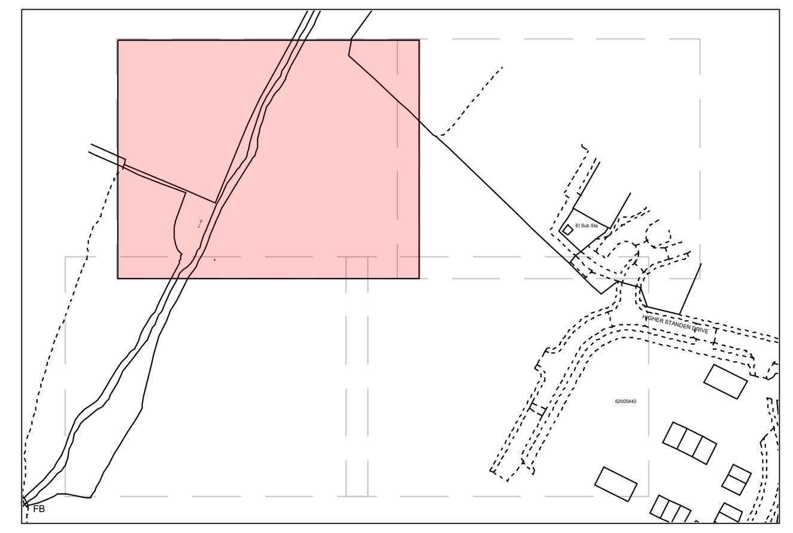
- Application Boundary
- Retained Vegetation
- Removed Vegetation
- Proposed Tree
- Proposed Specimen Shrub
- Proposed Wildflower Seed Mix (Emorsgate EM2)
- Proposed Wetland Seed Mix (Emorsgate EM8)
- Proposed Amenity Grassland
- Proposed Native Hedgerow
- Proposed Ornamental Hedgerow
- On Plot Ornamental Planting
- Decorative Aggregate Colour: Buff
- Mown Path

Location Plan



Rev	Comment	Date
B	Amended to new engineering layout	09.07.26
A	Drainage Coordination	02.02.26

N

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Client:

Applethwaite Ltd

Project Title:

Higher Standen, Clitheroe

Drawing Title:

Detailed Soft Landscape Proposals (Sheet 1 of 5)

Date: 14 January 2025
Drawing Number: LB700_D01
Scale: 1:200 at A1
Status: Final
Drawn By: AL
Checked by: DB
Revision: B
Use: Planning

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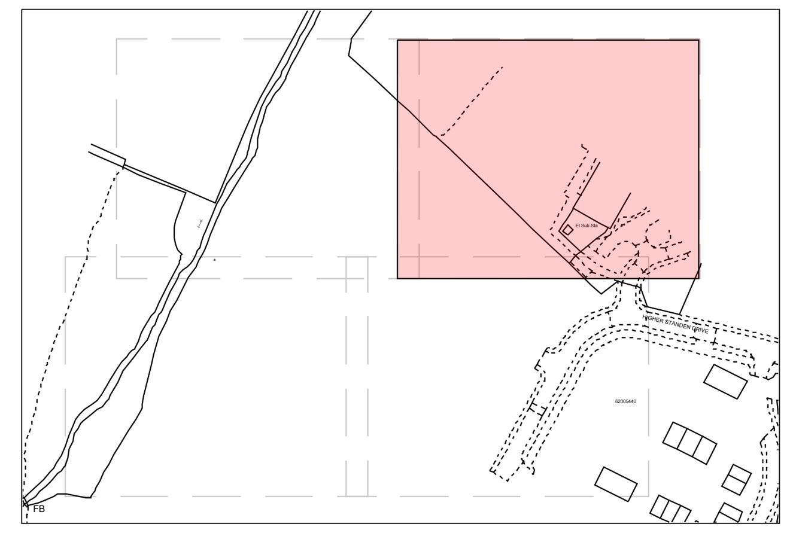

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Application Boundary

Retained Vegetation

Removed Vegetation

Proposed Tree

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Proposed Wildflower Seed Mix (Emorsgate EM2)

