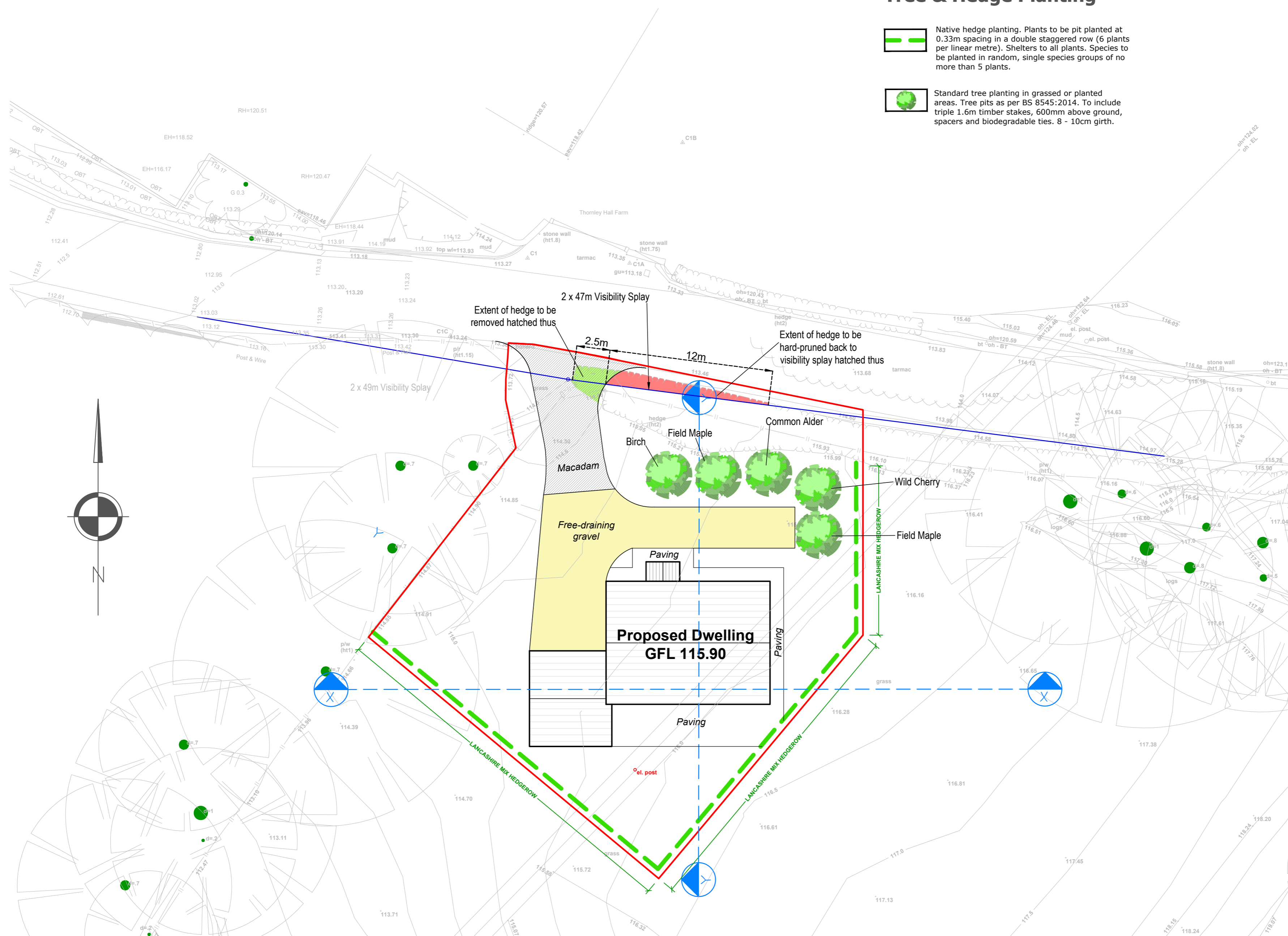
The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.

Do not scale off the drawings, if in doubt ask.

### Tree & Hedge Planting

 Native hedge planting. Plants to be pit planted at 0.33m spacing in a double staggered row (6 plants per linear metre). Shelters to all plants. Species to be planted in random, single species groups of no more than 5 plants.

 Standard tree planting in grassed or planted areas. Tree pits as per BS 8545:2014. To include triple 1.6m timber stakes, 600mm above ground, spacers and biodegradable ties. 8 - 10cm girth.



**Specification for Soft and Hard Landscape Works.**

All landscape works shall comply with BS 4428:1989.

Unless otherwise specified:-

**A. Setting Out**

1. Planting shall be set out exactly as shown on the drawing and measured from existing fixed points. Curved beds shall be set out using radii scribed on the ground using two pointed stakes and a line between, or with site marker paint. The junction between convex and concave curves shall be cut to form a smooth and even flowing line. Check that all setting out conforms to the plan before cuttings and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's expense.

