



SPECIFICATION NOTES

- 1. General.**
This plan to be read in conjunction with the following documents:
- Landscape works specification and other drawings by terra firma
- Arboricultural report and survey by B. Harverson
- 2. General landscaping.**
i. Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837: 2012 during construction.
ii. All landscape works to be undertaken by competent persons, with appropriate training and equipment.
iii. All arising to be removed from site at contractor's expense unless noted otherwise (e.g. woodchip, gravel, topsoil, timber sleepers).
- 3. Services.**
The contractor must ascertain for himself the exact location of underground services before commencing work.
- 4. Soil Materials Generally.**
i. Purity: Soil shall be free from roots, stolons, rhizomes, propagules of perennial or invasive weeds couch grass, bindweeds, docks, Japanese knotweed, giant hogweed and horsetail/marestail (Equisetum arvense).
ii. Foreign matter: On visual inspection, free from non-soil material, brick and other building materials and wastes, sharps, and any other foreign matter or material or substance that would render the soil or soil ameliorant unsuitable for use.
iii. Contamination: Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:
- Corrosive, explosive or flammable;
- Hazardous to human or animal life;
- Detrimental to healthy plant growth.
iv. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil, subsoil, sand or compost or other planting media to be used.
- 5. Soil testing**
Each soil source (imported and site-won topsoil and subsoil - see below) shall be analysed by Tim O'Hare Associates, Howbery Park, Wellingford, Oxon OX10 8BA. Tel: 01491 822653, Email: info@toba.co.uk, www.toba.co.uk (or equivalent approved).
- 6. Subsoil for general planting areas (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use for planting; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:
- | Parameter | Limit | Unit | Lower Limit | Upper |
|---|-----------|------|-------------|-------|
| Clay (<0.002mm) | % | | 5 | 35 |
| Silt (0.002-0.05mm) | % | | 0 | 35 |
| Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range | % | | 50 | 90 |
| Stones (2-50mm) | % dry wt. | | 0 | 50 |
| Stones (>50mm) | % dry wt. | | 0 | 0 |
| pH Value | Unit | | 5.5 | 8.5 |
| Electrical Conductivity (12.5 water extract) | µS/cm | | 1500 | 2800 |
| Electrical Conductivity (CaSO4 extract) | µS/cm | | 15 | 15 |
| Exchangeable Sodium Percentage | % | | 15 | 1.5 |
| Organic Matter | % | | 1.5 | |
- 7. Subsoil for tree pits (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)**
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:
- | Parameter | Limit | Unit | Lower Limit | Upper |
|---|-----------|------|-------------|-------|
| Clay (<0.002mm) | % | | 5 | 18 |
| Silt (0.002-0.05mm) | % | | 0 | 25 |
| Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range | % | | 50 | 85 |
| Stones (2-50mm) | % dry wt. | | 0 | 20 |
| Stones (>50mm) | % dry wt. | | 0 | 15 |
| pH Value | Unit | | 5.5 | 8.5 |
| Electrical Conductivity (12.5 water extract) | µS/cm | | 1500 | 2800 |
| Electrical Conductivity (CaSO4 extract) | µS/cm | | 15 | 15 |
| Exchangeable Sodium Percentage | % | | 15 | 1.5 |
| Organic Matter | % | | 1.5 | |
- 8. Topsoil for general landscaping (sample of site-won and/or imported topsoil to be sent for testing to check compliance with parameters below and to inform any necessary amelioration - see below)**
Existing topsoil to be stripped and re-used, provided soil is within parameters given below when analysed. Imported topsoil to be good quality sandy loam or manufactured topsoil (from approved source, meeting parameters given below). Topsoil (site-won or imported) is to be tested to determine suitability for proposed use and should be free from commonly tested contaminants, including asbestos; test report to be submitted to Landscape Architect for approval and to enable amelioration recommendations to be made:
- | Parameter | Limit | Unit | Lower Limit | Upper |
|---|-----------|------|-------------|-------|
| Clay (<0.002mm) | % | | 5 | 18 |
| Silt (0.002-0.05mm) | % | | 0 | 35 |
| Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range | % | | 50 | 85 |
| Stones (2-50mm) | % dry wt. | | 0 | 20 |
| Stones (>50mm) | % dry wt. | | 0 | 15 |
| pH Value | Unit | | 5.5 | 8.5 |
| Electrical Conductivity (12.5 water extract) | µS/cm | | 1500 | 2800 |
| Electrical Conductivity (CaSO4 extract) | µS/cm | | 15 | 15 |
| Exchangeable Sodium Percentage | % | | 15 | 1.5 |
| Organic Matter | % | | 1.5 | |
| Total Nitrogen | % | | 0.15 | 15 |
| Carbon Nitrogen Ratio | | | 20 | 20 |
| Extractable Phosphorus | mg/l | | 26 | 100 |
| Extractable Potassium | mg/l | | 240 | 1200 |
| Extractable Magnesium | mg/l | | 50 | 600 |
- 9. Ameliorant: fertilizer and compost (contractor is responsible for submitting a sample of imported or site-won topsoil to inform requirements).**
Topsoil amelioration to be determined by analysis. Once amelioration requirements ascertained as required, approved (peat free) composts to PAS100 and/or fertilizers to be incorporated during cultivation at required rate to full depth of growing medium.
- 10. Soil handling and depths.**
Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites
i. Topsoil and subsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. All topsoil and subsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as required. If compaction is suspected in sub-grade, subsoil or topsoil surfaces, these should be ripped as necessary to decompact and ensure adequate drainage.
ii. Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible ie adjacent to kerbs, manholes and footpath junctions, around retained trees etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Topsoil and subsoil is to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should regrade the sides and top of stockpile to firm surface by tracking across it to form a smooth gradient.
iii. Final topsoil depth (allowing for settlement) to be 300mm for tree pits and general planting areas and 150mm for grass. Finished soil levels to be 25mm above level adjoining paving or kerbs; not less than 150mm below dpc of adjoining buildings; shrub areas to be higher than adjoining grass areas by 25 mm. Topsoil to be spread in lightly compacted layers, max. 150mm depth, gently firm each layer before spreading the next.

