SPECIFICATION

1. General Landscaping

i. Existing levels shall be preserved around retained trees and vegetation.
j. Existing trees and vegetation shall be protected in accordance with BS5837: 2012 during all construction operations
ii. All landscape works shall be undertaken by competent persons, with appropriate training and equipment
iii. All arisings shall be removed from site at Contractor's expense unless otherwise noted

2. Services

The Contractor must ascertain the exact location of underground services before commencing work.

GROUND PREPARATION

3. 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.

4. 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 75mm and other items including bricks, kerbs, lumps of concrete, plaster, timber, plastic, glass, metal and any other building debris brought to the surface.

5. 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.

6. Soil Depths & Clearances

Provide a minimum depth of subsoil and topsoil as follows:

- Amenity Grass: 100mm topsoil over 100mm cultivated subsoil with clearance to 450mm below ground level
- Wildflower Meadow: 50mm low-fertility topsoil over 100mm cultivated subsoil with clearance to 450mm below ground level
- Ornamental Shrubs: 400mm topsoil over 100mm cultivated subsoil with clearance to 600mm below ground level
- Native Shrubs & Hedgerows: 300mm topsoil over 100mm cultivated subsoil with clearance to 600mm below ground level
- Tree pits: see specific requirements below, with clearance to 1000mm below ground level

7. 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.
- All trees within 2m of a masonry boundary wall, or within 3m of any hard paved surface or underground service, shall have their roots deflected away by the installation of a tree root barrier system to avoid direct damage from future tree growth.

8. 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): ReRoot ribbed 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.

The Landscape Contractor shall be responsible for acquiring 'As-Built' drain and service plans before commencing work on site.

CULTIVATION & PLANTING

9. 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 confirm origin.

All planting operations shall be in general compliance with BS 4428: 'Code of Practice for general landscape operations'.

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. Only carry out planting 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 deciduous trees and shrubs: from late October to late March. All bare root stock, where used, shall be root dipped in mycorrhizal inoculant such as Alginure or similar, applied in accordance with the manufacturer's recommendations
- Container grown plants: at any time if 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-residual. I.e. glyphosate.

10. 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.

11. 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.

12. 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 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 for dimensions.

		Rootball/Container		Tree Pit Dimensions		
Form	**Girth (cm)**	**Diameter**	**Depth**	**Length**	**Width**	**Depth**
Multi-Stem	-	400mm	350mm	700mm	700mm	350mm
Heavy Standard	12-14cm	500mm	400mm	800mm	800mm	400mm
Extra Heavy Standard	16-18cm	600mm	500mm	1200mm	1200mm	500mm

based on: BS 4428: 1989 and nursery suppliers stated rootball 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 rootball. 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 thoroughly 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 300-400mm 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. Tree shall be fixed firmly but not rigidly to stake with Toms rubber tree ties. The above ground height of the stake should be a minimum of a third of the stem height. All stakes shall be 60mm diameter softwood, peeled chestnut, larch or oak, free from projections and large or edge knots, with a pointed lower end. All stakes shall be 60mm diameter softwood, peeled chestnut, larch or oak, free from projections and large or 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 coil 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.

13. 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.

Bare-root 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 Alginure, 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 trough 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.

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.

14. Native & Ornamental Shrubs, Ornamental Hedges in Cultivated Beds

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 3-15no of any one species at 1m 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 Alginure, or similar approved, applied in accordance with the manufacturer's recommendations.

All planting areas shall receive a 75mm deep 8-35mm 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.

15. Compost & Ameliorants - All Planting Areas

A peat-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.

16. 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

17. Grassed Areas

Areas to be turfed and seeded 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 tilth.

