

Report to Planning Committee

11 May 2022

| Application Reference | DC/21/66339 |
|-------------------------|--|
| Application Received | 17 November 2021 |
| Application Description | Proposed 13 No. dwellings including |
| | amendment to plot 197 approved under |
| | planning application DC/20/64152. |
| Application Address | Land At West Bromwich Street |
| | Oldbury |
| | B69 3AT |
| Applicant | Taylor Grange (Oldbury) Ltd and Lovell |
| | Partnerships Ltd |
| Ward | Oldbury |
| Contact Officer | Carl Mercer |
| | carl_mercer@sandwell.gov.uk |

1 Recommendations

- 1.1 That, subsequent to ratification by Council of the departure from 'mixeduse', planning permission is granted subject to the following conditions relating to:
 - (i) External materials;
 - (ii) Finished floor levels;
 - (iii) Contamination;
 - (iv) Drainage;
 - (v) Acoustic glazing and ventilation;



- (vi) Energy statement;
- (vii) Boundary treatments;
- (viii) Landscaping;
- (ix) Open space management plan;
- (x) Electric vehicle charging;
- (xi) Construction method statement;
- (xii) Removal of permitted development rights; and
- (xiii) Retention of parking.

2 Reasons for Recommendations

2.1 The proposal raises no significant concerns from a policy, design or highway perspective and would deliver housing in a sustainable location, in conjunction with the adjacent housing site currently under construction.

3 How does this deliver objectives of the Corporate Plan?



Quality homes in thriving neighbourhoods – The design of the proposal is acceptable in respect of national and local planning policy.

4 Context

- 4.1 The application is being reported to your Planning Committee because the site is part of a mixed-use allocation in the development plan which does not include residential use. As such, the proposal is a departure from the development plan and requires the further approval of Council, should Planning Committee resolve to approve.
- 4.2 Additionally, in the interests of transparency, the agent for the application is a former Director of Regeneration and Economy at Sandwell Council.



4.3 To assist members with site context, a link to Google Maps is provided below:

West Bromwich Street, Oldbury

5 Key Considerations

5.1 The material planning considerations which are relevant to this application are:

Government policy (NPPF); Layout and density of buildings; Design, appearance and materials; Access, highway safety, parking and servicing; Contamination by a previous use; Noise; Coal mining legacy (stability); and Flood risk.

6. The Application Site

6.1 The application relates to a parcel of land in the northwest corner of a larger development site bounded by West Bromwich Street. Two storey dwellings are situated across the road to the north, industrial units to the west and an associated major housing scheme is currently under construction on the adjacent site to the east and southeast.

7. Planning History

7.1

| DC/20/64152 | Proposed Development of | Approved - |
|-------------|---------------------------|------------|
| | 152 No.2,3,4 bedroom | 10.02.2021 |
| | dwellings and 82 No.1 and | |
| | 2 bedroom apartments | |
| | together with associated | |
| | roads, car parking, open | |



| space and associated | |
|----------------------|--|
| works. | |

8. Application Details

- 8.1 The development proposes 13 dwellings inclusive of an amendment to plot 197 approved under planning application DC/20/64152. Plot 197 was approved as a detached dwelling and this application proposes its removal in place of a pair of semi-detached dwellings (plots 246 and 247). Supporting documentation states that the application is for 12 additional dwellings in acknowledgment that the one dwelling has already been approved as part of the larger site. However, the plot to be amended is part of the site area of this planning application and has accordingly been included in the description of development for completeness.
- 8.2 The development proposes a mix of two, three and four bed house types, of semi-detached and terrace design and of two and two and a half storeys in height.
- 8.3 Amended plans have been received which address minor layout issues raised by Urban Design.

9. Publicity

9.1 The application has been publicised by neighbour notification letter, site and press notice without response.

10. Consultee responses

10.1 Planning and Transportation Policy

No objection. The policy officer has stated that, at 13 units, the site triggers the NPPF requirement for affordable home ownership. However, this requirement has not been adopted into development plan policy by



way of a plan review; and therefore, I am of the understanding that, in this circumstance, it is not appropriate to enforce compliance with NPPF policy if it has not been formally adopted into the development plan. The development is liable for Community Infrastructure Levy (CIL).

10.2 Highways

No objection.

10.3 Urban Design

No objection. The long-term maintenance of the open space to the north of the site has been questioned. The developer has confirmed that the open space and associated landscaping would be privately managed areas. A management plan for the larger site has been submitted which would be expanded to include the additional plots if the application is approved. This can be requested by condition.

10.4 Lead local flood authority

Further detail required. It is considered that surface flood matters are not insurmountable and will be addressed by the submission of further detail before the decision is issued or can be ensured by condition. The larger scheme addressed this matter, so it is evident that the issue can be resolved.

10.5 Severn Trent

No objection subject to condition.

10.6 Public Health (Air Quality)

No objection. Electric vehicle charging, low NOx boilers and construction method statement required by condition. However, low NOx boilers have not been ensured on the larger site, and therefore I do not think it is appropriate to ensure them in this instance.



10.7 Public Health (Contaminated Land)

No objection subject to condition.

10.8 Public Heath (Noise)

No objection subject to a similar condition being imposed as with the consent for the larger site; namely, submission of a specification for acoustic glazing and acoustic ventilation for properties fronting onto West Bromwich Street to safeguard residents of the proposed dwellings from road traffic noise.

10.9 West Midlands Police

No objection.

10.10 Coal Authority

No objection. The Coal Authority is satisfied with documentation received from the developer informing it that mine entries affecting the site and associated shallow workings have been stabilised.

11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

12. Local Planning Policy

12.1 The following polices of the council's development plan are relevant:

BCCS

CSP4 – Place Making



- DEL1 Infrastructure Provision
- HOU1 Delivering Sustainable Housing Growth
- HOU2 Housing Density, Type and Accessibility
- EMP5 Improving Access to the Labour Market
- TRAN2 Managing Transport Impacts of New Developments
- TRAN4 Creating Coherent Networks for Cycling and for Walking
- ENV3 Design Quality
- ENV5 Flood Risk, Sustainable Drainage Systems / Urban Heat Island
- ENV7 Renewable Energy
- ENV8 Air Quality

SADD –

SAD H2 - Housing Windfalls SAD EMP 2 - Training and Recruitment SAD EOS 9 - Urban Design Principles SAD DC 6 - Contaminants, Ground Instability, Mining Legacy

- 12.2 In respect of CSP4 the design of the development is influenced by the context of the local area and would enhance the attributes the area offers in terms of its local character.
- 12.3 Infrastructure provision, in this case EVC bays, would be ensured by condition (DEL1). The proposal is CIL liable.
- 12.4 Whilst land is identified and allocated in the development plan to meet the borough's sustainable housing growth, under policy HOU1 additional housing capacity will also be sought elsewhere through planning permissions on suitable sites. As such, this proposal would assist with providing much needed housing within the borough.
- 12.5 The proposal meets the requirements of policy HOU2 in that it proposes a range of types and sizes of accommodation which would be accessible by sustainable transport to residential services. The proposal would also achieve high quality design with minimal amenity impact.