**B. Ground Preparation**

1. Pre-planting herbicide application shall be applied by suitable spraying apparatus using an approved translocated systemic herbicide to manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive peat-based sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and rake off all dead material from site.

**C. Planting**

1. All planting must be carried out in accordance to the specification and schedule of quantities accompanying these drawings. Refer to the specification for the preparation of existing topsoil and required depths for planting, surfacing, and standard trees, and also for maintenance requirements.

**D. Mulch**

1. When specified by the additional specification notes on the plan, supply and spread appropriate "weedstop fabric" sheet mulch over planting beds, previously cultivated, graded and fertilized topsoil before planting, and peg down with Weedstop pegs at a minimum of 500mm centres, (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent flaps of material becoming exposed. Refer to the specification for "Weedstop Fabric" sheet mulch on plan.

**E. BS Codes**

1. All workmanship and materials shall conform to the following codes:-  
- General landscape operations (excluding hard surfaces) - BS 4428:1989.  
- Trees in relation to construction - BS 5837:2012.  
- BS 3998:2010 (recommendations for tree works) unless otherwise specified.  
- Arboricultural Association - ON 8 Framework for tree work contracts - standard conditions of contract and specification for tree works 2008.  
- BS 8545:2014 (Trees from nursery to independence in the landscape. Recommendations:  
- Nursery stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2007".  
- Turf - BS 3969:1998 - recommendations for turf for general purposes.  
- Seeding - EC Regulations 1974. Use the best labelled certified varieties to EC purity and germination regulations. When requested, submit an official seed Testing Station Certificate of germination, purity and certification.  
- Topsoil - BS 3882:2007.  
- Pesticides: Control of Pesticides Regulations 1997; The Health and Safety Act Work Act 1974; the COSHH Regulation 2003; the product COSHH sheet Water Supply (Water Quality) Regulations amended 1991; Control of Pollution Act 1974; Highways Act 1997; Wildlife and Countryside Act 1981.

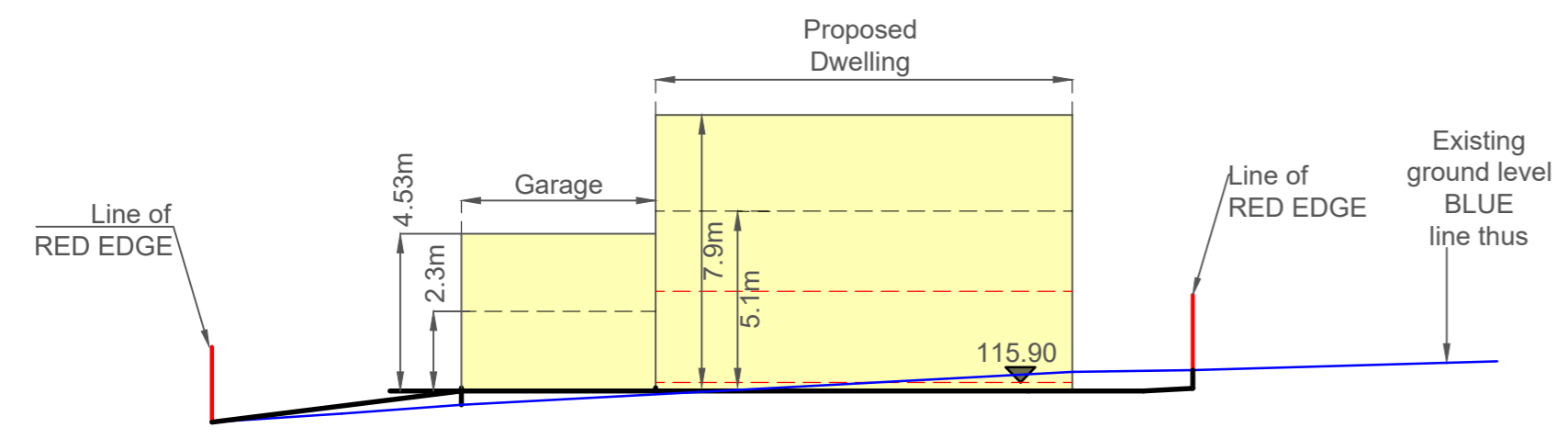
**F. General Notes for the Developer.**

1. Tree Protection  
- Please refer to All About Trees' tree protection information. No digging to take place within the root protection zones of protected trees.