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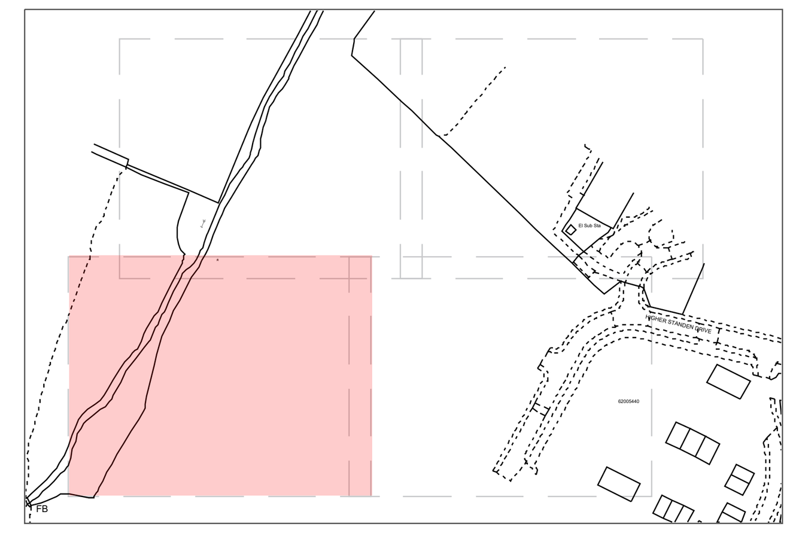

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Detailed Soft Landscape Proposals (Sheet 3 of 5)

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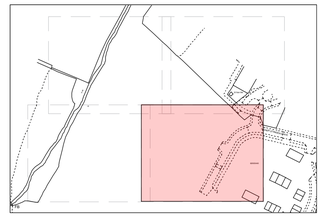

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Detailed Soft Landscape Proposals (Sheet 4 of 5)

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SPECIFICATION NOTES - SOFT LANDSCAPING

SITE PREPARATION AND EARTHWORKS

All existing trees, hedgerows and other vegetation to be retained either within the site or immediately adjacent to the site, shall be protected from damage as per the specifications set out within the accompanying Arboricultural Impact Assessment and associated Tree Protection Plan, in accordance with BS 5837 : 2012 'Trees in Relation to Construction'.

All trees and shrubs shown to be removed shall be removed outside the bird nesting season (ie. outside the period of beginning March to end of August inclusive). All tree stumps of trees to be removed are to be ground out, with the root stock entirely removed, and all arisings removed from site.

SOIL AND MULCH

Soils should be certified to BS 3882:2015 (topsoil) and BS 8601:2013 (subsoil), but most importantly found via a soil scientists interpretive report and soil resource plan to be fit for the specific landscape function. Topsoil and subsoil will be of similar textural range and 'keyed in' at interface.

- Existing topsoil (if present and suitable) to be stripped and stored on site in heaps not exceeding 2m in height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface; and
- Any imported topsoil to be to BS3882, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size.

Subsoil and topsoil shall be 'site won' or imported as required. A detailed testing and analysis of the physical and chemical properties of the proposed soil material to be used should be carried out to assess its suitability for use within the soft landscaped areas.

Generally, all earthworks shall be executed in accordance with BS4428 'General Landscape Operations'. Ground profiles to be left with smoothly flowing contours, free from localised depressions, high spots and abrupt angles.

Topsoil and Subsoil shall be spread to achieve a minimum depth of the following for each planting typology

Topsoil/Subsoil
150/150 - Grassland
300/300 - Hegderows and Shrubs
300/600 - Trees

EXISTING TREES AND SHRUBS

- Avoid damage to branches, trunks and roots of trees. All existing trees and hedges to be retained are subject to BS5837 (2005 and all amendments to date) 'Trees in relation to Construction – Recommendations', and should be fully fenced off, prior to the commencement of any works.
- Where existing trees and shrubs are to be retained they should be subject to a full Arboricultural inspection for safety;
- Any surgery required shall be in accordance with BS3998 (2010 and all amendments to date) 'Tree Work – Recommendations', shall comply with any existing T.P.O requirements and shall require the prior approval of the Landscape Architect;
- No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies.

GENERAL PLANTING SPECIFICATIONS:

Proposals to be read in conjunction with Architect's and Engineers Drawings;

- All landscape operations to be in accordance with BS4428: 1989 & BS 3936: 1992 and all amendments to date;
- Plant material to conform to the National Plant Specification;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III;
- All planting to be maintained and guaranteed for 12 months to include watering, weeding, pest & disease control;
- The landscape sub-contractor is to take all safety precautions to prevent any injury to any persons. The landscape sub-contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations; and
- The landscape sub-contractor shall confirm the location of all underground services before commencement of planting and report where trees/ hedges are suggested within 3m of underground services and 5m of buildings.