- 12.6 Training and recruitment opportunities should be provided as part of any new development (EMP5 and SAD EMP 2). The Employment and Skills officer has confirmed that, due to the commitments made by the developer on the larger site, a further condition would not be required.
- 12.7 Highways raise no objection to the traffic generation attributed to this development (TRAN2).
- 12.8 Sufficient amenity space is provided to allow for cycle parking provision (TRAN4).
- 12.9 The proposal raises no significant concerns in respect of design and is therefore compliant with policy ENV3 and SAD EOS 9.
- 12.10 Drainage can be addressed by the submission of further information and/or a compliance condition (ENV5).
- 12.11 It is likely that the requirements of policy ENV7 can be met by a 'fabric first' approach, which aims to minimise the need for energy consumption through building design and is generally considered to be more sustainable than relying on energy saving technology, or renewable energy generation. A statement is required by condition to this effect.
- 12.12 In respect of air quality (ENV8), electric vehicle charging points can be ensured by condition.
- 12.13 The proposed dwellings would be a windfall, subject to SAD H2. The proposal meets the requirement of the policy as it is previously developed land, suitable for residential development, and capable of meeting other plan policies.
- 12.14 Contamination can be addressed by condition; the Coal Authority has no objection in respect of stability (SAD DC 6).



13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.2 Layout and density of buildings / Design, appearance and materials

The Urban Design officer has confirmed that the layout of the proposal is broadly in line with the council's residential design guidance. The scale of the development would be two storeys, and the proposal continues the style and appearance of the adjacent site.

13.3 Access, highway safety, parking and servicing

The development meets with the approval of the highway authority and parking spaces are in accordance with the requirements of council design guidance.

13.4 Contamination by a previous use

No significant issues anticipated. The matter can be addressed by condition.

13.5 Noise

Matters raised can be addressed by condition.

13.6 Coal mining legacy (stability)

No objection from the Coal Authority.

13.7 Flood risk

Further information awaited but can be addressed by condition.



14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so. Given that no significant objections are raised to the proposal, it is considered that refusal of the application would not be easily defensible at appeal.

15 Implications

| Resources: | When a planning application is refused the applicant |
|--------------|---|
| | has a right of appeal to the Planning Inspectorate, and |
| | they can make a claim for costs against the council. |
| Legal and | This application is submitted under the Town and |
| Governance: | Country Planning Act 1990. |
| Risk: | None. |
| Equality: | There are no equality issues arising from this proposal |
| | and therefore an equality impact assessment has not |
| | been carried out. |
| Health and | None. |
| Wellbeing: | |
| Social Value | Jobs and apprenticeships ensured by previous |
| | consent. |

