

Local Area Planning Committee	Extra Information Item
Date of Meeting : 13/02/2024	
Reporting Officer : Head of Development Management (Barrow)	
Reference Number : B07/2023/0652	
Location : Land south of Leece Lane, Barrow-in-Furness, Cumbria	
Proposal : Full application for residential development comprising 19 dwellings with landscaping/biodiversity enhancements and associated works including access, car parking and SUDS (resubmission of B07/2022/0653)	

Report :

Revised Landscape Plan has been submitted (Rev K).

TOPSOIL CULTIVATION In accordance with BS 3882. Apply glyphosate herbicide prior to cultivation and allow the recommended period before further action. Ensure ground is free draining by breaking up subsoil and installation of land drainage as required. Do not work the soil in frozen or waterlogged condition. Remove any debris and stones greater than 50mm from surface and cultivate to suitable till for planting. Rake surface to achieve required level flush with adjacent paving for turf and 50mm below for planting to allow for mulch layer and smooth flowing contours for open space areas without hollows or soft areas. Topsoil depths to be minimum 150mm for grass and 450mm for planting and at least 300mm of suitable subsoil beneath the topsoil layer. Site topsoil to be supplemented with imported topsoil in accordance with BS 3882. Shrub beds in grass areas to be neatly cut to layout shown.

PLANTING Plant material shall conform to the National Plant Specification and be healthy, vigorous specimens, well rooted but not pot bound, free from pests and disease, hardy and undamaged by transport operations in accordance with HTA 'handling and establishing landscape plants'. Planting and turfing to be in accordance with BS 3936 and 4428. Plant species substitutes will be permitted to accommodate availability and to include stock of particular good quality in nursery provided these are of a similar habit, size, colour, value etc and that they are approved in advance by the Landscape Architect. Native species to be local provenance. Bare root and rootballed plants to be planted between November and March. Backfill of planting holes and tree pits to be excavated topsoil with 25% by volume tree and shrub planting compost. Shrub pits to be generally 300 x 300 x 300mm or 75mm wider and deeper than the root spread. Tree pits to be 900 x 900 x 600mm or 150mm wider than the root spread. Stakes to be two 75mm diameter pointed stakes driven until firm and trimmed to 900mm above G.L. with 50 x 100mm crossbar screwed to stakes. Rubber tree cushion nailed to crossbar and rubber tree belting nailed to secure tree. Single 75mm diameter stake for bare-rooted trees with rubber tree belting with spacer. Apply slow release fertiliser (16:10:10) at rate of 100g/ sq.m. to planting areas and 250g per tree. Thoroughly water planting.

PLANTING DENSITIES/ SETTING OUT Refer to the Planting Schedule for densities. Where a bed is indicated as mixed species on the plan, the area should be divided equally between the species shown and the relevant density for that species applied to that proportion of the bed. Taller species to the rear of the bed and smaller species to the front planted in bold groups of single species and not mixtures unless clearly requested on the plan annotations.

TREE RABBIT GUARDS If rabbit activity is noted in the area and guarding is authorised each bare-rooted native plant hedge plant to receive a 12/14 weight 900mm cane and 60cm clear spiral guard. Trees to receive 90cm spiral guard. If extensive rabbit activity is observed rabbit fencing to ornamental areas will be required as directed by the Landscape Architect.

MULCH Spread 50mm layer of general purpose bark mulch, free from large sticks, and debris over all shrub areas, 800mm wide strips for hedging and 800mm diameter circles for tree pits in grass with neatly trimmed edge.

TURFING Following cultivation preparation specified above supply and lay Laidlaw Medallion turf or similar approved with staggered joints close butted to uniform levels to finish 25mm above adjacent paving levels once well tamped down. Use sharp sand spread on surface to achieve fine tuning of levels. Thoroughly soak turf on completion and ensure regular watering is arranged until the turf has rooted. Do not turf in waterlogged or frozen conditions.

SEEDING AMENITY GRASS. Following cultivation preparation specified above apply Cropwise low maintenance amenity mix or similar approved at a rate of 35gms/ sq.m. and roll with quad or hand drawn ballast grass roller. Apply water with sprinkler hose in dry conditions to ensure germination. Levels to be flush with adjacent paving following firming and settlement of topsoil. Further stone-picking, top-dressing and re-seeding of bare patches to ensure uniform, level grass is established. Re-roll as required at first cut stage.

