



SPECIFICATION

- General Landscaping**
 - Existing levels shall be preserved around retained trees and vegetation.
 - Existing trees and vegetation shall be protected in accordance with BS5837: 2012 during all construction operations
 - All landscape works shall be undertaken by competent persons, with appropriate training and equipment
 - All arisings shall be removed from site at Contractor's expense unless otherwise noted
- Services**
 - The Contractor must ascertain the exact location of underground services before commencing work.

GROUND PREPARATION

- Formation Level**

The site shall be brought to formation level using a suitable fine-graded material where possible to avoid large voids but retain free drainage, and de-compacted to a depth of at least 300mm.
- Subsoil**
 - Where there is insufficient depth excavate and dispose of material, loosen the formation and make up with additional subsoil or second quality topsoil. Grade to smooth flowing contours to achieve specified finished levels of topsoil.
 - Imported subsoil/second quality topsoil shall be supplied in accordance with BS 8601: 2013. It shall be free of pests, diseases, visible fragments and roots of aggressive weeds, sticks, straw, turf and significant quantities of foreign matter such as building materials, vegetation, lumps of clay, and the like. Do not use any materials contaminated with rubbish or other materials that are:
 - corrosive, explosive, or flammable
 - hazardous to human or animal life
 - detrimental to healthy plant growth
 - Prior to the placement of topsoil, and when ground conditions are reasonably dry, the subsoil shall be thoroughly loosened to full depth. Remove any stones larger than 50mm and other items including bricks, kerbs, slabs of concrete, plaster, timber, plastic, glass, metal and any other building debris brought to the surface.
- Topsoil**
 - Where there is insufficient depth topsoil shall be imported in accordance with BS 3882: 2015 as follows:
 - For tree pits, shrubs, hedgerows and amenity grass: multi-purpose for general landscaping operations
 - For wildflower meadows: low-fertility topsoil to reduce risk of competition from weeds
 - Imported topsoil shall be spread in layers not exceeding 150mm to achieve the depths as specified below.
 - Finished levels shall be smooth flowing, free of minor hollows and high spots and marry neatly with paving, kerbs, edgings, manhole covers and existing levels.
 - Soil handling operations shall be carried out when the soil is reasonably dry and non-plastic (friable) in consistency (at least 5% below the Lower Plastic Limit). Topsoil shall not be unnecessarily compacted by trampling or trafficking of site machinery. Topsoil handling shall be stopped during and after heavy rainfall, and not continued until the soil is again non-plastic in consistency.
 - Any areas of topsoil that are contaminated with subsoil shall be replaced. Any rubbish, bricks, concrete, tarmac and other deleterious material shall be removed. Topsoiled areas shall be in an un-compacted and uncontaminated state prior to final cultivation.
- Soil Depths & Clearances**
 - Provide a minimum depth of subsoil and topsoil as follows:
 - Amenity Grass: 150mm topsoil over 300mm cultivated subsoil
 - Wildflower Meadow: 150mm low-fertility topsoil over 300mm cultivated subsoil
 - Ornamental Shrubs: 400mm topsoil over 300mm cultivated subsoil
 - Native Shrubs & Hedgerows: 300mm topsoil over 300mm cultivated subsoil.
 - Tree pits: see specific tree pit detail.
- New Tree Planting Adjacent Services & Structures**
 - All trees and shrubs, whether existing, felled, or proposed, on or adjacent to the site shall be taken into consideration by the applicant's structural engineer when calculating foundation types and depths.
 - No tree shall be planted within 6m of centreline of an adoptable sewer unless appropriate protection is provided (subject to water authority approval)
 - All trees planted within 3m of a building or heavily loaded structure shall have their roots deflected away by means of a high density deep application root barrier to avoid direct damage from future tree growth.