16. Appendices

Site Plan Context Plan 401 Rev 06 410 Rev 02



DC/21/66339 Land At West Bromwich Street, Oldbury



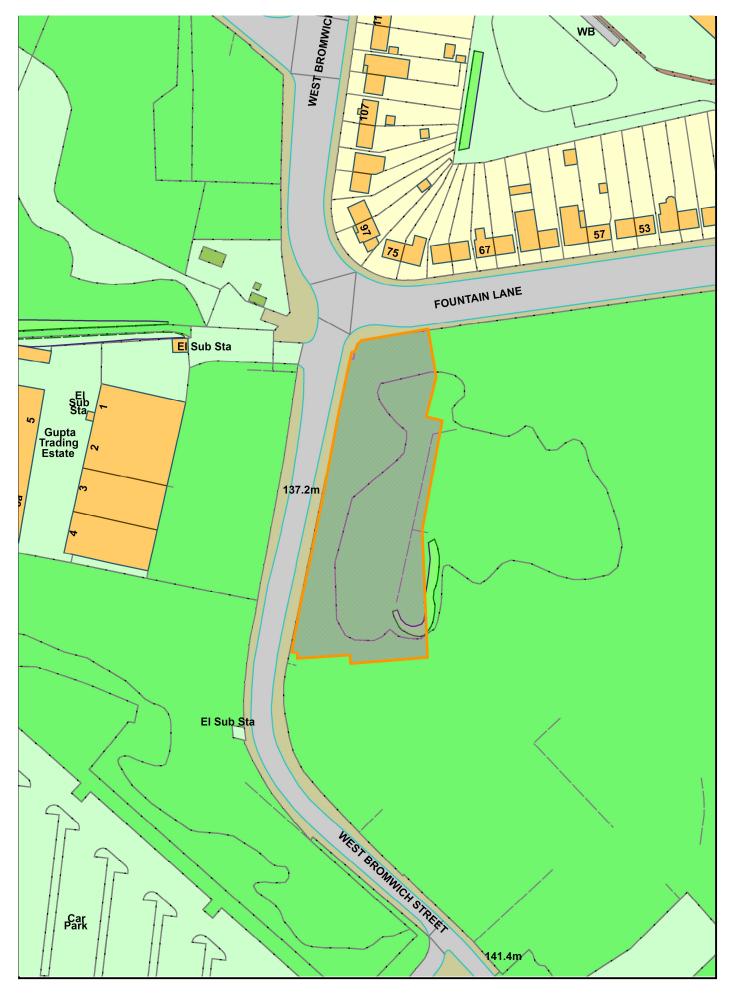


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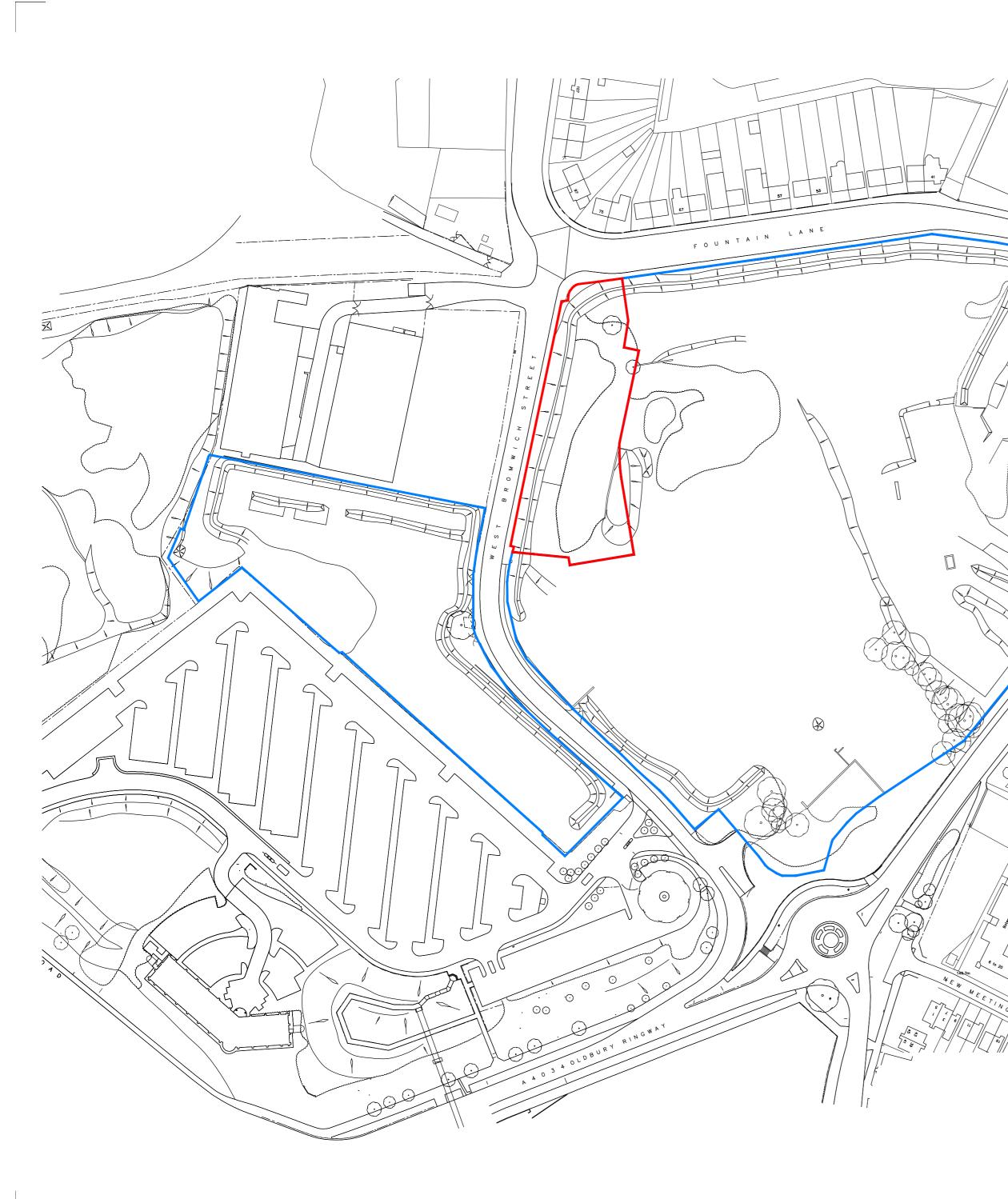
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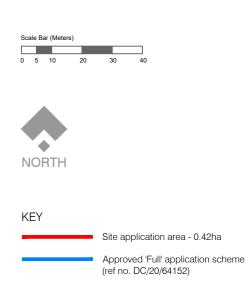


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NOTES:

- Maria - Mari



| 03 | 27.10.21 | Amended in line with Client's comments | SP |
|-----|----------|--|-----|
| 02 | 26.10.21 | Amended in line with Client's comments | SP |
| 01 | 01.07.21 | Red line boundary amended following Client comments. | SP |
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FOUNTAIN LANE, OLDBURY ADDITIONAL LAND

Drawing Title

LOCATION PLAN

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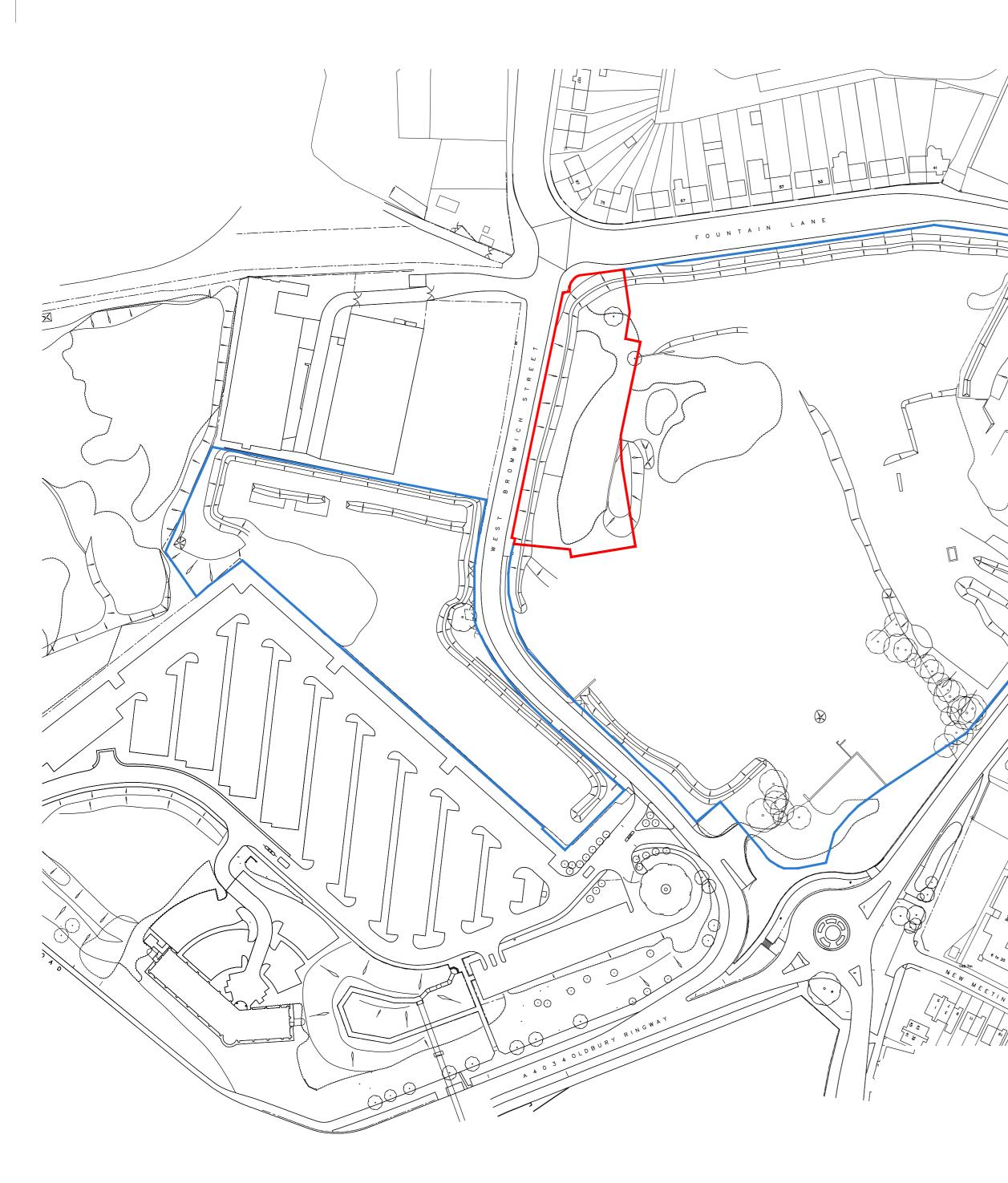
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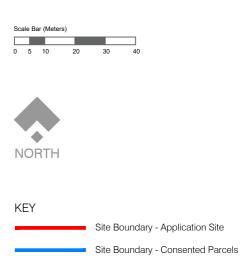


