H10 Bletcham Sheet Layout Masterplan

KEY

- Existing Trees to be retained
- Existing Hedgerow to be retained
- Existing Hedgerow & Trees Removed to facilitate the temporary road construction
- Existing Hedgerow & Trees Removed to facilitate the temporary road construction
- Existing medium to low shrubs to be retained
- Existing poor grass & bare ground in shade between hedgerow and rear of gardens
- Existing 2m wide highways verge to be retained
- Existing maintained regularly maintained grass to be retained
- Existing maintained wildflower meadow to be retained
- Proposed Large Trees
  Tilla cordata 'Green Spire' (16 -18)
  Carpinus betulus (16 -18)
  Acer campestre 'Streetwise'(16 -18)
  Alnus glutinosa (16 -18)
  Castanea sativa (16 -18)
- Proposed Medium & Small Trees
  Acer campestre (12 -14)
  Betula pendula (12 -14)
  Tillia cordata (12 -14)
  Prunus avium (12 -14)
  Quercus robur (12 -14)
  Sorbus aria (12 -14)
- Proposed Avenue Trees
  Acer campestre 'Streetwise (14 -16)
  Sorbus aria 'Majestica (14 -16)
  Carpinus betulus Frans Fontaine (14 -16)
  Pyrus calleryana Chanticleer(16 -18)
- Proposed Conifer
  Pinus syvestris (20 -25)
- Proposed Hedge BR Mix
  Acer campestre, 80 -100mm, 20%
  Cornus sanquinea, 3L, 10%
  Prunus spinosa, 3L, 20%
  Crateagus monogyna, 3L, 20%
  Sambucus nigra, 3L, 30%
- Proposed Native Shrub Mix
  Cornus sanguinea (20%)
  Corylus avellana (20%)
  Crataegus monogyna (20%)
  ilex aquifolium (30%)
  Rosa canina (10%)
- Attenuation Base Mix
  Carex pendula (10%)
  Carex riparia (30%)
  Filipendula ulmaria (15%)
  Lythrum salicaria (30%)
  Butomus umbellatus (15%)
- Shrubs . 3L@3m²
  Cornus sanguinea
- Proposed Groundcover: 3L@3m²
  Lonicera pileata
- Amenity Grass Mix
  A19 Mixture, Amenity grass - Germinal
- Wet Grass Mix
  Emorsgate EM6 Meadow Mixture for Wetlands. Sown 40kg/ha.
- Wildflower Grass Mix
  WF1 Flowering Meadow Mixture - Germinal
- New Highways Verge, grass mix to match highways specification.
- Existing 1.2m high timber post and rail fencing and gates retained
- 1.2 high timber post and rail fencing to be removed
- Proposed 1.2 high timber post and rail fencing to be match existing
- Proposed Proposed 600mm high Metal Fence with vertical bars. Painted finish black RAL 9005 with matching double leaf gates.
- Proposed Flowering Shrub: 3L@3m²
  Cornus alba 'Siberica'
- Proposed Native Coppice Mix: 80 -100cm@3m²
  Acer campestre (20%)
  Corylus avellana (20%)
  Crataegus monogyna (30%)
  Euonymus europaeus (30%)
- Proposed Large Shrub Mix
  Crataegus monogyna (50%)
  Corylus avellana 50%)
- Bulb Planting Mixes
  A. Sillia Nutins (50%)
  Narcissus obvallaris (50%)
  Density 25/m2
  B. Galanthus nivalis (50%)
  Narcissus pseudonarcissus (50%)
  Density 25/m2
  C. Crocus sieberi subsp. atticus 'Firefly' (20%)
  Crocus sativus (20%)
  Crocus Sternbergia Lutea (20%)
  Crocus tommasinianus (20%)
  Crocus vernus Mixed Species (20%)
  Density 30/m2
  Single Species;
  Crocus vernus Mixed Species
  &Narcissus 'Mount Hood'
  Density 25/m2

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163.2024.P.LS.04

Please refer to Land at Church Farm Wavendon Planting Plan Drawings 6913.PP.1.3 & 6913.PP.1.2. The below strategy will be locally adjusted to marry with the development proposals as required.

Road No. 1 Road No. 2 Road No. 4 Road No. 5

Informal Open Space

Primary Access

Local Equipped Area for Play

Limit of Works

1 5 10 15 20 25

Scale Bar 1:500

N

Rev B Annotation adjustment with planting notes. 24/06/2025

PLANTING NOTES:
All plants to be supplied in accordance to the HTA 'National Plant Specification' and from a HTA certified Nursery. All plant and trees to be planted in accordance to BS3936 & BS8545. Delivery and handling of all plant materials in accordance to BS4822/JCLI/CPSE Code of Practice for Handling and Establishing Landscape Works I, II & III and BS8545.