- 11. Plant handling and establishment.**
Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE through the JCLI (<https://www.csdhub.com/wp-content/uploads/2014/12/The-National-Plant-Specification-Handling-and-Establishment.pdf>). The contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.
- 12. General planting notes.**
Details of tree, hedge and general planting to be finalised once final site conditions are known (i.e compaction and permeability of ground). General plant stock to conform to BS 3936, advanced nursery stock to BS 8545, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged. All planting operations to be in general compliance with BS4428: 'Code of Practice for general landscape operations'.
Only carry out all planting while soil and weather conditions are suitable:
- Do not plant during periods of frost or strong winds. Plant only during the following periods:
- Deciduous and conifer trees: Late October to late March (rootball and bare root)
- Bulbs: September/October
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering is provided
Setting out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas as specified above. All tree pits in lawn and planting beds are to be mulched with approved bark mulch to 75mm depth after planting.
- 13. Plant biosecurity**
Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specified species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HPA Plant Health Assurance Scheme (still in development phase)).
Selected plants, including trees should be propagated and grown in a UK nursery, or containerised and grown-on in the UK for a minimum of 5 years (trees) or 2 years (shrubs). Any Xylella host plants specified must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (ideally back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender.
- 14. Tree planting**
Any proposed substitutions of species shown on plan to be approved by landscape architect prior to planting. Details for tree planting to comply with BS8545. As a guide all trees to be planted in square pits with base undisturbed unless drainage / compaction problems known. Plant at a depth where the root flare is clearly visible at the soil surface. Where trees have been supplied with the root flare too deep excess soil or fibrous root growth should be removed before planting. All trees to have 'Piddler' tree irrigation/irrigation system installed as supplied by Platipus 01737 762300 www.platipus-anchors.com or approved equivalent. Water-in heavily after planting and ensure which is not in contact with trunk of tree. Tree support to comply with BS 8545: Bare root trees to have a single upright stake. Trees to be underground guyed shall have suitable guying systems installed as supplied by Platipus 01737 762300 www.platipus-anchors.com or approved equivalent. Any necessary remedial tree works are to be carried out by an approved tree surgeon to BS 3998. Trees planted within grass areas to be set in mulched earth circles, 1m diameter around tree trunk, with turf trimmed neatly to form circle.
i. Trees up to 20cm girth.
Depth of tree pits to be the same as the rootball and with overall width to be 150mm wider than the diameter of the rootball (75mm min. from rootball edge to tree pit side). Pits to be backfilled with 300mm depth of specified topsoil over subsoil as per spec.
ii. Trees - 20cm girth and above.
Depth of tree pits to be 200mm deeper than rootball and with overall width to be 150mm wider than the diameter of the rootball (75mm min. from rootball edge to tree pit side). Pits to be backfilled with 400mm depth of specified topsoil over washed medium coarse grade sand to a depth of 200mm below rootball.