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| 01 | 01.07.21 | Red line boundary amended following Client comments. | SP |
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Client

LOVELL

Project

FOUNTAIN LANE, OLDBURY ADDITIONAL LAND

Drawing Title

COMPOSITE LOCATION PLAN

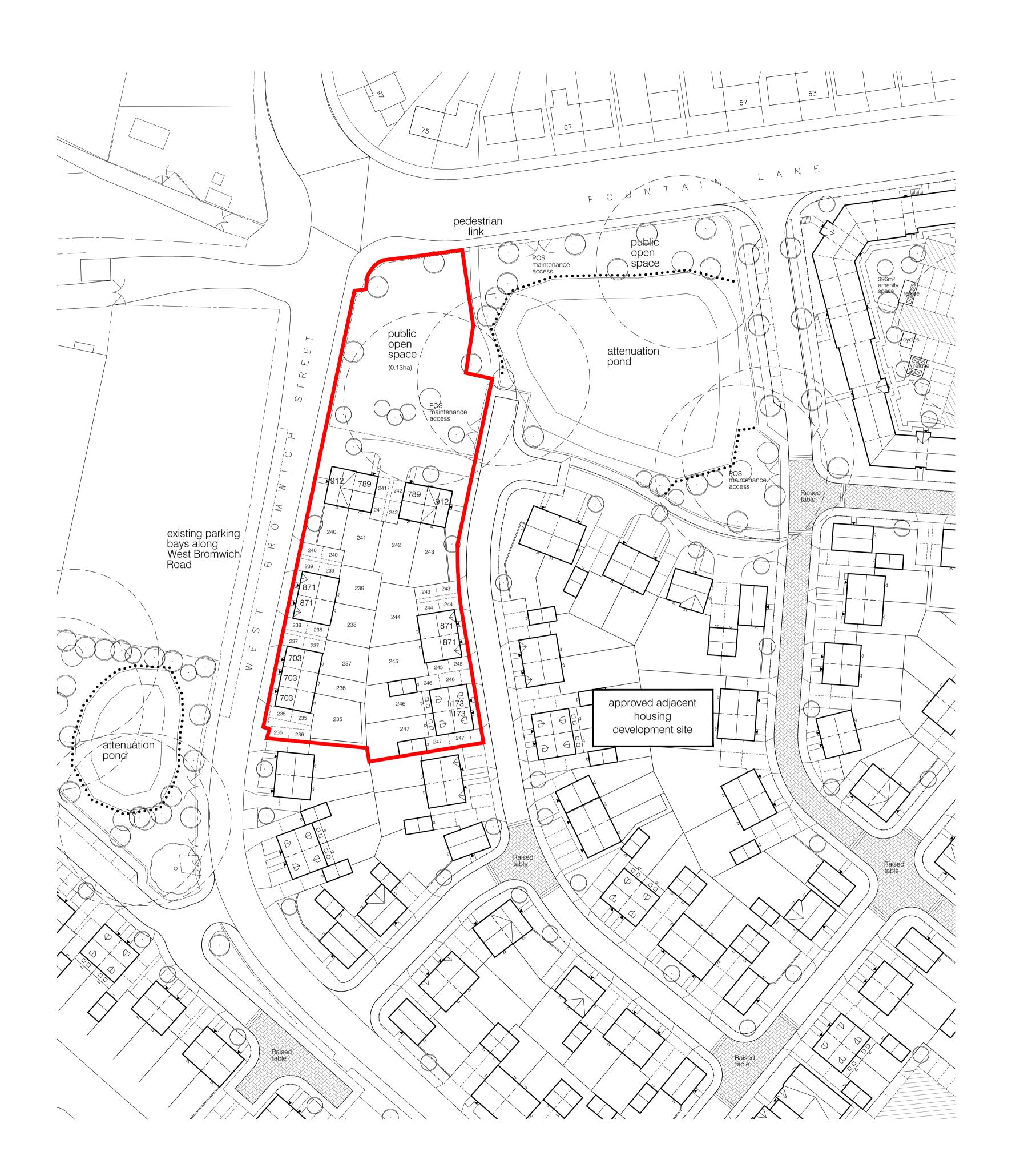
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Factory





| SCHEDULE OF ACCOMMODATION | | | | |
|---------------------------|------|------|-------------------------------|--|
| | Area | N° | Total Area (ft ²) | |
| | | | | |
| 703 - 2 bed, 2 storey | 703 | 3 | 2,109 | |
| 789 - 2 bed, 2 storey | 789 | 2 | 1,578 | |
| 871 - 3 bed, 2 storey | 871 | 4 | 3,484 | |
| 912 - 3 bed, 2 storey | 912 | 2 | 1,824 | |
| 1173 - 4 bed, 2.5 storey | 1209 | 2 | 2,418 | |
| | | | | |
| Total: | | 13 | 11,413 | |
| | | | | |
| | Hect | ares | Acres | |
| Site Area (gross): | 0.4 | 2 | 1.04 | |
| Site Area (net): | 0.2 | 9 | 0.72 | |
| Public Open Space: | 0.1 | 3 | 0.32 | |
| Density (plots/net area): | 44. | 8 | 18.06 | |

KEY

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------ Estate railings to public open spaces

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Scale Bar (Meters)

| 0 | 5 | 10 | 20 | 30 | 40 |
|---|---|----|----|----|----|

Site Boundary - Application Area

Existing dense planting to be removed

Indicative mineshaft locations with 20m no build stand off

900mm high railings to front defensible spaces

1.8m high brick screen walls to enclose private spaces

04 27.10.21 Amended in line with Client's comments SP 03 27.10.21 Amended in line with Client's comments SP 02 01.07.21 Slight amendment to the red line boundary and plot 236's parking. SP 01 22.06.21 Minor amendment to Schedule of Accommodation. SP REV DATE NOTES

CHK Client

Drawing Title

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LOVELL Project FOUNTAIN LANE, OLDBURY

