

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3736 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the NTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPRE. Planting shall not be carried out when the ground is waterlogged, frostbound or during periods of cold drying winds. All bare root stock shall be root dipped in an approved water-retaining polymer.

If the formation level is compacted it should be ripped through before topsoiling.

Topsoil depths to be 450mm for shrub beds and 150mm for grass areas.

2.0 ORNAMENTAL TREES AND TREES

Ground Preparation
Where necessary treat existing weeds with a glyphosate based herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. A general purpose slow release fertiliser at the rate of 75g/m² and Tree Planting and Mulching Compost at the rate of 200t/m² are to be incorporated into the top 150mm of topsoil during final cultivations. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits are to be excavated and the base braked up a further 150mm with the sides well scarified to prevent smearing. All trees up to and including selected standards are to be supported with single 75mm diameter stakes. All rootball, container grown and trees over heavy standard size shall be double or triple staked. Any feature trees semi mature (150/20cm girth or greater) in size to be secured with a below ground anchoring system (such as a deadman anchor). Stakes should be driven 100mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc.

Planting
Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil at the specified centres with minimal disturbance to the rootball and well formed in.

Trees are to be placed into the pits and backfilled with topsoil incorporating slow release fertilizer and Tree Planting and Mulching Compost as specified. Firm trees in well and secure with proprietary rubber tree ties and spacers.

Water in all trees and shrubs at the end of each day of planting.

Spread ornamental pine bark mulch to a depth of 75mm across all new planting areas, ensuring groundcover plants are not buried.

Maintenance
The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.

The site is to be visited monthly throughout the year to undertake the following operations:
Dead clearance: All planting areas are to be kept weed free by hand weeding or herbicide treatment.
Litter clearance: All litter is to be removed from planting beds.
Watering: Planting areas are to be brought up to field capacity at each visit and each tree is to receive 20 gallons. Semi-mature tree planting to be watered weekly through June-September and per visit thereafter.
Check stakes: All tree ties and stakes 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: Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well shaped specimens.

3.0 NATIVE SHRUB PLANTING

Ground Preparation
The extent of the planting area shall be set out using 38x38x1200mm timber stakes at each change in direction and at a maximum of 50m intervals.

Either for notch planting
All herbaceous material within the proposed planting area shall be sprayed out using an approved herbicide at least two weeks before planting and the ground shall be cultivated to a depth of 150mm.
or for pit planting
A 900mm diameter circle shall be sprayed out at each planting station using an approved herbicide at least two weeks before planting.

Planting
All bare rooted stock is to be root dipped in water retaining polymer. Proposed planting is to be planted on an informal grid. To avoid straight lines each planting station can be moved by up to 300mm in any direction.

Either for a shelters or b for rabbit fence
a. All stock to be protected from rabbit damage using approved proprietary tree and shrub shelters, 900mm and 400mm high respectively, secured with stakes and ties as advised by the manufacturer.
b. All stock to be protected from rabbit damage by 900mm high rabbit fencing erected in accordance with the manufacturers recommendations.

Maintenance
Using approved herbicides a 900mm diameter circle centered on each planting station shall be kept weed free throughout the maintenance period.

Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these during the following planting season.

KEY
Site boundary

Existing trees and vegetation to be retained

Existing trees and vegetation to be removed

Existing hedgerow to be translocated

Soft Landscape Proposals
Refer to plant schedule for details.

Bench seating
Ref: BX17 40001T 'Roslin Bench' steel framed timber slat version, as supplied by Broxap or similar approved. Bench to be installed with submerged fixing set in concrete footings to manufacturers specification.

3.00m wide self-binding breedon gravel footpath/cycleways
3.00m wide Breedon golden amber self-binding gravel, timber edged footpaths/cycleways as supplied by Breedon Group or similar approved.

2.00m wide self-binding breedon gravel footpaths
2.00m wide Breedon golden amber self-binding gravel, timber edged footpaths, as supplied by Breedon Group or similar approved.

Root barriers
Root barriers to hard surfaces within 3m of tree planting. ReRoot 1000 as supplied by Green Blue Urban or similar approved. Exact location and specification subject to reviewed by drainage engineer and to be agreed with the site engineer.