- Root Barrier System**
 - For protection of building foundations: ReRoot 2000 high density deep application root barrier as supplied by GreenBlueUrban Ltd., or similar
 - For protection of pavements only (surround applications): Root Director preformed root protection system as supplied by GreenBlueUrban Ltd., or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer)
 - For protection of pavements & underground services/utilities (linear applications): RootRebbed root barrier as supplied by GreenBlueUrban Ltd., or similar; size dependent on predicted girth (circumference) of mature trunk (to be advised by manufacturer)
 - Installation shall be in full accordance with manufacturer's instructions.
- General Landscaping**
 - The Landscape Contractor shall be responsible for acquiring 'As-Built' drain and service plans before commencing work on site.

CULTIVATION & PLANTING

- General Planting Notes**
 - All plants supplied shall comply with the National Plant Specification. Supplying nurseries shall be registered under the Horticultural Trade Association (HTA) Nursery Certification Scheme. Plants shall be first class examples of their species or variety, free from pests and diseases, with good fibrous root systems and materially undamaged.
 - Native species shall be British provenance, where available, and certified to conform origin.
 - All planting operations shall be in general compliance with BS 4428: 'Code of Practice for general landscape operations'.
 - All soil landscape works including preparatory operations shall be carried out when all building works are complete and before the end of the first planting season. Only carry out digging while soil and weather conditions are suitable; do not plant when the ground is frost bound, covered by snow, excessively wet or waterlogged, or in excessively dry or windy conditions. Plant only during the following periods:
 - Bare-root and rootballed trees and shrubs: from late October to late March. All bare root stock, where used, shall be root dipped in mycorrhizal inoculant such as Alginate or similar, applied in accordance with the manufacturer's recommendations
 - Container grown plants: at any time of ground and weather conditions are favourable. Ensure that adequate watering is provided.
 - All landscaping work shall adopt good horticultural practices. Compost, mulch and soil conditioners shall be peat-free. The use of pesticides (herbicides, insecticides, fungicides, slug pellets etc) shall be discouraged. Any pesticides used shall be non-toxic to the environment, i.e. glyphosate.
- Plant Handling & Establishment**
 - Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE. The Contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.
- Cultivation**
 - Areas for seeding and planting shall be treated with a non-residual translocated herbicide to clear existing weeds and other herbaceous vegetation and thoroughly cultivated by hand or suitable machinery to the depths specified below. Hand cultivation shall be carried out to achieve the required finish in areas where machine cultivation is not possible (i.e. adjacent to kerbs, manholes and footpath junctions, around retained trees etc).
 - Surplus plant matter, rubbish and surface stones with a dimension greater than 50mm shall be collected and removed from the site.
- Planting Specimen Trees in Open Ground**
 - Tree planting shall be carried out in accordance with BS 8545: 2014 'Trees: from nursery to independence in the landscape - Recommendations'. All specified materials shall be installed in accordance with the manufacturer's recommendations and/or instructions.
 - The landscape contractor shall ensure that the natural root flare/nursery line of the tree is clearly visible at the finished surface soil level to prevent premature tree death.
 - To ensure the correct planting level is achieved, the contractor shall take care to remove:
 - Soil placed above the natural root flare during nursery packaging and production
 - Adventitious roots above the root flare
 - Wire encircling the main stem
 - Wire cage and burlap where possible. Otherwise, peel back and remove once the tree is in the planting pit
 - Trees shall be planted into prepared pits - refer to table below for tree pit details for dimensions.
 - based on: BS 4428: 1989 and nursery suppliers stated rootball dimensions.