SEEDING WILDFLOWER GRASS
Prepare as for amenity seed. Sow BS7M @ 5gms/ sq.m. in accordance with supplier recommendations in May or September.

LANDSCAPE MAINTENANCE. Any plants which fall within 5 years to be replaced in the season following failure to the original specification. Check and adjust stakes and ties every month, and remove stakes in year 5 when trees are suitably stable. Prune trees and shrubs once each year - formative prune to encourage good habit. Apply fertiliser once in Spring each year to grass 40gms/ sq.m. Apply fertiliser once in Spring each year to shrubs 20gms/ sq.m - Osmocote slow release. Top up bark mulch to 50mm depth annually. Check for pests and diseases - treat as required. Water as required all landscape areas. Mow grass 10 times annually and remove arisings, trim edges. Apply selective herbicide and moss killer to grass as required. Re-seed, top dress and aerate lawns as required to maintain grass in good condition. Cut and rake off wildflower grass twice annually. Collect litter from all landscape areas monthly. Apply Glyphosate herbicide to hard paved areas as required.

PLANTING SCHEDULE

Type	Key	Specification	No/SQ.M.
TREES			
Ainus glutinosa	AG	2-2.5m BR	N/A
Pinus Pin Perfecton	PP	RB, 10-12cm, 3m	N/A
Pinus avium	PA	RB, 14-16cm, 4.4-5m	N/A
Sorbus aucuparia	SA	RB, 14-16cm, 4.4-5m	N/A
Salix pendula	BP	RB, 14-16cm, 4.4-5m	N/A
Salix alba	SAL	2-2.5m BR	N/A
SPECIMENS			
Ametanther lamarckii	AME	C20	N/A
Buddia Leochan	BUD	C10	N/A
Hydrangea paniculata LimeLight	HPL	C15	N/A
Phormium tenax Variegatum	PHD	C10	N/A
Saxifraga cuneata Kew Green	SKG	C10	N/A
SHRUBS & HERBACEOUS			
Aucuba japonica Variegata	Alv	C3	3
Chrysa ternata Sundance	Chs	C3	4
Cornus alba elegantissima	Ca	C3	3
Cytisus praecox All Gold	Cal	C3	4
Escallonia Red Elf	Ere	C3	3
Eucyrtus Emerald Galaxy	Eng	C2	4
Eucyrtus Emerald n Gold	Ego	C2	4
Hebe rakaeensis	Hra	C5	4
Hebe Marjorie	Hma	C5	4
Hebe suffruticosa	Hsu	C5	4
Hebe Autumn Glory	Hag	C5	4
Hydrangea Blue Wave	Hbw	C3	3
Hydrangea Blue Wave	Hca	C3	3
Ligularia ovalifolium Aureum	Lca	C3	3
Lonicera Maygreen	Lma	C3	3
Plantilla Abbotswood	Plb	C3	4
Pinus sita huxiana	Pls	C3	3
Pyracantha Red Cushion	Phc	C3	4
Senecio sunshine	Sen	C3	4
Saxifraga japonica rubella	Sjr	C3	3
Spiraea japonica Goldflame	Ssj	C3	4
Viburnum davidii	Vda	C3	4
Vinca minor Atropurpurea	Vma	C3	4
PERENNIALS			
Asilbe Bressingham Beauty	Abb	C2, 20-30cm	6
Geranium Johnson's Blue	Gjb	C2, 20-30cm	7
Bergenia cordifolia	Bco	C2, 20-30cm	6
Heuchera Palace Purple	Hcp	C3, 20-30cm	4
HEDGES			
Ilex aquifolium	IAQ	C3, 75-90cm	N/A
NATIVE BOUNDARY HEDGE			
Pinus spirosa	BR	45-60cm	13
Crataegus monogyna	BR	60-90cm	40
Ilex aquifolium	BR	45-60cm	30
Corylus avellana	BR	50-60cm	5
Sambucus nigra	BR	45-60cm	5
Rosa canina	BR	45-60cm	5
Lonicera periclymenum	BR	45-60cm	2
NATIVE SCRUB MIX			
Crataegus monogyna	BR	45-60cm	20
Corylus avellana	BR	45-60cm	25
Pinus spirosa	BR	45-60cm	20
Cornus sanguinea	BR	45-60cm	25
Viburnum opulus	BR	45-60cm	10
POND MARGINALS			
Iris pseudacorus	BR	40	
Filipendula ulmaria	BR	20	
Calla palustris	BR	10	
Mentha aquatica	BR	10	
Lythrum salicaria	BR	10	
Veronica beccabunga	BR	10	
HEDGEROW TREES			
Acer campestre	Aca	2-2.5m BR	
Crataegus monogyna	Cmo	2-2.5m BR	
Malus sylvestris	Mal	2-2.5m BR	
Pinus avium	Pav	2-2.5m BR	
Sorbus aucuparia	Sau	2-2.5m BR	
BULBS			
Narcissus - native	Nat	25	