ADDITIONAL LAND

PROPOSED SITE PLAN

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401

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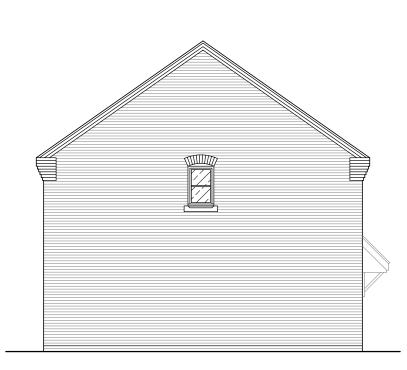
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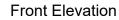
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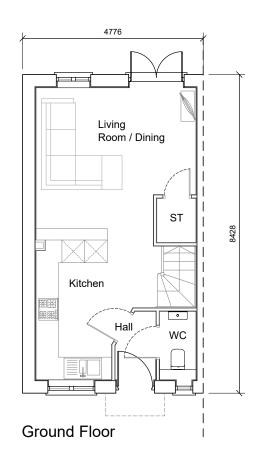


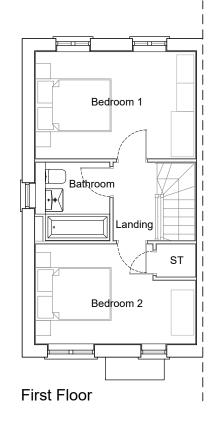




Side Elevation

Rear Elevation





For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)



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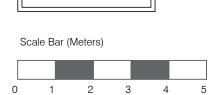
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FOUNTAIN LANE OLDBURY

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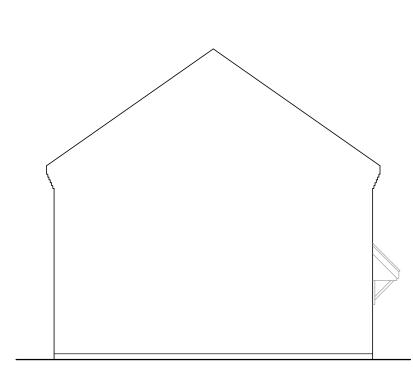
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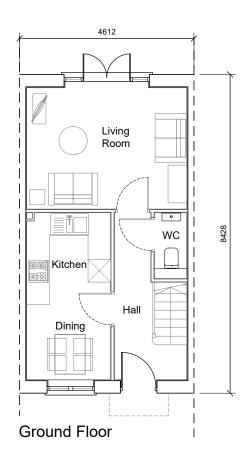


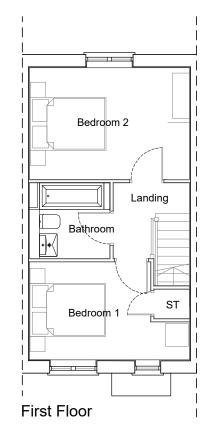


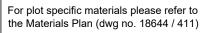
Front Elevation

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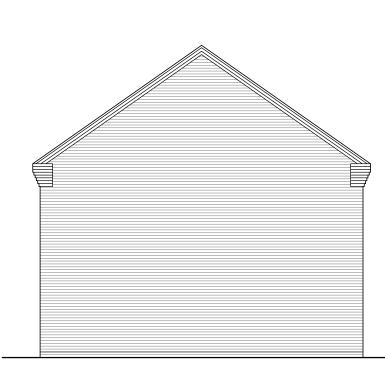
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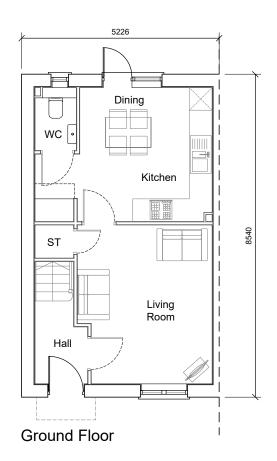


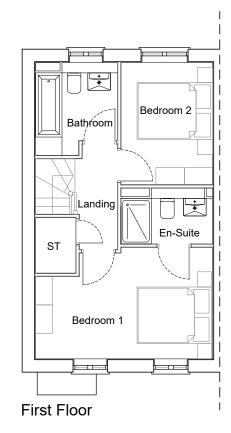


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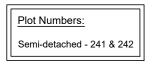
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FOUNTAIN LANE OLDBURY

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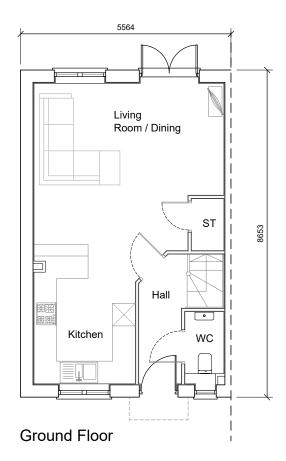
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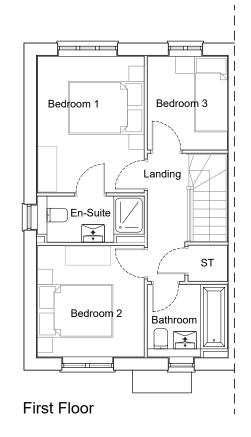


Front Elevation

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Rear Elevation





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HOUSE TYPE 871 OPEN PLAN ARRANGEMENT Drawn Checker TS LL A3 1:100 APRIL 2021

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FOUNTAIN LANE OLDBURY

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Semi-detached - 244 & 245

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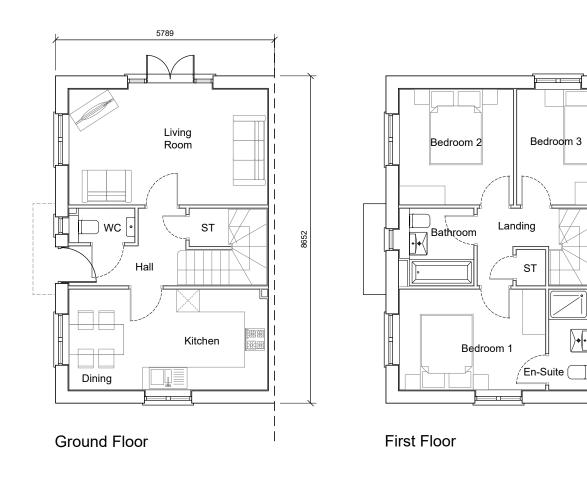


Front Elevation

Front / Side Elevation

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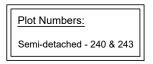
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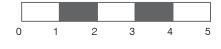