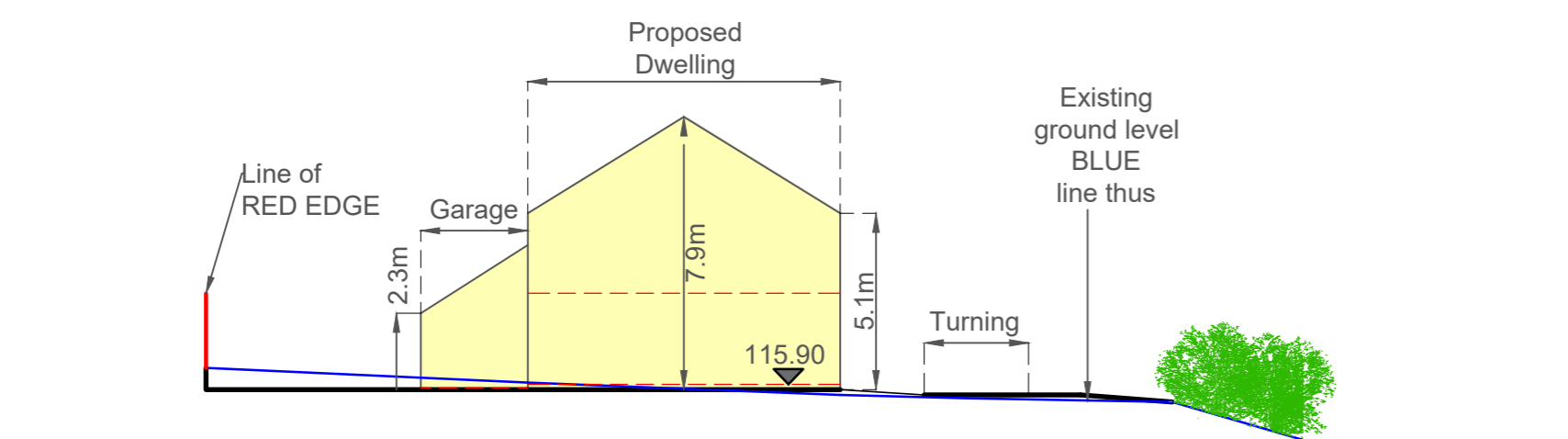
2. Ground Works  
- Soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before installation of the ground worker to spread topsoil or the landscape contractor to commence laying or the beds will become waterlogged in wet weather and the plants and turf.  
- Top soil spread from on site should be to the following minimum depths:- Shrub beds: 250mm. Grass areas: 150mm. Allow for excavation of 450mm of subgrade for shrub beds to have beds 600mm below finished pavement or grass areas in order to receive sheet and bark mulch, 100mm below where sheet mulch is not to be used). Top soil will be as per BS 8545:2014. Top soil shall be spread for grass areas flush with any areas of paving and after settlement, the soil level should be no greater than 15mm below paved areas to allow for turf. For areas to be grass seeded, the soil level shall be flush with any finished paved surfaces after settlement (or to a maximum of 5mm below) to allow for rain water to drain onto soft surfaces. Settlement shall be no greater than the tolerance given or problems will be encountered (the blades in danger of reaching concrete edges) or where soil is proud of pavements, then drainage problems will be encountered.  
- Existing topsoil and imported soil shall conform to BS 3882:2007, and be free from construction rubble. Soil shall have a clay content of less than 20%.

3. Hardworks  
- Hard works, unless otherwise agreed, shall be carried out by the developer or main contractor. All materials and workmanship shall be in accordance with the construction details and the layout plan.  
- All gulleys and drains shall be set out properly to lines and falls, with all curves scribed on the ground using pointed pegs and string or site marker paint, achieving flowing natural arcs. Setting out shall be agreed with the landscape architect and subsequently the landscape architect.  
- Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate. The indicative depths of base courses are minimum depths assuming suitable substrate conditions.  
- All materials shall be finished hot dipped galvanneal in accordance with BS EN 1501:466. The galvanizer shall be responsible for the thorough removal of all galvanizing oils (residue) to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepare the galvanneal surface by washing with detergent and water and scrubbing with a scouring pad until all dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly. Supply and paint 'Fosroc 66307' from Sika Ltd (Tel: 01707 314444) applied with a trowelled iron strictly in accordance with the manufacturer's instructions, COSHH regulations and the product COSHH sheet. Apply 2 coats of paint with a dry film thickness of 100 microns per coat. Apply paint only when galvanneal surface is thoroughly dry at temperature above five degrees Celsius and in any event above the current dew point temperature. Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely at the decorating contractor's own cost.  
- All wood work to use ACQ water based preservative applied by vacuum pressure by Permawood or other similar and approved systems. The timber shall then be stained with 3% coats of Safeline 'Classic', colour 'Walnut' strictly in accordance with the manufacturer's instructions, COSHH Regulations 2003 and product COSHH sheet.

**SECTION ON X-X (from the south)**



**SECTION ON Y-Y (from the east)**



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**Project:** Air/1164/3803/GH  
**Project description:** Planning application in connection with Farm Worker's Dwelling at:  
Thornley Hall Farm  
Thornley, Longridge, PR3 2TN

**Title:** Proposed Site Plan  
**Drawing No:** Air/1164/3803 - 03 **Drawn:** MP  
**Client:** G.E. Airey & Sons  
**Date:** 18.03.2026 **Scale:** 1:200 @ A1  
**Amendments:**