- Tree Pit Dimensions**
 - Stated tree pit dimensions are a minimum; rootball dimensions can vary naturally between species; tree stock, suppliers, and season. In the event that the rootball exceeds the stated dimensions, the landscape contractor shall excavate the hole (in open ground) to the advice given in BS 8545: 2014 with the exception of tree pit diameter, which shall be varied to achieve a minimum radius of 150mm greater than the tree pit depth shall generally be no greater than the existing rootball or container depth. Where necessary tree pit depth shall be increased from the stated dimensions to accommodate the depth of the rootball and obtain the correct planting level.
 - Care shall be taken to prevent smearing of tree pit sides, fork throughout to aid root penetration and drainage. Break up base of pit to a depth of 150mm to assist drainage, air movement, and root penetration, and leave slightly domed to prevent ponding.
 - Tree pits shall be backfilled with 'as dug' material (where suitable for tree growth) to replicate a natural soil profile comprising no more than 400mm depth of topsoil over a free-draining, sandy subsoil. All deleterious material shall be removed (weeds, broken brick and large stones etc). Where 'as dug' material is not suitable for tree growth imported topsoil to BS 3882:2015 (multi-purpose for general landscaping operations), and subsoil to BS 8601:2013, shall be used. During backfilling, the tree shall be gently shaken at regular intervals to settle the soil closely around the roots. The backfill shall be firmed in layers not exceeding 150mm to obtain the correct planting level.
 - Unless otherwise specified, all trees shall be supported with double stakes driven vertically at least 300mm into the bottom of the tree pit before planting, close to the tree position on the windward side. The stake shall be fixed firmly but not rigidly to stake with Toms rubber tree ties. The above ground height of the tree should be a minimum of a third of the stem height. All stakes shall be 50mm diameter softwood, peeled chestnut, larch or oak, free from projections and large edge knots, with a pointed lower end. All stakes shall be 60mm diameter softwood, peeled chestnut, larch or oak, free from projections and large edge knots, with a pointed lower end.
 - A perforated flexible plastic irrigation pipe, 60mm diameter, with a fixed grid inlet to prevent debris and rodent ingress, shall be installed around the rootball during planting, e.g. Green Blue Urban RootRain Urban RRURB1A, or similar. The pipe shall be installed at a depth of approximately 150mm below the ground surface and be of a sufficient length to cut completely around the rootball. Ensure the inlet is slightly above finished mulch surface. The finished compacted pit shall be topped with organic mulch spread evenly to a depth of 75mm after settlement within a 1m diameter circle around each tree. Mulch shall comprise composted wood chips or bark, free of pests, disease, fungus, and weeds. Prior to application clear all grass and weed growth and water soil thoroughly.
 - Trees shall be planted into prepared pits - refer to table below (based on: BS 4428: 1989 and nursery suppliers stated rootball dimensions.)
- Tree Pit Details**

Multi-Stem	Tree pit - 700 Length x 700 Width x 350 Depth in mm
Heavy Standard <td>Tree pit - 800 Length x 800 Width x 400 Depth in mm</td>	Tree pit - 800 Length x 800 Width x 400 Depth in mm
Extra Heavy Standard <td>Tree pit - 1200 Length x 1200 Width x 500 Depth in mm</td>	Tree pit - 1200 Length x 1200 Width x 500 Depth in mm
- Native & Instant Hedges in Cultivated Trenches**
 - Before planting a 1m wide strip along the length to be planted shall be cleared of weeds by the application of a non-residual translocated herbicide. Areas of thicker vegetation shall be physically cleared taking care not to disturb adjacent plants/vegetation to be retained. A planting trench shall be cultivated along the cleared strip to a depth of 300mm, overall width 150mm wider than root system (75mm minimum from root system edge to sides of trench). Hand cultivations shall be carried out to achieve the required finish in areas where machine cultivation is not possible (i.e. adjacent to kerbs, manholes and footpath junctions, around retained trees etc).
 - Surplus plant matter, rubbish and surface stones with a dimension greater than 50mm shall be collected and removed from the site.
 - Bareroot hedging transplants and container grown shrubs at the sizes stated in the plant schedule shall be pit-planted into the cultivated trench, in two rows (0.4m apart) with plants positioned 45cm apart along each row, in a staggered position to the plant in the opposite row. For mixed hedgerows; species shall be randomly mixed for natural effect, and planted in groups of 3-7 plants of any one species. All bare-root stock shall be root-dipped in mycorrhizal inoculant such as Alginate, or similar approved, applied in accordance with the manufacturer's instructions.
 - Where instant hedges are specified: a planting trench shall be excavated to a minimum depth of 450mm. Where necessary, the depth shall be increased to accommodate the depth of the trench and to obtain the correct planting level. The overall width of the trench shall be 100mm wider than the root system (50mm from root system edge to sides of trench). As above, finely broken backfill material excavated from trench shall be packed around the roots.