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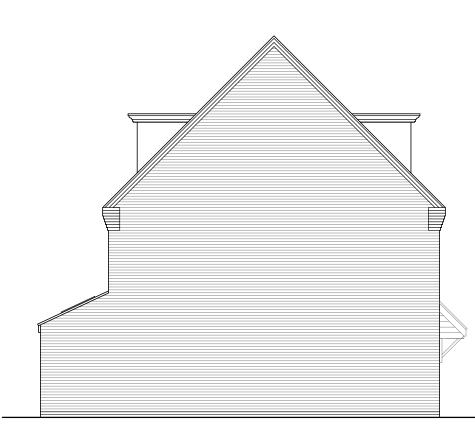
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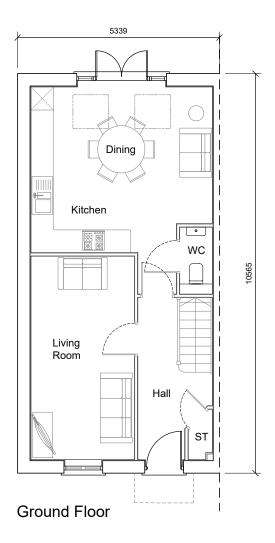


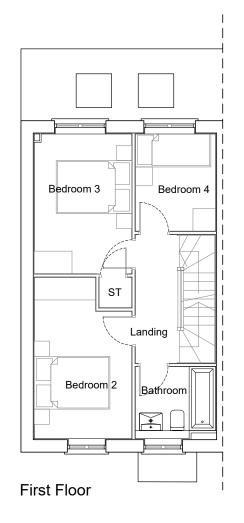


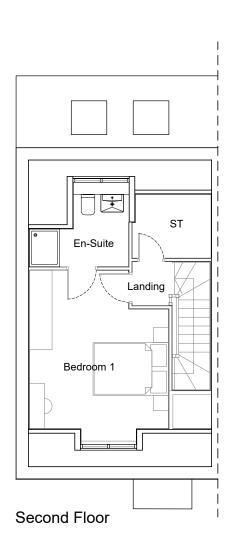
Front Elevation



Rear Elevation



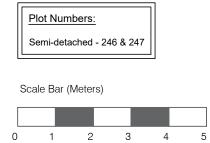




For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)

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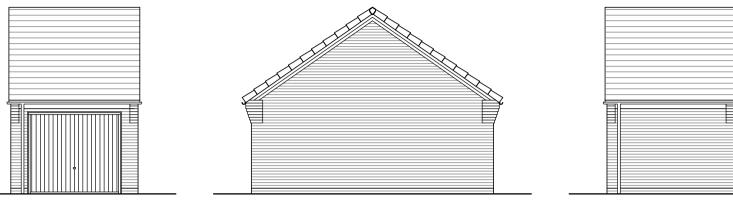
REV DATE NOTES

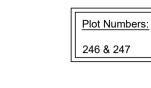
Warwick London Birmingham Manchester Leeds Canterbury Glasgow Dublin The Old Library Hagley Road Stourbridge DY8 1QH Tel. 01384 909850 www.corstorphine-wright.com

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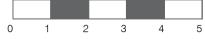
Figured dimensions only to be taken from this drawing. DO NOT SCALE. All contractors must visit the site and be responsible for checking all setting out dimensions and notifying the architect of any discrepancies prior to any manufacture or construction work.

NOTES:









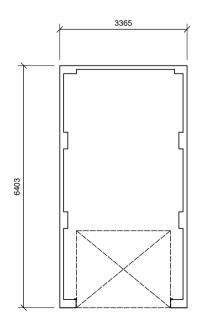
СНК

APRIL 2021

Front Elevation

Side Elevation

Rear Elevation



Floor Plan

| | Project No. 18644 | Drawing No. 409 | Revision 00 |
|----------|--------------------------------------|--|---|
| | COR | | IGHT |
| refer to | | | Warwick London Birmingham Manchester Leeds Canterbury Glasgow |
| 4 / 411) | The Old Library Ha Tel. 01384 909 | gley Road Stourbr 9850 www.corstorp | 0 |

FLOOR PLANS AND ELEVATIONS

aper Size Scale

A4 1:100

REV DATE NOTES

Client LOVELL Project FOUNTAIN LANE OLDBURY Drawing Title SINGLE GARAGE

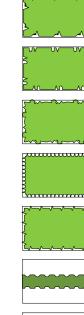
Drawn

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For plot specific materials please refer to the Materials Plan (dwg no. 18644 / 411)

LEGEND: SOFT LANDSCAPING GROUND COVER: deciduous shrub ground cover



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planting with specimen shrubs. GROUND COVER: evergreen shrub ground cover

planting with specimen shrubs. GROUND COVER: herbaceous ground cover planting

with specimen shrubs. GROUND COVER: ornamental grass ground cover

planting as detailed. GROUND COVER: coniferous ground cover planting as

HEDGE: evergreen shrub hedge as detailed.

NATIVE HEDGE: shrub hedge as detailed, reinforced

with timber post & wire fence where indicated. SPECIMEN SHRUBS: specimen shrub planting as

detailed. SPECIMEN CLIMBERS: specimen climbing plants as detailed.

GRASS (PLOT FRONTAGES): cultivated turf to road frontages, existing areas to be made good with seed.

GRASS (POS AREAS): cultivated turf to road frontages, existing areas to be made good with seed.

WILDFLOWER MEADOW AREAS: to be seeded with Germinal Seeds Amenity mix as agreed; refer to notes. BULB PLANTING: scattered in proposed grassed areas, under trees and adjacent to and/or in shrubbed areas.

WOODLAND PLANTING: native screen planting mix as

TREE PLANTING: deciduous tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth. Root barriers to be used where within 1.5m of highway.

TREE PLANTING: evergreen tree planting with NHBC radii. Tree Canopy spread illustrated at 25 years growth. Root barriers to be used where within 1.5m of highway.

PROPOSED PERIMETER RAILINGS: Refer to Architects information.

EXISTING OFF SITE TREES

EXISTING TREES:

Existing retained/ removed trees not shown on the landscape proposal drawings. It is assumed all existing self set trees and vegetation within the development area are to be removed to facilitate development (subject to an arboricultural survey). It is also assumed larger, more mature perimeter trees may be retained.

NHBC Guidelines 2020 Chapter 4.2 'Building near trees':

NHBC tree radii illustrated based on Medium soils assuming foundation depth of 0.9m. Buildings within the NHBC tree radius should be designed so that their foundations are to a suitable depth in accordance with the NHBC guidelines.

Asterisk (*) on planting tags identify shrubs with a mature height above 1.5m where adjacent foundation should be designed by

Engineers in accordance with NHBC guidelines 2020 Tables 3 or 5 of

sections D & E.

