







LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 Trees in relation to design, demolition & construction - Recommendations- Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. "Damaged" means:

- The destruction of a plant the breaking of branches or roots • The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water • The damage by the placement of fill or building materials within the canopy perimeter or otherwise.

GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil): Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided whenever possible to minimise loss of physical quality, diffusion of oxygen and biological activity. Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run-off into a watercourse, not exceeding 1.5 metres high. The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area. Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery.

Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e.

During or shortly after heavy precipitation When soil is in a waterlogged condition

When the ground is frozen or covered by snow

When there are pools of water on the grounds surface.

Topsoil shall be laid to the following minimum depths: 150mm below new grass areas

300mm to rear gardens 400mm beneath new shrub areas.

Finished levels, after settlement, shall be as follows:

25mm above adjacent paving from new grassed areas and non-mulched shrub beds

75mm below adjacent paving and grass for mulched planting beds. 150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

BS 8545:2014 'Trees: from nursery to independence in the landscape BS 3936: Part 1 1992 Nursery stock (Specification for trees and shrubs)

BS 3936: Part 4 1984 Nursery stock (Specification for forest trees)

BS 3936: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers) BS 3936: Part 10 1990 Nursery stock (Specification for ground cover plants)

BS 4428: 1989 Recommendations for general landscaping operations.

BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn) The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified ion the plant schedule and position indicated on the most current revision of the planting plan. Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1:1992, Section 7, Form of Trees.

Plant Handling: All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "Plant Handling" (Horticultural; Trades Association) and relevant sections of BS 4043: 1989 Transplanting Root-Balled Trees

Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Selected standard tree 750 x 750 x 700, Heavy standard tree 1000 x 1000 x 1000mm Pits to be prepared to base and sides of pit to be further scarified.

Trees to be double staked using two stakes (75mm dia.), driven into ground 400mm below bottom of pit. Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with 300-600mm (dependant on depth of pit due to size of tree) of a mix of subsoil with a 70 to 80% mix of sharp sand. Irrigation pipe to put around bottom of rootball with 25mm of pipe sticking out from the bark mulch level. Backfill remaining area of pit with 400mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre of the tree to assist drainage and settlement. Tree pits in grass to contain a 600mm diameter circle of medium grade bark mulch to a settled depth of 75mm. Water each tree sufficiently in same day of planting, amount of water dependant on size and soil conditions. All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking: Double stake all trees with two stakes, a crossbar, a spacer and webbing. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling: consolidate material around stake. Height of stakes: cut to approximately 600mm above ground level, taking care not to damage the bark. Ties: Webbing with a spacer. Tying: secure tree firmly to crossbar with spacer and webbing.

Mulch: All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Tree locations in grass should have a 600mm diameter circle of medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Ornamental shrub planting: To be set out carefully and evenly over indicated areas. Remove plants from pots and plastic containers, plant and water in thoroughly. Shrubs shall be individually pit planted in prepared pits sized to accommodate full spread of roots. Plants shall be evenly spaced over the planting area. Backfill each plant with a 3:1 mix of an approved topsoil with compost. Middle/ centre area of plant beds to be 50mm above previous ground level creating a slightly domed shape to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm. Firm backfill by treading, ensuring the ground is not overly compacted and that each plant is positioned upright.

Native scrub planting

Bare root stock shall be T-notch planted between November and March. Plants to be planted in groups of 5, 7, or 9 of the same species. Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Planting area to be covered with a medium grade bark mulch to a settled depth of 75mm. Undertake formative pruning if necessary. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

New formal hedges

Consistent in species, cultivar and clone to ensure a uniform hedge. To be planted in a previous prepared planting bed 0.6 metre wide. Plant stock to be planted centrally in a single row at 330mm spacings (3 per linear metre). Trench backfilled with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being along the hedge line/ centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Prune back to a height of 1 metres.

New mixed native hedgerows - Double staggered

Bare root stock (container stock for Common Holly) shall be planted between November and March. Consistent in species, cultivar and clone to ensure a uniform hedge. Plants to be planted in groups of 3, 5 or 7 of the same species. To be planted in a previously prepared planting trench 300mm deep and up to 1metre wide. Backfill trench with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm. Plant stock to be planted in a double row in the centre of the plant bed, 330mm between plants and 300mm between rows (6 no. plants per linear metre). Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake. Prune back to a height of 2 metres.

Mycorrhizae:

For specimen trees as root ball stock, ornamental shrubs in containers, and holly in containers for native hedgerow mix - Apply MycoForce Endo & Ecto Mycorrhizal Transplanter as per manufacturers specification before backfilling. Apply 1gm of Transplanter per litre of rootball. Either, dust the powder lightly over the root ball, mix MycoForce Transplanter with water and drench the root ball, or place Mycorrhizal Transplanter in the bottom of the planting pit or mix with the backfill that will come into contact with the feeder roots. For bare root whips for native hedgerow mix and native scrub mix planting - Apply MycoForce Endo Ecto Mycorrhizal Whip Dip as per manufacturers specification. Apply as a root dip just before planting. 100g is sufficient to make Dip for 220 whips. Add 100 grammes of Whip Dip and 1-2 hydro gel sachet to 3-6 litres of water while stirring (the actual hydro gel and water requirement will depend upon water hardness and plant root mass.) Dip the bare roots of the whips into the paste just before planting (if dipped offsite, cover the roots in

plastic during transport).