NEW PLANTING

Handling and transportation of all plants shall be carried out in accordance with Horticultural Trade Association's 'Plant Handling' recommendation (1987).

All planting operations shall be carried out in accordance with BS5326:1975; BS4043:1966, and BS4428:1968. Advanced nursery stock to BS5236:1975.

New planting must be completed within the next planting season following completion of the hard landscape works.

Areas of beds to be planted must be:

- Free of weeds, litter and other debris, which may affect plant establishment and growth
- Well rotavated to a depth of 400mm to loosen soil, with the application of fertile organic matter to aid in plant growth and development
- Soaked before planting allowing water to sufficiently permeate the soil.

It is important to maintain a weed-free area and adequate levels of moisture especially in new planting beds. Before planting and applying any weed suppressants:

- The ground must be levelled whilst clearing all weeds, debris and rubbish;
- Dig over and rotavate soil breaking up any large clods of earth;
- Soak soil thoroughly prior to planting and after digging before applying mulch or membrane;
- Membrane must be rolled out before planting and secured to the ground using membrane staples;
- Position plants within bed, drawing around the pot base with chalk;
- Cut out the circle of membrane leaving some bare earth around the plant base;
- Apply mulch at a thickness of approximately 75mm (leave a sufficient area of bare ground around the stems or trunk so enough water can permeate the ground to the roots);
- Leave mulch 20-30mm below the level of adjacent hard surfaces at edges of planting beds to prevent mulch spilling over during watering.

PROPOSED TREES

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easements recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 (or similar approved) in the vicinity of dwellings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details);
- All tree pits with root barriers are subject to engineer's approval;
- Plant tree in pits in line with the associated details;
- Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth;
- Plant trees upright, in the centre of the pit and at original soil depth.

HEDGEROWS

- Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 3-7 of the same species;
- Backfill with excavated topsoil/shrub planting mix; and
- Prune back native hedging hard in the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

RABBIT GUARDS

- Where specified, install rabbit guards supported by canes around each transplant (to supplier specification);
- The contractor shall maintain rabbit spirals and canes in place during the management and maintenance period; and
- Ilex aquifolium is to be protected by shrub shelters (staked and tied to supplier specification).

SHRUBS

- Before planting, remove any non-perishable containers and carefully prune any damaged roots. Plant upright or well balanced with best side to front. Carefully return excavated topsoil/shrub planting compost mix, packing around evenly spread roots or root ball and heel well in;
- Planting holes for shrubs to be 150mm wider than root spread and 450mm deep.
- Shrubs to be planted in groups of 3-7 of the same species, with smaller plants located abutting paths and roads;
- Water plants thoroughly immediately after planting;
- Immediately after planting cut back any damaged, dead or diseased branches;
- After planting rake soil to a fine tilth with approved cambers and no hollows;
- After raking apply approved bark mulch to a depth of 75mm.

WILDFLOWER SEEDING

Emorsgate EM1 - Sowing Rate - 4g/m2
Emorsgate EM8 - Sowing Rate - 4g/m2

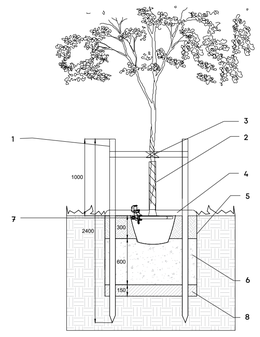
Sowing - Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So resist cutting the annual weeds until mid to late summer. Then cut and remove. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Ongoing Maintenance - Undertake traditional meadow management based around a main summer hay cut in combination with autumn and spring mowing/grazing.

Where adjacent to paved surfaces the wildflower areas are to have short grass margins/edges which are to be cut fortnightly during the main mowing period between March and October. After mowing, all grass shall be left in a clean, tidy, litter-free condition with adjacent pathways cleared if required.

