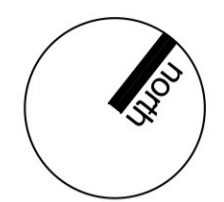


**SOFT LANDSCAPE**

- Existing Trees to be Retained & Root Protection Area (See Arboricultural Impact Assessment 1507C by Quants Environmental)
- Alnus glutinosa** (16-18cm girth, rootballed stock)
- Ulmus 'New Horizon'** (14-16cm girth, rootballed stock)
- Acer campestre** (14-16cm girth, rootballed stock)
- Betula pendula** (10-12cm girth, rootballed stock)
- Carpinus betulus 'Frans Fontaine'** (16-18cm girth, rootballed stock)
- Sorbus aria 'Lutescens'** (14-16cm girth, rootballed stock)
- Crataegus monogyna** (14-16cm girth, rootballed stock)
- Malus 'Evereste'** (14-16cm girth, rootballed stock)
- Shrub Borders**  
Areas of proposed shrubs planting 450mm depth of 'As Dig' topsoil to BS Planted 5/m2.
- Proposed Evergreen Hedge 1.2m**  
-Taxus baccata or similar approved (Bareroot stock, planted in double staggered row, 4no. per linear metre)
- Proposed Fagus sylvatica Hedge 1.2m high**  
(Bareroot stock, planted in double staggered row, 4no. per linear metre)
- Retained Mixed Scrub**
- Planting mix for bioswale;**  
see schedule, planted at 3/m2
- Lawns**



© This drawing, the graphics and the landscape works and ideas depicted therein remains the copyright of Barnes Walker Limited and may not be used, copied in whole or part, or amended without prior written consent. Figured dimensions to be followed in preference to scaled and all dimensions are to be checked on site and in the event of any discrepancy refer to Barnes Walker Limited.

DWG TITLE: SOFT LANDSCAPE STRATEGY  
 PROJECT TITLE: Hinchliffe Mill, Holmbridge

DWG NO: M3320-PA-02-V13  
 CLIENT: Holroyd Homes

Unit 6, Longley Lane  
 Northenden, Manchester  
 M22 4WT

**bw**  
**BARNES WALKER**

DRAWN BY: AC  
 CHECKED BY: MU

DATE: 11.2025  
 SCALE: 1:500@A1

WORK STAGE: Planning

T: 0161 946 0808  
 E: design@barneswalker.co.uk  
 W: www.barneswalker.co.uk

**NOTES:**

**Preparation of Ground Flora Areas**  
 Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.  
 Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site.  
 Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.  
 Existing scrub and weed layer to be removed from site or chopped up to be incorporated during cultivation.  
 Move soil around site to create required levels. Levels to be agreed on site.  
 Control of 'weeds' by repeated applications of a herbicide (e.g. glyphosate) over the growing season and/or repeated cultivation to exhaust weeds (following).  
 Unwanted vegetation can be cut back and removed from site or chopped up to be incorporated during cultivation.

Seed bed cultivation:  
 Cultivate the soil to 150mm depth to alleviate compaction, then rake or harrow and roll to produce a fairly fine, firm surface. Finished seedbed should be firm enough to walk on without leaving impressions and be free of obstructions (e.g. large stones or bricks), and from deep ruts or ridges, due to future mowing requirements.  
 Use "stale seedbed technique" to address issue with annual weeds whose seeds will remain in the soil after clearance - i.e. once seedbed has been prepared, delay sowing seed mixture until after flush of weed seed germination has been killed (by spraying or shallow cultivation). Seedbed is now "stale" and has a reduced weed seed burden.  
 Note: Soil cultivation around established trees and hedges can be very damaging to tree and shrub roots - only surface treatments are safe here.

Sowing:  
 Seed sowing in August - September or March-April following preparation as set out above.  
 Seed Mix to be sown at a rate of 2-5g/m2 to allow an extended period of establishment with room for both fast growing grasses and slower germinating flower seeds.

Protection of Ground Flora areas:  
 Once seeded, all reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross areas ground flora during cultivation, seeding or establishment.

**Native Marginal Aquatic Planting (Bioswales)**  
 No works associated with the creation of native planting and wildflower areas will be carried out until all adjacent construction activities are complete.  
 Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off-site.  
 Re-graded areas are to be feathered into the existing levels using subsoil within the upper 300mm (min).  
 Adjacent areas which may have been disturbed but have not been re-graded, should be stripped of topsoil to 300mm and subsequently deep ploughed to a minimum of 500mm in order to reduce the fertility of the tilth prior to seeding.  
 All other undisturbed areas which are to be cultivated, but are not disturbed by any construction activity are to be sprayed with a suitable residual herbicide. After a suitable time period, i.e. when the sward has died off, the areas should be stripped of topsoil to a depth of 300mm.  
 All earthworks including topsoil stripping, subsoil stripping, soil spreading works and cultivation activities, shall only be carried out when the soil is sufficiently dry that no damage to the structure of the soil will result.  
 The handling of soil and subsoil generally, should be kept to a minimum.

Seed bed cultivation:  
 All areas to be seeded are to be cultivated to create a well broken seed bed, forming a minimum tilth of 25mm which crumbles easily. Stones larger than 70mm in any dimension are to be picked and disposed of in a suitable manner.  
 All cultivation works are to be undertaken in late summer prior to the seed being sown.  
 If necessary, the cultivated subsoil should be sprayed with a suitable non-selective herbicide to control emerging weeds prior to seeding.

**Preparation of Planting Beds**  
 Rubbish, concrete, metal, glass and decayed vegetation are to be removed and disposed of off site.  
 Stones with the largest dimension exceeding 75mm are to be removed from planting beds and disposed of off site.  
 Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.  
 Remove any existing weed growth.  
 Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.  
 All site preparation, planting and maintenance to comply with BS 4429.