- Planting**
 - All planting shall be watered thoroughly immediately after planting and a layer of organic mulch spread along the base of hedges to an even depth of 75mm. Mulch shall comprise of composted wood chips or bark, free of pests, disease, fungus, and weeds
 - Native & Ornamental Shrubs, Ornamental Hedges**
 - Areas for planting shall be cultivated to a minimum depth of 300mm taking care to protect roots of existing trees retained.
 - Bare-root transplants and container grown plants at the sizes stated in the plant schedule shall be pit-planted into cultivated beds in accordance with the planting arrangement and at the density/spacing stated in the plant schedule. For native shrub plots; species shall be randomly mixed for a naturalistic effect, planted in small groups of 3-5no of any one species in soil staggered centres. For ornamental hedges; species shall be planted in a double staggered row 30-45cm apart.
 - At each planting position sufficient soil shall be excavated from the bed to allow 75mm clearance between either the rootball, or the root ends when fully spread, and the sides and bottom of the planting hole. Each plant shall be set in the centre of the pit, showing its best side to the front. Finely broken back-fill material excavated from the pit shall be packed around the roots. The plants shall be gently shaken to allow fine soil to surround the roots. As soil is returned it shall be lightly consolidated and firmly heeled around the root collar.
 - All bare root stock shall be root dipped in mycorrhizal inoculant such as Alginate, or similar approved, applied in accordance with the manufacturer's recommendations.
 - All planting areas shall receive a 75mm deep 8-30mm organic bark mulch layer to prevent weed growth and retain soil moisture. Mulch shall comprise composted wood chips or bark, free of pests, disease, fungus, and weeds prior to application clear all grass and weed growth and water soil thoroughly.
 - Peat-free Ameliorants - All Planting Areas**
 - A compost-free compost (e.g. PAS100: 2011 Landscape Institute/WRAP grade (10mm screened) green compost) shall be applied to a minimum depth of 50mm and worked into the soil. For native shrubs compost shall be mixed into the planting pit only. Following this a suitable slow-release fertiliser shall be applied and spread at 50g/m² to all planted areas.
 - Plant Protection - Native Shrubs & Hedges**
 - All transplants and shrubs shall be fitted with a standard tube guard such as Tubex Shrubshelter, 60cm high, Ø 130-160mm. All Holly shrubs shall be fitted with a wider diameter tube guard such as Tubex Shrubshelter Plus, 60cm high, Ø 200mm. All guards shall be fixed to firmly anchored softwood stake using at least two cable ties. Stakes shall be positioned on the windward side of the plant. Colour: Green
 - Grassed Areas**
 - Areas to be seeded and sowed shall be cultivated to a depth of 100mm taking care to protect roots of existing trees retained. All weeds, debris, and stones over 25mm in diameter shall be removed off site and the surface raked to smooth flowing contours with a fine till.
 - Turf: Incorporate Groundcover, or equivalent, in accordance with manufacturer's instructions, to be worked into top 50mm of soil. After laying, dress turf with finely sifted topsoil and brush well to it completely fill all joints, and trim around every newly planted tree to provide a clear radius of 500mm.
 - Thoroughly water the turf immediately after laying or waterlogged.
 - Turf shall be laid on soil that is moist but not frozen or waterlogged.
 - No turf shall be laid during periods of drought or onto soil that is excessively dry, or during heavy rainfall.
 - Seeding:** Seeding shall be carried out during appropriate seasons and when soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impracticable to use machinery. Seed shall be sown in accordance with BS 4428:1989 Code of practice for general landscape operations' prepared, levelled soil at the manufacturer's recommended rate. Sow in autumn or early spring, and not when the ground is frost bound or waterlogged.
 - LANDSCAPE MAINTENANCE**
 - All new planting and hard landscape areas shall be maintained throughout the year as follows:
 - Hard Landscape Areas**
 - Sweep up leaf fall under trees and windblown in formal and hard landscape areas
 - Remove all hard landscape areas to remove dust and debris
 - Native Mixed Hedgerows & Scrub**
 - Watering: All planting beds shall be kept weed free using a combination of hand weeding, herbicide treatment, cultivation and mulching. Top up mulch twice annually in spring and autumn to maintain original specified depth.
 - Firming: Any plants which have been subject to frost heave or wind rock shall be straightened to an upright position and the ground re-firmed
 - Pruning: When required, shrubs shall be pruned to ensure an appropriate habit and form is maintained and to encourage healthy growth; remove any dead, broken, or damaged branches by pruning back to healthy wood