PLANT SCHEDULE: Bromford Road (Phase 2)

| No. | Species Name | Specification | Girth | Height | Density |
|-----|----------------------------|--|---------|-----------|---------|
| 1 - | Betula utilis jacquemontii | 3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1 | 14-16cm | 400-450cm | Counted |
| 1 - | Prunus avium | 3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1 | 14-16cm | 400-450cm | Counted |
| 1 - | Quercus robur | 3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1 | 14-16cm | 400-450cm | Counted |
| - | Sorbus aria | 3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1 | 14-16cm | 400-450cm | Counted |
| - | Sorbus aucuparia | 3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1 | 14-16cm | 400-450cm | Counted |
| 3 - | Tilia cordata | 3x :Extra Heavy Standard :Clear Stem 175-200 :5 brks :RB :PG 1 | 14-16cm | 400-450cm | Counted |

| Hedg | ging | | | | | | |
|-------|---------------------------------------|---------------------------------|-------|----------|----------|----------|--|
| No. | Species Name | Specification | Girth | Diameter | Height | Pot Size | Density |
| 10 - | Berberis thunbergii 'Atropurpurea' | Bushy :5 brks :C | | | 30-40cm | 3L | 0.3Ctr |
| 10 - | Berberis thunbergii 'Aurea' | Bushy :3 brks :C | | | 30-40cm | 3L | 0.3Ctr |
| 349 - | Carpinus betulus (*) | 1+1 :Transplant :BR :PG 1 | | | 80-100cm | | 0.4Ctr Double Staggered at 0.35m offset |
| 4 - | Elaeagnus pungens 'Maculata' (*) | Branched :3 brks :C | | | 30-40cm | 3L | 0.3Ctr |
| 14 - | Hypericum 'Hidcote' | Bushy :5 brks :C :PG 8 | | | 30-40cm | 3L | 0.45Ctr Double Staggered at 0.35m offset |
| 8 - | Mahonia japonica (*) | Branched :3 brks :C | | | 30-40cm | 3L | 0.3Ctr |
| 18 - | Photinia x fraseri 'Little Red Robin' | Bushy :6 brks :C :PG 1 | | | 30-40cm | 3L | 0.45Ctr Double Staggered at 0.35m offset |
| 4 - | Photinia x fraseri 'Red Robin' (*) | Branched :6 brks :C | | 15-20cm | 30-40cm | 3L | 0.3Ctr |
| 13 - | Prunus laurocerasus 'Etna' (*) | Bushy :4 brks :C | | | 40-60cm | 3L | 0.3Ctr |
| 4 - | Pyracantha saphyr 'Orange' (*) | Branched: 4 brks: C | | | 60-80cm | 3L | 0.3Ctr |
| 9 - | Pyracantha saphyr 'Orange' (*) | Leader With Laterals :4 brks :C | | | 40-60cm | 3L | 0.3Ctr |
| 4 - | Pyracantha saphyr 'Red' (*) | Branched: 4 brks: C | | | 60-80cm | 3L | 0.3Ctr |
| 4 - | Pyracantha saphyr 'Yellow' (*) | Branched: 4 brks: C | | | 60-80cm | 3L | 0.3Ctr |
| 374 - | Viburnum tinus 'Eve Price' (*) | Bushy :5 brks :C :PG 1 | | | 30-40cm | 5L | 0.45Ctr Double Staggered at 0.3m offset |

Shrubs

| 511 | UDS | | | | | | | | | |
|------|------------------------|--------------------|-------------------------|-----------|-----------|------------------|----------|----------|----------|---------|
| No. | Species Name | | Specifico | ation | | | Diameter | Height | Pot Size | Density |
| 1 - | Amelanchier lamara | ckii (*) | Brancheo | d :6 brks | :C :PG 1 | 1 | | 80-100cm | 10L | Counted |
| 2 - | Euonymus fortunei 'E | merald 'n' Gold' | Bushy :9 I | orks :C : | PG 8 | | 30-40cm | 25-30cm | 5-7.5L | 3/m² |
| 5 - | Euonymus fortunei 'E | merald Gaiety' | Bushy :9 | orks :C : | PG 8 | | 30-40cm | 25-30cm | 5-7.5L | 3/m² |
| 3 - | Hebe 'Sutherlandii' | | Bushy :5 l | orks :C : | PG 9 | | 20-30cm | | 3L | 4/m² |
| 5 - | Hebe rakaiensis | | Bushy :5 I | orks :C : | PG 9 | | 20-30cm | | 3L | 3/m² |
| 4 - | Hypericum x moseria | anum | Bushy :7 I | orks :C : | PG 8 | | | 30-40cm | 3L | 4/m² |
| 10 - | Lavandula angustifo | olia 'Hidcote' | Bushy :9 | orks :C : | PG 10 | | | 30-40cm | 7.5L | 3/m² |
| 10 - | Lonicera nitida 'May | ' Green' | Bushy :6 I | orks :C : | PG 2 | | 30-40cm | | 3L | 3/m² |
| 1 - | Magnolia stellata (*) | | Brancheo | d :5 brks | :C :PG 1 | 1 | | 80-100cm | 25L | Counted |
| 3 - | Pachysandra termin | alis 'Green Carpet | ' Several s | hoots :7 | brks :C : | :PG 8 | 15-20cm | | 2L | 4/m² |
| 7 - | Prunus laurocerasus | 'Otto Luyken' | Bushy :5 brks :C :PG 8 | | | | 40-60cm | 5-7.5L | 3/m² | |
| 3 - | Rosmarinus offi.'Miss | Jessop's Upright' | Bushy :4 brks :C :PG 9 | | | | 30-40cm | 3L | 3/m² | |
| 5 - | Santolina chamaec | yparissus | Bushy :7 brks :C :PG 10 | | | | 20-30cm | 3L | 3/m² | |
| 5 - | Skimmia japonica 'R | ubella' | Bushy :4 l | orks :C : | PG 8 | | | 30-40cm | 5L | 3/m² |
| 5 - | Spiraea japonica 'C | andle Light' | Bushy :6 l | orks :C : | PG 6 | | | 30-40cm | 3L | 3/m² |
| 6 - | Spiraea japonica 'Fi | re Light' | Bushy :6 l | orks :C : | PG 6 | | | 30-40cm | 3L | 3/m² |
| | | | | | | | | | | |
| Her | baceous | | | | | | | | | |
| No. | Species Name | Specification | Diameter | Height | Pot Size | Densit | y | | | |
| 2 - | Alchemilla mollis | Full Pot :C :PG HB | | | 2L | 3/m ² | | | | |
| | Bergenia 'Silberlicht' | | | | 2L | 7/m ² | | | | |

PLANNING NOTES (SOFT LANDSCAPE):

1. SOILS: Subgrade / subsoil to be prepared in accordance with BS 8601:2013 and BS 4428:1989 and scarified or ripped to 300mm depth prior to spreading topsoil to alleviate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS 3882: 2015 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to BS 3882:2015 and ameliorated as required to meet the required characteristics as detailed within Table 1 of BS 3882:2015 specification. Grass areas to be a minimum depth of 150mm, Shrub beds 450mm depth and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth evenly worked into soil.