**Topsoil**  
 All topsoil to be of good quality in accordance with BS 3882:2015. Depth for planting beds 450mm minimum, and for turf 150mm minimum.

**Plants/Trees General**  
 To be materially undamaged, sturdy, healthy and vigorous in condition.  
 To be of good shape without elongated shoots and characteristic of the species.  
 To be grown in a suitable environment in order to be fully hardy.  
 To be free from pests, discoloration, weeds and physiological disorders.  
 Budded or grafted plants to be bottom worked.  
 All trees, hedging, shrubs and plants to comply with BS 3936 specification for nursery stock.  
 Species will be true to name and of British origin/provenance where appropriate.  
 Do not substitute species, variety and form, or reduce the specified number/density of plants without prior agreement.  
 Note: sizes shown are minimum.  
 Read with drawings and reports by Arboricultural Consultant.  
 Do not plant within rainshadow under a roof overhang.  
 All planting to be watered as required immediately after planting.  
 All new trees to be positioned in accordance with the requirements of Table A.1, BS5837:2012.  
 All new turf to be fine quality e.g. Festival by AllTurf or equivalent and laid in accordance with BS 3969 1998 + A1:2013.  
 Any works to existing trees to be carried out in accordance with the guidance set out in BS3998:2010.

**Mulch**  
 At completion carefully spread a general purpose mulch - prepared in accordance with PAS 100 - to an even depth of 5cm to all ornamental planted areas (sample supplier Green Tech Tel: 01423 332100)

**Native Hedges and Woodland Planting**  
 Native hedging and woodland whip plants to be protected from rabbits using rabbit guards.  
 To be kept free of weeds during establishment using secured mulch matting.  
 Bare root plants to be notch planted to depth of root collar in accordance with BS4428  
 Container grown plants to be planted to depth of original root collar in accordance with BS4428  
 All plants planted into mulch mats to be planted with appropriate long release fertiliser pellets (e.g. Osmocote Tel: 01282 873333), applied in accordance with the manufacturer's recommendations and directions.  
 Selective thinning for long term management to be undertaken every 5 to 7 years until woodland structure attained.

**Tree Stakes**  
 Stakes to be 65mm diameter tanalised softwood and pointed at one end. Top of stake to be 600mm above ground level and fixed to tree with 1 No suitable rubber tie. Stake to be firm in ground, position stake at time of planting.

**SCHEDULE OF IMPLEMENTATION**  
 The landscape works shall be carried out within 12 months from the date when building works are complete.

Bare root and rootballed stock to be planted within the winter planting season (October to March).  
 Seeding to be undertaken in Spring.  
 Trees and large stock plants to be planted first.

These seasons are subject to variation and timing should be clarified prior to planting in accordance with advice from the Horticultural Trades Association Tel: 0118 9303132

**SUPERVISION OF WORKS AND APPROVED SAMPLE PLOTS**  
 Detailed planting plans giving guidance and details of plant groupings, arrangements and planting practice will be drawn up with direct reference to this plan. The landscape contractor will plant the scheme in accordance with these details.  
 The landscape contractor will contact the Landscape Architect after the first 5 plots have been planted. Reasonable notice must be given. The Landscape Architect will visit the site to inspect the completed works. The approved plots will serve as a guide for the remaining works. Works should not proceed until this approval has been confirmed.

**INDICATIVE PLANTING SCHEDULE**

ORNAMENTAL SHRUBS	Size in cm	Root Condition
		Pot size (C)
<b>SHRUBS</b>		
Azelea (Pink)	40-60cm	10L
Azelea (Purple)	40-60cm	10L
Azelea (White)	40-60cm	10L
Bergenia cordifolia	30-40cm	5L
Euonymus alatas 'Compacta'	30-40cm	10L
Chaenomeles x superba 'Jet Trail'	30-40cm	10L
Euonymus 'Gaiety'	30-40cm	10L
Euphorbia amygdaloides var. robbiae	30-40cm	5L
Euphorbia amygdaloides 'Purpurea'	30-40cm	5L
Euphorbia x martini	30-40cm	5L
Geranium x oxonianum 'Wargrave Pink'	30-40cm	5L
Heuchera villosa 'Palace Purple'	30-40cm	5L
Hydrangea arborescens 'Annabelle'	60-80cm	10L
Hydrangea macrophyllum 'Blue Wave'	40-60cm	10L
Hydrangea paniculata 'Vanille Fraise'	60-80cm	10L
Hylotelephium (Herbstfreude Group)	30-40cm	5L
Lavandula angustifolia 'Hidcote'	30-40cm	10L
Liriope muscari	30-40cm	5L
Polystichum aculeatum	30-40cm	5L
Persicaria affinis	30-40cm	5L
Pennisetum alopecuroides 'Little Bunny'	40-60cm	5L
Polystichum polyblepharum	30-40cm	5L
Tiarella cordifolia	30-40cm	5L
Tiarella 'Pink Skyrocket'	30-40cm	5L
Skimmia japonica 'Fragrans'	40-60cm	10L
Skimmia japonica 'Rubella'	40-60cm	10L
Skimmia x confusa 'Kew Green'	40-60cm	10L
Spirea japonica 'Goldflame'	40-60cm	10L
<b>CLIMBING SHRUBS</b>		
Hydrangea petiolaris	60-80cm	5L
Wisteria sinensis	200-250cm	10L

BIOSWALE MIX		
Miscanthus sinensis 'Kleine Fontane'	30cm	2L
Iris sibirica	30cm	2L
Astilbe alba	30cm	2L
Caltha palustris	30cm	2L