Products to be supplied by Green-tech or similar approved.

Turfed Areas:

To be specified and laid in accordance with BS. 3936:1998 Recommendations for turf for general purposes. Turf to be LT7 Lindum Festival Turf (or similar approved). Hardwearing with a dense sward containing a mixture of 25% perennial ryegrass, 55% fescues and 20% smooth stalked meadow grass. This mix is easy to maintain and will recover well from general wear. Turf to be laid in suitable weather conditions on a prepared bed with no weeds and a suitable slow release fertiliser applied to bed prior to laying. Turf to be watered regularly until it is well established.

Rear gardens:

Subsoil to be prepared to a depth of 300mm as per ground preparation and soil specification. Topsoil to be supplied as per ground preparation and soil specification to a depth of 300mm, after gentle compaction and to be left bare in rear gardens.

Grass Seeding:

Public open spaces shall be Germinal AberSustain mix, or similar approved. Sowing to be taken between March and October. Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Levels to be graded to form finished levels as indicated in section, 'Topsoil'. Roll, fertilise at 50gms/sq m, 10-14 days prior to seeding, sow at rate of 40g/m2 and lightly rake. First cut to be undertaken when grass reaches 50mm.

Wildflower Seeding:

Germina/ RE3 River Floodplain / Water Meadow (MG8 Grassland), or similar approved within the proposed pond. Sowing to be taken in March/ April or September Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 5 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Germinal WFG20 Eco Species Rich Lawn, or similar approved. Sowing to be taken in March/ April or September

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 10 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm. Germinal WF19 Pollinators Paradise, or similar approved. Sowing to be taken in March/ April or September

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sow at rate of 2 g/m2 and lightly rake. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developers' agent or appointed Management Company during which time the following operations shall be carried out:

Regular visits:

Monthly maintenance visits to include the following operations:

Hand weed planting beds

- Remove litter
- Sweep mulch spillage
- Re-firming plant stock to ensure the new planting is all planting to upright positions. • Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form

• Check all plant stock and report signs of pests, disease, death and damage

Top up mulch levels (using matching material) surrounding trees and within beds to 75mm at the end of the maintenance period.

Watering: Plant stock to receive the following quantities of water:

Regularly water each tree per month dependant on size, soil conditions and weather conditions between April and September.

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 38mm. Shall be edged, watered as necessary and clippings removed.

Wildflower Maintenance: RE3 River Floodplain / Water Meadow (MG8 Grassland)

Autumn Sown: during the first year: first cut shall be early July, then monthly during August, September and October to approximately 70mm. Thereafter: shall be cut 2 times a year mid-July to early September to approximately 70mm.

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Spring Sown: during the first year: first cut shall be mid-September, then again during October to approximately 70mm. Thereafter: shall be cut 1 time a year mid-July to early September or as required leaving at least fortnight between cuts to approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up.

WFG20 Eco Species Rich Lawn Maintenance First Cut: Mid September - 1st October. Cutting height approximately 70mm. Thereafter: shall be cut 1 time a year mid-August to early October to approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up.

Germinal WF19 Pollinators Paradise Maintenance First Cut: Mid September - 1st October. Cutting height approximately 70mm.

Thereafter: shall be cut 1 time a year from early September to approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up.

Native Scrub Maintenance Beating up; After year 2 any dead trees to be removed and replaced. An assessment to be undertaken at this time to ensure replacement species are ones which have proven so far successful in the rest of the planted area. Thinning; After 10 years scrub to be thinned out by selective removal of 15-20% of establishing woodland. An assessment will be made to identify suitable trees for removal based on health, form and success of adaption to site conditions. **Coppicing**; Hazel (Corylus Avellana) in scrub to be coppiced after 10 years and thereafter every 7 years on selective cycles.

New Tree/Shrub Planting: Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to ave nesting season. Replace dead / dying stock in winter.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the end of each growing season during the maintenance period. Fertilising

Apply Pro Flora Tablets to all plants, as per manufacturers specification. Apply once during years 2 and 4 after planting. Application rate as follows:

Application rate for trees

- Transplant 30-120cm Tree Height 2 per plant 30g - Selected Standard - 300-360cm Tree Height - 7 per plant - 105g
- Heavy Standard 360-425cm Tree Height 8 per plant 120g - Extra Heavy Standard - 425-500cm Tree Height - 10 per plant - 150g
- Application rate for shrubs - 10-20 height - 1 per plant - 15g
- 20-40 height 2 per plant 30g
- 40-60 height 3 per plant 45g - 60-80 height - 4 per plant - 60g
- 80-100 height 5 per plant 75g - 100+ height - 5 per plant - 75g

Fertilising products to be supplied by Green-tech or similar approved.