Turf: Incorporate Growmore Fertiliser, or equivalent, in accordance with manufacturer's instructions, to be worked into top 50mm of soil. After laying, dress turf with finely sifted topsoil/sand and brush well in to completely fill all joints, and trim around each newly planted tree to provide a clear radius of 500mm. Thoroughly water the turf immediately after laying. Turf shall be laid on soil that is moist but not frozen or waterlogged. No turf shall be layed 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' on prepared, levelled soil at the manufacturer's recommended rate. Sow in autumn or spring during calm weather 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
- Sweep all hard landscape areas to remove dust and debris

Native Mixed Hedgerows & Scrub

- 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 - 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 - Where 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
- 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
- Hornbeam 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)

Specimen Trees

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
- Maintain 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 tight forks. All tree works 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

During the first two years after planting a monitored watering regime shall be implemented, commencing from the end of March/early April to the end of October - depending on weather conditions. Apply water when there has been no appreciable rain for 7 days or when there has been drying winds or very high temperatures.

Replacement of Failed or Defective Plants

Following the initial 12 months defects 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.

GRASSLAND ESTABLISHMENT & MANAGEMENT

Refer to Landscape Management Plan RT-461-001 P1.

Establishment (first year after sowing/turfing):

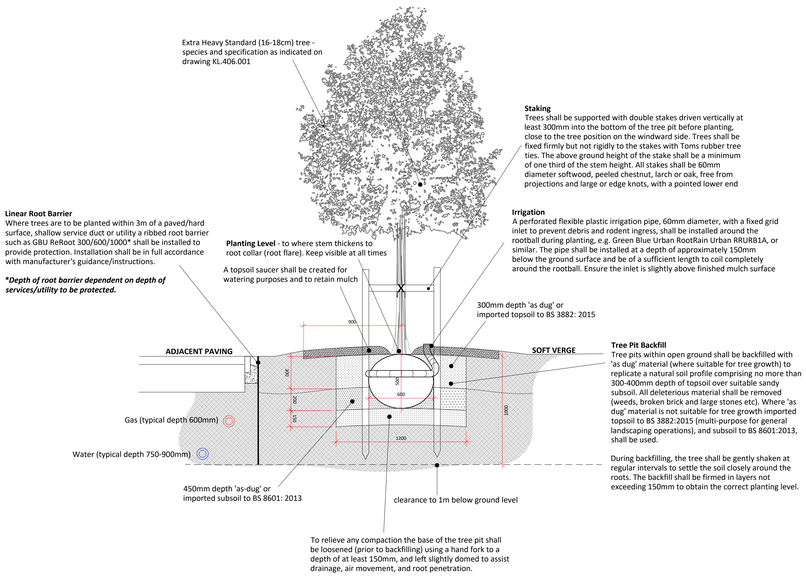
- Areas which fail to germinate or establish shall be re-turfed or re-seeded as required
- Amenity Grass - all amenity areas shall receive 2 establishment cuts; first cut carried out once height of initial growth reaches 50mm, with grass cut to a finished height not exceeding 30mm. Second cut shall be 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
- Meadow Grass to Culvert: 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
- 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, mowing shall be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings to be removed
- Meadow Grass to Culvert - shall be managed for floristic diversity; cut annually after flowering of desirable species in July or August to a height of of c.50mm. Cuttings shall be left to dry and shed seed for 1-7 days before removal from site. Mow the re-growth through to late autumn/winter to a height of c.50mm, and again in spring if needed. Cease mowing at the end of March to allow sown species the opportunity to flower
- Ecology Buffer - Control scrub and bramble by cutting every 2-3 years between October and February on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge
- All areas - Continue to dig out, pull or spot treat any residual perennial weeds

TYPICAL TREE PIT DETAIL - PROPOSED EXTRA HEAVY STANDARD (16-18cm)

Installation into soft verge adjacent to paved/hard surface, underground service or utility (with root barrier protection)



REMEDIATION OF EXISTING SOILS IN AREAS OF TREE PLANTING

Topsoil

Where there is insufficient depth - topsoil shall be imported in accordance with BS 3882: 2015: multi-purpose for general landscaping operations

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P02: Scheme amendments in response to LPA comments	LK	20.10.22
P01: First Issue	LK	25.09.22
Revisions:	Dwn:	Date:

Project: **New Residential Development Former Fole Dairy, Uttoxeter**

Drawing: **Detailed Landscape Proposal - Sheet 3 of 3**

Date: 20.10.2022	Drawn:
Dwg No: 461-KL-ZZ-00-DR-L-004	
Revision: P02	Scale: 1:20 @ A0

PLANNING

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