- 15. Native tree and shrub mix (woodland planting/native buffer).**
All plants to be planted in cultivated planting beds with species randomly mixed for natural effect, and planted in groups of 3-5 plants of any one species. Plants to be notch- or pit-planted. Plant on grid at spacing given in schedule. Provide and install each plant with an appropriate sized recyclable staked green tree or shrub shelter (available from Tubex Ltd phone 01621 874201 or similar approved). Position shelter stake on windward side of plant, drive vertically into bottom of pit before planting, to a min. depth of 300mm and consolidate backfill material around stake, attach shelter to stake with a minimum of two ties.
Depth of planting trench to be same as rootball, overall width 150mm wider than rootball (75mm min. from rootball edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis. Central post and wire supporting to be provided with two line wires and plants to be tied in using horticultural plastic ties. On planting, hedges to be trimmed to 800mm HT, and sides trimmed to neat shape where necessary.
- 16. Clipped hedges.**
Depth of planting trench to be same as rootball, overall width 150mm wider than rootball (75mm min. from rootball edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis. Central post and wire supporting to be provided with two line wires and plants to be tied in using horticultural plastic ties. On planting, hedges to be trimmed to 800mm HT, and sides trimmed to neat shape where necessary.
- 17. Native hedges.**
Species to be randomly mixed for natural effect, and planted in groups of 3-5 plants of any one species. Depth of planting trench to be same as root system, overall width space 150mm wider than root system (75mm min. from root system edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Provide and install each plant with an appropriate sized recyclable staked green shrub shelter (available from Tubex Ltd, phone 01621 874201 or similar approved). Position shelter stake on windward side of plant, drive vertically into bottom of pit before planting, to a min. depth of 300mm and consolidate backfill material around stake, attach shelter to stake with a minimum of two ties.
- 18. Shrub and Ground Cover Planting.**
All plants to be planted into cultivated planting beds (with 300mm depth specified topsoil) at densities shown in plant schedule, backfilled with same topsoil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.
- 19. Grass.**
Seeding shall be carried out only during appropriate seasons and while 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 impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc) approved Glyphosate-based herbicide should be applied as a spot treatment. Seed shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings in accordance with BS 4428:1989 'Code of practice for general landscape operations'.
- 20. Species-rich grass.**
Establish seed mix & soil requirements from supplier.
- 21. Root barrier.**
Root barrier system to be used in locations as indicated on plan. To be supplied by GreenBlue Urban 01424 717797 or other approved supplier. Thickness, size and depth of installation of root barrier to be to manufacturer's recommendations for particular circumstances.

0m10m20m

north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and any positive (AD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing, do not scale except for planning purposes. Dimensions to be checked on site.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 800mm height) refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

Notes:

- All materials to be as detailed or accepted equivalent.
- Refer also to architectural and engineering drawings as applicable.

Site boundary

Existing tree to be retained and protected in accordance with BS 5837:2012 - refer to arboricultural report 1233 bjh May22 Main Site - Unit 6 Polestar' by Bernie Harverson

Fenced Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)

Proposed specimen tree

Woodland planting within meadow grass

Mixed native buffer planting

Ornamental planting

Rain garden planting

Amenity grass

Meadow grass

Clipped hedgerow

Native hedgerow

Asphalt road and pavement

Concrete road and service yard

Acheson and Glover Xilo block paving 600x200x80mm - Colour: Lakrid

Acheson and Glover Plaza block paving 600x200x80mm - Colours: Salt, Pepper, Lakrid

CEDEC Footpath Gravel - Gold Self-binding gravel

Secure boundary fence - 2.4m transparent mesh

Secure boundary fence - 2.4m metal louvre

Internal boundary fence - 1.2m transparent mesh

Indicative contour to mounding

12	28.04.23	TJ	AS	Amendments to paths around HV and rig test buildings
11	03.03.23	AS	-	Correct RIG test building shape
10	06.01.23	PS	LF	Revised boundary to east/north
09	06.01.23	PS	LF	Revised amen information & RIG paths
08	19.10.22	AS	LF	Revised tender issue
07	07.10.22	AS	LF	Tender issue
06	30.09.22	TJ	AS	Draft tender issue
05	02.09.22	AS	AS	Revised RIG test building footprint
04	28.07.22	TJ	AS	Updated to revised site plan.
03	22.07.22	TJ	LF	Updated to revised site plan.
02	30.06.22	TJ	LF	WIP issue
01	31.05.22	AS	LF	WIP issue
rev.	date	by	ch	notes
project	Plot 6 - MIRA Horiba			
title	Landscape Proposals (including tree protection)			
status	Planning	scale	@ A1 : 1:500	
dwg no	1238-TFC-P6-00-DR-L-1001			
references	(P)100-101_PT Location and Site Plan by Geddes Architects			

terrafirma

LANDSCAPE ARCHITECTS

South H, 100m House, Bedford Road, Tel: +44 (0)1753 262 040
Peterfield, Hampshire GU22 2BA Web: www.terrafirmalandscape.com © Copyright reserved 2023