- WILDFLOWER SEED MIX BOSTON SEEDS LT B57M**
- 1 Angelica, Wild Angelica sylvestris 1% Jul - Aug 100 - 200cm Perennial
 - 2 Bedstraw, Hedge Galium mollugo 1.8% Jun - Oct 100 - 50cm Perennial
 - 3 Buttercup, Meadow Ranunculus acris 1% May - Jun 30 - 100cm Perennial
 - 4 Campan, Red Stone daisy 1.4% Apr - Sep 60 - 90cm Perennial
 - 5 Campan, White Stone daisy 0.6% May - Oct 50 - 100cm Perennial
 - 6 Cowslip Primula veris 0.2% Apr - May 15 - 30cm Perennial
 - 7 Daisy, Ox-eye Leucanthemum vulgare 0.6% May - Sep 20 - 100cm Perennial
 - 8 Fongine, Wild Digitalis purpurea 0.4% Jun - Aug 50 - 100cm Biennial
 - 9 Hedge Parsley, Litorghia Tozzii 1.4% Jul - Aug 30 - 80cm Annual
 - 10 Knapsweed, Common Centaurea nigra 1.8% Jun - Sep 30 - 80cm Perennial
 - 11 Knapsweed, Greater Centaurea scabiosa 1% Jun - Sep 50 - 90cm Perennial
 - 12 Mullein, Dark Verbascum thapsus 0.4% Jun - Sep 15 - 45cm Perennial
 - 13 Mullein, Great Verbascum thapsus 0.4% Jun - Sep 100 - 180cm Biennial
 - 14 Musk Mallow Malva moschata 0.8% May - Sep 20 - 150cm Perennial
 - 15 Mustard, Garlic Allaria petiolata 1.4% Apr - Jul 40 - 80cm Biennial
 - 16 Self heal Prunella vulgaris 0.8% Jun - Sep 15 - 30cm Perennial
 - 17 St John's wort, Common Hypericum perforatum 0.6% Jun - Sep 30 - 90cm Perennial
 - 18 Tassel Spigelia fulvorum 1% Jul - Aug 100 - 200cm Biennial
 - 19 Vetch, Common Vicia sativa 1.2% Jun - Sep 25 - 50cm Perennial
 - 20 Vetch, Tufted Vicia cracca 0.4% Jun - Sep 100 - 150cm Perennial
 - 21 Woodwort, Hedge Stachys sylvatica 1.4% Jun - Sep 50 - 100cm Perennial
 - 22 Yarrow Achillea millefolium 0.6% Jun - Oct 20 - 100cm Perennial
- GRASSES**
- Bent, Common Agrostis castellana 4% 50 - 100cm Grass
- Fescue, Chewings Festuca rubra, commutata 21.6% 30 - 70cm Grass
- Fescue, Slender Creeping Red Festuca rubra, litoralis 32% 10 - 20cm Grass
- Meadow Grass, Wood Pua nemoralis 8% 10 - 30cm Grass
- Sweet Vernal grass Anthoxanthum odoratum 2.4% 30 - 60cm Grass
- Tufted Nail-grass Deschampsia cespitosa 12% 30 - 120cm Grass



- Rev K 08 02 24 Additional BNG measures BW
- Rev J 01 02 24 Minor changes to layout BW
- Rev I 21 09 23 Minor changes to layout BW
- Rev H18 08 23 changes to layout BW
- Rev G 22 03 23 Minor changes to green wedge landscaping BW
- Rev F 21 03 23 Minor layout changes BW
- Rev E 09 12 22 Tree and hedge survey data added BW
- Rev D 01 09 22 Plot 11 layout updated BW
- Rev C 22 08 22 Site boundary extended BW
- Rev B 09 08 22 Native planting added to area to the east BW
- Rev A 09 06 22 Native planting added to area to the east BW

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Mulberry Homes, Leece Lane Ulverston

LANDSCAPE PLAN

DRAWING NO: MH-WW-01 Rev K

DATE: 07.02.22

SCALE: 1:500 @ A1