Plant Schedule

	Trees						
	Number of Plants	Abbreviation	Species	Specification	Height	Girth	Density
	12 -	ACE ELS	Acer campestre 'Elsrijk'	Selected Standard: 4 brks: 2x: RB: Clear Stem min. 200cm	300-350cm	10-12cm	Counte
	10 -	ALN GLU	Alnus glutinosa	Heavy Standard: 5 brks: 3x: RB: Clear Stem min. 200cm	350-425cm	12-14cm	Counte
	9 -	BET PEN	Betula pendula	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counte
	11 -	BET JAC	Betula utilis jacquemontii	Selected Standard: 5 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counte
	11 -	CAR BET	Carpinus betulus	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counte
	11 -	CAR FON	Carpinus betulus 'Frans Fontaine'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counte
	5 -	COR COL	Corylus colurna	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counte
	10 -	CRA SCA	Crataegus laevigata 'Paul's Scarlet'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counte
	10 -	PRU AMA	Prunus 'Amanogawa'	Selected Standard: 4 brks: C: Clear Stem 100-150cm	300-350cm	10-12cm	Counte
	6 -	PRU UMI	Prunus 'Umineko'	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	10-12cm	Counte
	2 -	QUE ROB	Quercus robur	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counte
	6 -	SOR AUC	Sorbus aucuparia	Heavy Standard: 5 brks: 3x: RB: Clear Stem 175-200cm	350-425cm	12-14cm	Counte
1							

Total :103 -

Shrubs

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7 0040 2
7.0319m ²
8.9402m ²
0.8357m²
9.9435m²
5.766m²
1.1456m²
7.768m²
5.7663m²
5.1471m ²
0.7253m²
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Formal Hedge

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Number	Abbreviation	Species	Specification	Height	Pot Size	Density	Length
614 -	HEB EDG	Hebe 'Red Edge'	Bushy: 7 brks: C		5-7.5L	3/m	198.4915m
722 -	PHO ROB	Photinia x fraseri 'Red Robin'	Branched: 3 brks: C	20-30cm	2L	5/m	141.6593m
2487 -	PRU LAU	Prunus laurocerasus	Bushy: 3 brks: C	40-60cm	2L	5/m	493.2045m
							Total :833.3553m

Grass and Wi	Grass and Wildflower Areas					
Weight	Seed Mix Name	Seed Mix Supplier	Density	Area		
166787 g	ABERSUSTAIN	BY GERMINAL	40g/m ²	4169.6056m ²		
8416 g	RE3 (MG8 Grassland)	BY GERMINAL	5g/m²	1682.8523m ²		
2934 g	WF19 POLLINATORS PARADISE	BY GERMINAL	2g/m²	1465.4697m ²		
10084 g	WFG20 ECO SPECIES RICH LAWN	BY GERMINAL	10g/m ²	1008.2772m ²		
Total :188221				Total :8326.2048m ²		

Native Hedgerow Mix

Number	Abbreviation	Species	Specification	Height	Pot Size	Density
347 -	COR AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	60-80cm		0.33Ctr Double Staggered at 0.3m of
920 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	60-80cm		0.33Ctr Double Staggered at 0.3m of
347 -	ILE AQU	llex aquifolium	Leader with Laterals: C	40-60cm	3L	0.33Ctr Double Staggered at 0.3m of
464 -	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	60-80cm		0.33Ctr Double Staggered at 0.3m
120 -	ROS ARV	Rosa arvensis	1+1: Transplant - seed raised: Branched: 2 brks: B	60-80cm		0.33Ctr Double Staggered at 0.3m of
120 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	60-80cm		0.33Ctr Double Staggered at 0.3m of
Total :2318 -						

Mixed Native Scrub

Number	Abbreviation	Species	Specification	Height	Pot Size	Density	Percentage Contribution	Area
59 -	COR AVE	Corylus avellana	1+2: Transplant - seed raised: Branched: 3 brks: B	60-80cm		1/m²	10%	58.4
117 -	CRA MON	Crataegus monogyna	1+1: Transplant - seed raised: B	60-80cm		1/m²	20%	116.
59 -	ILE AQU	llex aquifolium	Bushy: 3 brks: C	40-60cm	3L	1/m²	10%	58.4
59 -	MAL SYL			60-80cm		1/m²	10%	58.4
117 -	PRU SPI	Prunus spinosa	1+1: Transplant - seed raised: Branched: 2 brks: B	60-80cm		1/m²	20%	116.
30 -	ROS CAN	Rosa canina	1+1: Transplant - seed raised: Branched: 3 brks: B	60-80cm		1/m²	5%	29.2
59 -	SAM NIG	Sambucus nigra	1+1: Transplant - seed raised: Branched: 3 brks: B	60-80cm		1/m²	10%	58.4
59 -	SOR AUC	Sorbus aucuparia	1+1: Transplant - seed raised: B	60-80cm		1/m²	10%	58.4
30 -	VIB OPU	Viburnum opulus	1+2: Transplant - seed raised: Branched: 3 brks: B	60-80cm		1/m²	5%	29.2
Total :589 -								Tota

Front gardens to be turfed with LT7 Lindum Festival Turf. Total area to be turfed is 4098 m2.

	DO NOT SCALE ALL COORDINATES RELATED TO LOCAL GRID
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