GRASSLAND ESTABLISHMENT & MANAGEMENT

- Establishment (first year after sowing/turfing):**
 - Areas which fail to germinate or establish shall be re-turfed or re-seeded as required
 - Amenity Grass - all amenity areas shall receive 2 establishment cuts; first cut carried out once height of initial growth reaches 50mm, with grass cut to a finished height not exceeding 30mm. Second cut shall be carried out when the grass once again reaches 50mm. Thereafter cut to a height of 20-30mm to the end of the growing season (October) to maintain a neat tidy appearance. Remove all arisings. Reform edges as required
 - Flowering Lawns & Verges - mow regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 30-40mm and remove cuttings if dense
 - Newly Seeded Areas to Ecology Buffer: Mow regularly throughout the first year of establishment to control annual weeds and help maintain a balance between faster growing grasses and slower developing wildflowers. Cut to a height c. 40-60mm and remove cuttings if dense
 - All areas - Carefully dig out, pull or spot treat any residual perennial weeds once established:
 - Amenity Grass - cut to a height of 20-30mm throughout the growing season (March to October inclusive) to maintain a neat tidy appearance. Remove all arisings. Reform edges as required
 - Flowering Lawns - mow regularly as amenity grass but not too short (30-40mm). To permit flowering.
 - Ecology Buffer - Control scrub and bramble by cutting every 2-3 years, moving shall be relaxed from late June. Cut again when the sward gets untidy (after 4-6 weeks). Heavy quantities of cuttings to be removed
 - All areas - Continue to dig out, pull or spot treat any residual perennial weeds

IMPLEMENTATION PROGRAMME

- All soft landscape works including preparatory operations shall be carried out when all building works are complete and before the end of the first planting season, subject to the following constraints:**
 - No planting or preparatory operations shall take place when the ground is frost bound, covered by snow, excessively wet or waterlogged, or in excessively dry or windy conditions.
 - Container grown plants may be planted at any time during favourable weather and soil conditions.
 - Watering and weed control to be provided as necessary.
 - Planting of bare-root and rootballed deciduous trees and shrubs, where specified, shall be carried out from late October to late March. All bare root stock, where used, shall be root dipped in mycorrhizal inoculant such as Alginate or similar, applied in accordance with the manufacturer's recommendations.
 - Seed shall be sown in autumn or spring during calm weather and not when the ground is frost bound or waterlogged.
 - Turf may be laid at any time during favourable weather and soil conditions.