PLANTING PITS & TRENCH PREPARATION:
Tree pits in soft landscape to be excavated to 1m x1m x1m prior to topsoil and all shrub planting excavated to a depth 450mm. All purpose hedge planting trench excavated to a depth of 600mm. The preparation of planting pits, trench's, beds shall comply with the relevant British Standard BS4043, BS4428, BS5837 & BS8545. Excavations of planting pits, beds shall not take place when the ground is frozen or waterlogged, so that damage may not occur to the soil structure. All excavated areas to be back filled with site generate topsoil or imported topsoil to BS 3882 General purpose grade. All areas to be clear of rocks and rubble 50mm and any debris that interferes with the establishment of the plants. The contractor shall break up and cultivate the base of the trench or planting pit. The sides of the trenches and the planting pits shall be loosed by a fork or similar implement. All stones and the like above 75mm in any dimension, deleterious material, weed & weed roots brought to the surface by any cultivation shall be removed off site. The contractor shall remove off the site the excavated subsoil/fill material generated when preparing the planting pits. The imported topsoil should make up any deficiencies caused by the removal of subsoil/fill materials. Trenches and pits shall have any topsoil /fill materials thoroughly broken up and mixed prior to backfilling. All trees should be supplied as root balled unless otherwise stated. Root balled Trees should be well grown, healthy with compact contained rootballs. They shall be nursery grown in the UK for at least two growing seasons and have been watered regularly. Prior to planting all stock and planting materials shall be stored and sorted in accordance with best practice.

Planting: All planting shall be planted in a random fashion avoiding formal regimented lines at densities indicated on the drawing and planting schedule, unless otherwise indicated. Hedgerows shall be planted in double staggered rows, in groups of 7, 9 and 13 as densities indicated. Ornamental shrub planting mixes should be planted in groups of 5, 7 & 11's. Native shrub planting mixes in groups of 9, 13 & 15's. The selection, procurement, handling, storage and planting

operations of all tree shall be in accordance with BS8545:2014- Trees from Nurseries to independent in the landscape recommendations. Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of the 1st of November and the 31st of March when the ground is not frozen or waterlogged. If planting is required outside this time then this needs to be agreed with the PM/CA and all bare root stock amended to be container grown. Provide 'Treebio Biodegradable Spiral Guards' (Green-tech Product Code: 160PS1031-PRO) or similar to all young sapling trees, whip and feather planting, ensure the main or terminal bud is protruding out above the top of the spiral.

Watering: All plants shall be watered into field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The contractor shall water the trees, hedges and shrubs once planted so that the entire tree pit or planting area is moistened to field capacity.i.e the amount of water retained by the previously saturated soil once full drainage has ceased. Watering to field capacity should continue frequently on a regular basis as deemed necessary for the establishment and continued thriving of all the planting. Additionally watering shall continue during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation is required for transplanted trees is lightly 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 in soft landscape area's to be double staked with crossbar tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm tree brace, rubber adjustable tie and spacer block. Stakes not to exceed more than 650mm above ground level. All trees within hard standing and Highways viability splays to be a clear stem 1.5m high unless otherwise specified.

Root Barriers: Root Barriers (Rerroot 1000 or equivalent approved) to be included adjacent buildings, services and hard standing and a where deemed necessary. Landscape contractor shall check all planting operations comply with appropriate standards and with the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed services, utilities and foundations.

PROTECTION OF THE EXISTING VEGETATION TO BE RETAINED:
Condition 28 (Tree Protection) All existing trees to be retained in each phase or part of the development to be protected in accordance to BS5837:2012 Trees in relation to design, construction & demolition - recommendations. All protective measures especially in relation to fencing and ground protection must b put in place prior to any works commencing in that phase of the development (This includes vegetation clearance, ground-works, vehicle movements, machinery/material delivery ect.). The fencing shall be the same as specified as that depicted in figure 2 page 20 and ground protection as specified in 6.2.3.1 - 6.2.3.5 pages 21 & 22 in BS5837:2012. Signs informing of the purpose of the fencing and warning of the penalties of disruption or damage to trees or there root zones shall be installed at a minimum intervals of 10m and a minimum of two signs per separate stretch of fencing. Once erected the Local Authority's Tree Officer shall be notified so the fencing can be inspected for each phase or part of the development. The Root Protection Area (RPA) within the protective fencing must be kept free of all construction, construction plant, machinery, personnel, digging and scrapping, service runs, waterlogged, changes in level, building material and all other operations, structures, tools, storage and materials. For the duration of each construction phase.

N.A: All planting purpose including all 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 inline with NHBC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis for this site. Where possible only low to moderate water demand tree species have been chosen in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have smaller overall mature height (which are not currently accessed in the NHBC guidance 2017) are proposed to provide variety in the scheme and engineers should consider these location and species. Where necessary new building foundations depths should be designed to accommodate the approved tree species, site specific soil shrinkage and tree species water demand in accordance to the NHBC standards 2017 (Chapter 4.2 Building Near Trees). This planting plan has been prepared for planning purposes and in the absence of fully detailed ground investigation, geological, hydrological surveys. Planting design or species choice may be subject to change, suitability should be checked on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by the landscape contractor that planting can be implemented in accordance to the approved drawings prior to commencement of the works.

Milton Keynes Council

CLIENT

H10 Bletcham Way Phase 2

PROJECT

Landscape Strategy Plan
Sheet 2 of 2

DRAWING

1:500@A1	Sept 2024
SCALE	DATE
EL	SB
DRAWN	CHECKED

No 163.2024.P.LS.05 Rev B

Landscape Architecture

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