PLANT MATERIAL TREATMENT

- All trees and shrubs are to be supplied from nurseries in the UK or other member countries of the EEC. The Landscape Architect is to approve the nursery selected by the Landscape Subcontractor for the supply of plants. The landscape subcontractor is responsible for the protection of plant material being hardened off or grown at their nursery and shall make good defects;Root Dip – Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting;
- Anti-Desiccant – Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf, specimen conifers and evergreens etc. prior to transportation and during any delay in planting;
- Plants should be stored in a suitable location on site where they can be positioned upright and sheltered from wind. Their pots/root balls should be sheltered from direct sunlight especially during hot dry weather.
- Plants should be delivered in batches as required and planted within 48 hours of delivery from nursery, stock should be watered regularly before and after planting
- On delivery, check plants are in accordance with original specification set out by landscape architect, are in a healthy condition, free of broken stems, wilting leaves and disease
- Pruning - Allow for pruning of all deciduous trees and shrubs by 1/3rd /following planting at Landscape Architect's direction or as indicated in the planting schedule;



Tree Pit Detail - In Open Space (12cm+ Girth)

1. 2x tanalised timber tree stakes and crossbar driven (minimum 300mm) into backfilled pit to provide support to the tree.

2. Spiral guard to be fitted to trunk to protect against animal browsing.

3. Use 2x Tree Ties GLB25A with GLPFA spacer sleeves or similar to secure tree to support post.

4. 75mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.

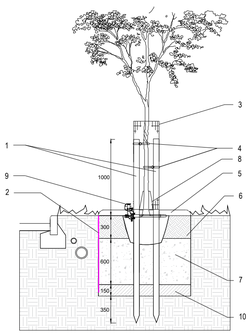
5. Excavate tree pit to 1200mm diameter x 900mm deep. Break up base to a depth of 150mm (minimum), scarify edges. The tree should be planted at a depth where the root flare is still visible, just breaching the soil surface, following backfilling.

6. Backfill tree pit with subsoil (600mm) and topsoil (300mm) excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly or imported topsoil compliant with BS3882 should be used.

7. Watering/aeration tubes - 50mm Ø, black perforated land flex drainage pipe with suitable rubber/plastic bung. Place around top of root ball and nail to supporting stake, ensuring filler cap finishes slightly above mulch level (Q31 - 512).

8. Break Base of Tree Pit up (Depth 150mm).

Immediately after planting, water the tree, saturating the tree pit to field capacity. Between 50-200 litres of water should be applied per tree, as often as daily if required, to all semi mature tree stock. The quantity of water required is dependant on tree species, size, location and weather conditions, and should be judged in accordance with the core samples taken.



Tree Pit Detail in Proximity to Hard Landscaping (12cm+ Girth)

1. 2x tanalised timber tree stakes 2400mm, 75mm Ø driven into backfilled pit to provide support to the tree.

2. Root barrier installed between tree root ball and hard surfaces/services where there is a risk of root damage as the tree grows outward. Installed wherever the rootball will be within 3m of a building foundation or within 3m of an existing or proposed underground service route. Install closer to the paving/service than the tree, to allow space for the tree roots to grow into the space available, with the ribs facing the tree. Note this may mean not placing the barrier within the tree pit, but further away within its own trench. Root barriers must extend a minimum of 2m lengthways beyond the expected canopy of the mature tree. The top of the root barrier should be set 10mm above ground level. Thickness 2mm. Barrier depth: 1000mm

3. Tubex Treegaurd Mesh Roll or similar approved. 12mm mesh roll cut to size and bent in circle 320mm Ø and tied to tree stake to protect tree from damage by people and animals. Bottom of mesh should be 300mm above ground level to allow strimmer guard to be fitted and prevent litter and grass/weeds building up around the base of the tree. Top of mesh should be below the first lateral branch.

4. Use 2x Tree Ties *GLB25A* with *GLPFA* spacer sleeves or similar to secure tree to support post.

5. 75mm deep bark mulch layer to be spread evenly over a circular area 1000mm Ø around the tree to prevent weed growth and retain moisture.

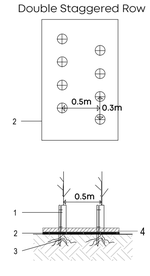
6. Excavate tree pit to sufficient size to accommodate tree root ball. Break up base to a depth of 150mm (minimum), scarify edges. The tree should be planted at a depth where the root flare is still visible, just breaching the soil surface, following backfilling.

7. Backfill tree pit with subsoil and topsoil excavated from pit if this is regarded as of sufficient quality to promote the healthy establishment of the tree. If either the top soil or sub soil excavated from the pit is of poor quality, then soil ameliorants may be used sparingly or imported topsoil compliant with **BS3882** should be used.

8. *Strimmer guard* by Arbortech or similar to be fitted around base of tree to protect from damage by grass maintenance machinery primarily, but also to provide an additional layer of defense against animal browsing.