N.B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements. 2. BUILDING FOUNDATION DESIGN: All landscape proposals are to be referred to by the structural

engineer during foundation design.

3. PROPOSED PLANTING: Should planting be required outside of the planting season (October -March) any bare root or rootballed stock specified is to be replaced with containerised stock to an 35g/m2, including: appropriate or similar specification to the approval of the landscape architect prior to ordering.

4. EXISTING TREES: Where trees are to be retained they should be subject to a full arboricultural inspection to assess condition and safety. Retained trees shall be protected from damage by erection of 2.3m weldmesh fencing on a scaffold framework in accordance BS 5837:2012 Figure 2. These barriers shall be maintained in position and in good condition until works are complete. Fencing to be located in accordance with Table D.1 at a radius of 12 times the stem diameter (single stem trees) or based on the combined stem diameter for multistem trees (trees with more than one stem arising below 1.5m above ground level) refer to Clause 4.6. Further precautions are to be taken as detailed within BS 5837:2012 6.2.4.

5. TREE SURGERY / REMOVAL: Tree surgery and tree removal to be carried out by an Arboricultural Association approved Tree surgeon in accordance with BS 3998:2010. Arisings to be removed to a licensed tip.

6. TREE PLANTING: All trees to be in accordance with BS 3936 and The National Plant Specification - 'Rootballed Trees' recommendations. Trees to be planted in accordance with BS 4428:1989 and double staked (10-12cm - 14-16cm girth trees) or triple staked (16-18cm - 18-20cm girth trees) and tied in prepared pits. Tree pits in open field / un-compacted ground conditions to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 8545:2012. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40L of peat free tree planting compost. Root balls to be encircled by Root Rain Metro or similar irrigation pipe. Well water after planting. The base of trees to planted in grass areas are to be covered with 75mm amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) to 1.0 metre diameter and kept weed free.

In confined urban areas i.e car parks & housing estates where trees are to be planted in heavily compacted ground, Small tree pits (Mature canopy 3m) should have a minimum of 4.24m3 soil rooting volume, Medium tree pits (Mature Canopy 5m) should have a minimum of 11.8m3 soil rooting volume, Large tree pits (Mature canopy 8m) should have a minimum of 24m3 soil rooting volume (OR to latest GreenBlue Urban Soil Volume Guide). Tree pits are to be excavated to achieve the above uncompacted PG 3 Basal Shooting Shrubs growing volume with pits without cells being approximately 2.5m x 2.5m backfilled with excavated subsoil PG 4 Summer Flowering Shrubs and topsoil (as described above) mixed with 160L of peat free tree planting compost. Where groups of PG 5 Winter / Early Spring Flowering Shrubs PG 12Moderately Vigorous Climbers trees or avenues are planted the pits are to be combined to achieve the required growing volume. Tree PG 6 Summer / Autumn Flowering Shrubs pits in poorly draining soils are to be positively drained, connecting into the surface water drainage PG 7 Pruning for Stems and Foliage system to engineers details.

Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii are illustrated as a guide only; based on an assumed medium soil volume change potential and minimum foundation depths; this information should not be relied upon for construction purposes. In locations close to footpaths and roadways linear root barriers GreenBlue Urban, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier GreenBlue Urban, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

7. SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Nursery stock supplier to be approved by the Landscape Architect. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth amenity grade bark mulch such as Melcourt 'Amenity' Bark Mulch (or similar approved by the landscape architect) and kept weed free.

8. CLIMBING PLANTS: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. For non self supporting plants heavy duty fan timber trellis 1.8m x 900mm is to be installed. All plants to have a minimum of three breaks. Well water plants immediately after planting and prior to spreading of mulch.

HEDGE PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428:1989. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked. Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.5m for the purposes of the NHBC guidelines.

10. TURFING: Grass turf areas to be Tillers 'Arena' or similar approved cultivated turf, laid in accordance with BS 4428:1989. Topsoil to be rototvated and levelled as required and any debris or stones greater than 50mm diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.

11. SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Topsoil to be rotovated and levelled as required and any debris or stones greater than 20mm diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after sowing. Seed to be Germinal Seeds mix A19 'All Purpose Landscaping' sown at

14. WILDFLOWER SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotovated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be Germinal Seeds mix WFG4 'Neutral Soils' sown at 5.0 g/m².

BULB PLANTING: each bulb to be planted at a depth of approximately twice its height; base in 15 contact with bottom of hole. Backfilled with finely broken soil, lightly firmed to existing ground level. In existing grassed areas scatter bulbs where they fall; existing turf to be plugged and replaced. Bulbs should be firm and entire, not dried out; and free from pests, diseases and fungus.

GRAVEL: Gravel areas to be ornamental gravel, from local source 10-20mm, laid on geotextile 16. membrane to a depth of 50-75mm.

- 17. MAINTENANCE: To be carried out at approximately monthly intervals to include the following: a. Eradicate weeds by hand or appropriate chemical means.
- b. Cut out dead or / and damaged stock or branches, prune as required. c. Ensure all shrubs and trees are firmed in, securely staked and tied.
- d. Collect litter, sweep and tidy site.
- e. Apply suitable non-residual pesticides, fungicides, fertilisers and water as required. f. Carry out grass mowing to turf when attained 100mm, cut to 35mm (50mm for shaded areas). g. All hedges to plot frontages be maintained at a max height of 1.0m. Hedges and shrub planting within visibility splays to be maintained in accordance with current highways design quidelines.

18. PRUNING: to be carried out in accordance with BS 7370 Part 4, ensuring site operatives are fully trained. Recommendations are based on general pruning required to maintain plant health and vigor. Broad pruning principles are classified as follows within the plant schedule, refer to RHS Pruning Groups and species information for further details:

- PG 1 Light Pruning
- PG 2 Early-Flowering Shrubs

PG C1 Clematis Pruning Group PG C2 Clematis Pruning Group

PG N Pruning Generally Not Required PG F Fruit Tree Pruning (specific to species)

PG BC Bamboo Cultivation PG HB Herbaceous (specific to species) PG GR Grasses (specific to species) (Roses) Specific Requirements for Roses

PG 8 Early Flowering Evergreen Shrubs

PG 9 Late Flowering Evergreen Shrubs

PG 10Evergreen Shrubs

PG 11 Vigorous Climbers

PG 13 Wall Trained Shrubs

19. WATERING: all plant material to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to de determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment. As a guide only it is suggested that during hot, dry periods, plants are to be watered every six to ten days. For individual trees it is suggested that 18 watering visits per year are carried out commencing late March (prior to budburst) and utilising a minimum of 50 litres of water per tree. Soil probe to be used to determine soil saturation to full depth of root ball.