- Native Mixed Hedgerows** - Once established, trim hedges on a two-year rotation so that no more than one half of the hedge is cut in any one year to ensure there are always flowers and pollinators in spring and berries for birds in winter. Trimming shall be carried out during the dormant season but outside the bird nesting season which generally extends from March to September inclusive. Where possible, cutting shall be delayed until January/February as hedgerow berries provide an important food source for birds in autumn/winter
- Stakes, shelters and ties (where fitted)** shall be checked and adjusted to allow for the growth of each plant, and replaced where missing or damaged. Vegetation within shelters shall be pulled by hand
- Apply an annual application of slow-release fertiliser to planting beds during March/April in accordance with manufacturer's instructions
- Stakes, shelters and ties (where fitted)** shall be removed 5 years after planting or when no longer required
- Native & Ornamental Shrubs & Hedges**
 - Weed Control** - All planting beds shall be kept weed free using a combination of hand weeding, herbicide treatment, cultivation and mulching. Top up mulch twice annually in spring and autumn to maintain original specified depth
 - Firming & Pruning** - firm and prune all newly planted shrubs and hedges in accordance with good horticultural practice to promote healthy, bushy growth and to ensure individual plants establish dense cover as rapidly as possible. Any damaged shoots or branches shall be pruned back to healthy wood
 - Trim back growth overhanging adjacent footpaths and parking areas
 - Horseman Hedges - Trim twice a year to maintain a more managed appearance; once at the end of June, and again in January or February before the buds form taking care not to disturb nesting birds.
 - Apply an annual application of slow-release fertiliser to planting beds during March/April in accordance with manufacturer's instructions
 - Monitor health and control pests and diseases
 - Watering - water as required to ensure establishment and survival (see below)
 - Watering - Water as required to ensure establishment and survival (see below)
 - Individual trees planted as specimens shall be inspected annually during the growing season and maintained as follows:
 - Firm and straighten to an upright position as required
 - Monitor irrigation systems/pipes in good working order. Irrigation pipes shall be checked and repaired as necessary
 - All tree stakes and ties are to be checked and adjusted if too loose, too tight, or if chaffing is occurring. Any broken stakes are to be replaced
 - Formative pruning to include: removal of epicormic shoots, deadwood, competing secondary leader shoots, and closely spaced, duplicated branches with potentially weak or light forks. All tree work to be carried out in accordance with BS 3998:2010.
 - Apply an annual application of slow release fertiliser during March and April at a rate of 50g per tree
 - Watering - Water as required to ensure establishment and survival (see below)
 - Watering**
 - For shrubs and hedgerows the first two years after planting, a monitored watering regime shall be implemented, commencing at the end of March and continuing on a regular basis during the growing season
 - For trees the watering shall be carried out for the initial 36 months after installation, apply 50 litres of water per tree on a weekly basis during the summer period June to August. The winter watering period Water 2-3 times a month in the fall and once a month in the winter.
 - Apply water when there has been no appreciable rain for 7 days or when there has been drying winds or very high temperatures. Frequency of watering visits during these weather conditions should be at a minimum weekly, and further watering visits within a week will depend on contractors assessment to the condition of the individual tree species and their requirements
- Replacement of Failed or Defective Plants**
 - Following the initial 12 months defect period any trees or plants which within a period of 5 years from the completion of the development are missing, found dead, or are seriously damaged or diseased shall be replaced in the next planting season November to March.

1:250

0 5m 10m 15m 20m 25m

KEY

Existing Trees & Vegetation Retained

Existing Trees & Vegetation Removed

Proposed Trees

Proposed Specimen Half Standard

Proposed Specimen Shrubs

Proposed Native Hedges

Proposed Hedges

Proposed Shrubs

Proposed Cultivated Turf

Proposed Wildflower Turf WFT-Low Gro-Bio wildflowerurf.co.uk

Proposed Wildflower Seed Emorsgate EL1 Flowering Lawn Sown @ 4g/m² www.wildseed.co.uk

Proposed Bulb Planting

For Boundary Finishes Please Refer To Architects Latest Layouts

Rev

Comments

Date

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Client: Hayward Architects

Project: Housing Development Mulberry Farm Stoke Golding

EML Job no: 1265

Status: Planning Revision: Date: 03.02.2025

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