9. Watering/aeration tubes - 50mm Ø, black perforated land flex drainage pipe with suitable rubber/plastic bung. Place around top of root ball and nail to supporting stake, ensuring filler cap finishes slightly above mulch level.

10. Break Base of Tree Pit up (Depth 150mm).



Native Hedgerow Planting Detail

1. Shrub shelter with supporting stake.

2. 1m wide biodegradable weed mat roll pegged down with biodegradable pegs along line of hedgerow to prevent weed growth and retain moisture.

3. Whip to be notch planted following clearance of any existing vegetation.

4. Cover with 75mm of bark mulch.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

Planting Schedule

Trees

Number	Abbreviation	Species	Height	Girth	Specification	Density
5	A ca	Acer campestre	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
11	ACsw	Acer campestre 'Streetwise'	400-450cm	14-16cm	RB; 3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
5	A gl	Alnus glutinosa	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
6	B pe	Betula pendula	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
2	B pub	Betula pubescens	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
4	C be 'F F'	Carpinus betulus 'Frans Fontaine'	400-450cm	14-16cm	RB; 3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
1	F s	Fagus sylvatica	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
2	Q r	Quercus robur	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
3	S a	Salix alba	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
1	S c	Salix caprea	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted
6	T co	Tilia cordata	350-425cm	12-14cm	RB; 3x; Heavy Standard; clear stem minimum 200cm; 5 breaks	Counted

Total :46

Shrubs

Number	Abbreviation	Species	Height	Pot Size	Specification
3	C k c	Cornus kousa chinensis	125-150cm	35-45L	Branched: 5 brks: C
110	H 'G G'	Hebe 'Green Globe'	10-15cm	2L	Bushy: 5 brks: C
87	H r	Hebe rakaiensis		3L	Bushy: 5 brks: C
11	L an 'H'	Lavandula angustifolia 'Hidcote'	15-20cm	2L	Bushy: 5 brks: C
3	M s	Magnolia stellata	125-150cm	35-45L	Branched: 5 brks: C
4	M x l 'L M'	Magnolia x loebneri 'Leonard Messel'	150-175cm		Branched: 5 brks: RB
38	O x b	Osmanthus x burkwoodii	40-60cm	5-7.5L	Bushy: 5 brks: C
211	P t	Pachysandra terminalis		1.5L	Several Shoots: 5 brks: C
5	V ti 'E P'	Viburnum tinus 'Eve Price'	30-40cm	5L	Bushy: 5 brks: C
85	V mi 'G J'	Vinca minor 'Gertrude Jekyll'		2L	Several Shoots: 3 brks: C

Total :557

Hedgerow

Number	Abbreviation	Species	Height	Pot Size	Specification	Density
88	A ca	Acer campestre	60-80cm		1+1: Transplant - seed raised: B	0.3Ctr Double Staggered at 0.5m offset
218	C av	Corylus avellana	60-80cm		1+2: Transplant - seed raised: Branched: 3 brks: B	0.3Ctr Double Staggered at 0.5m offset
260	C mon	Crataegus monogyna	60-80cm		1+1: Transplant - seed raised: B	0.3Ctr Double Staggered at 0.5m offset
132	E e	Euonymus europaeus	40-60cm		1+1: Transplant - seed raised: Branched: 3 brks: B	0.3Ctr Double Staggered at 0.5m offset
578	EU.JG	Euonymus japonicus 'Green Spire'	40-60cm	10L	Bushy; 7 Breaks	1/m
46	I a	Ilex aquifolium	40-60cm	2L	Leader with Laterals: C	0.3Ctr Double Staggered at 0.5m offset
40	P 'O G'	Pyracantha 'Orange Glow'	60-80cm	3L	Leader with laterals; 3 breaks	1/m
132	V op	Viburnum opulus	40-60cm	2L	Branched: 3 brks: C	0.3Ctr Double Staggered at 0.5m offset

Total :1494

Herbaceous

Number	Abbreviation	Species	Pot Size	Specification
51	A x f 'M'	Aster x frikartii 'Mönch'	2L	Full Pot: C
14	ERI KAR	Erigeron karvinskianus	2L	Full Pot: C
41	G 'R'	Geranium Rozanne	2L	Full Pot: C

Total :106

Ferns

Number	Abbreviation	Species	Pot Size	Specification
109	B s	Blechnum spicant	1.5-2L	Full Pot: C

Total :109

Grasses

Number	Abbreviation	Species	Pot Size	Specification
45	L niv	Luzula nivea	2L	Full Pot: C

Total :45

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