WESTERN BOUNDARY WOODLAND PLANTING (15m minimum)

ABBR	SPECIES	MIX(%)	SUPPLY	SIZE(cm)	CTRS(m)
ACECAM	Acer campestre	4	T 1+1	60/80	2.00
BETPE	Betula pendula	4	T 1+1	60/80	2.00
CORSA	Cornus sanguinea	3	T 1+1	40/60	2.00
CORAV	Corylus avellana	17	T 1+1	40/60	2.00
CRAMON	Crataegus monogyna	43	T 1+1	40/60	2.00
EUEOPS	Euonymus europaeus	2	T 1+1	40/60	2.00
ILEAQ	Ilex aquifolium	8	2L	40/60	2.00
PRUAV	Prunus avium	4	T 1+1	60/80	2.00
PRUSP	Prunus spinosa	5	T 1+1	40/60	2.00
QUERO	Quercus robur	4	T 1+1	60/80	2.00
SORAU	Sorbus aucuparia	2	T 1+1	40/60	2.00
TILCO	Tilia cordata	4	T 1+1	60/80	2.00

NATIVE BOUNDARY MIX

ABBR	SPECIES	MIX(%)	SUPPLY	SIZE(cm)	BREAKS	CTRS(m)
CORSA	Cornus sanguinea	10	T 1+1	40/80	3	0.75
CORAV	Corylus avellana	20	T 1+1	40/80	3	0.75
CRAMON	Crataegus monogyna	30	T 1+1	40/80	3	0.75
ILEAQ	Ilex aquifolium	10	2L	40/80	3	0.75
PRUSP	Prunus spinosa	20	T 1+1	60/80	3	0.75
SAMNI	Sambucus nigra	10	T 1+1	60/80	3	0.75

All shrubs to be planted in accordance with the implementation and maintenance guidelines. The landscape proposals must be referred to by the Structural Engineer during foundation design. No shrub species, size or location should be altered without prior approval from the Landscape Architect. Individual species to be planted in groups of 5-9.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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4.0 NATIVE HEDGE PLANTING

Setting Out
The hedge line shall be set out using 38x38x1200 stakes at maximum 50m intervals and all herbaceous material within 400mm of the centre line shall be sprayed out using an approved herbicide at least two weeks before planting.

Preparation
The 800mm wide hedge line shall be cultivated to 150mm incorporating Emmap or equal at 75g/m².

Planting
Plants shall be notch planted in two rows 250mm apart and staggered at 300mm centres. All plants are to be protected with a 400mm proprietary shelter secured with a stake/cane and ties as recommended by the manufacturer.

Maintenance
Using approved herbicides a 800mm wide swathe centred on the hedgeline shall be kept weed free throughout the maintenance period.

Each Autumn after planting and until handover to the adopting authority, the contractor will prepare a list of all plants which are dead, dying or diseased and will replace these plants during the following planting season.

5.0 GRASS

Preparation
The area to be seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tilth, incorporating pre-seeding fertilizer at 70 g/m².

Turf
Turfing operations shall be in accordance with BS 4428.

Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, line topsoil shall be brushed into the joints.

Seeding
Grass seed shall be sown in April during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil. All seed mixes to be specified in accordance with BS 4428.

Initial cut
When newly seeded areas reach 50mm they should be cut back to a height of 30mm and then cut twice annually in early Spring and late Summer. All arising shall be removed or spread evenly across grassland. Any bare patches shall be made good at this time.

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NOTES

- All landscape proposals must be referred to by the Structural Engineer during foundation design.
- Soiling operations to be carried out in accordance with the implementation and maintenance guidelines.
- All planting to be in accordance with the implementation and maintenance guidelines.
- No species, variety, size or position to be amended without the Landscape Architects prior approval.
- Before trees are planted, the Landscape Contractor shall ascertain the location of drains from the site manager, and shall if necessary make minor adjustments to tree positions to ensure that they are planted at least 1.5m from drains. They should however be planted no closer to houses/garages than is shown on the drawing, and if shown located in shrub beds, the shape of the latter should be adjusted if necessary to accommodate the revised tree position.
- All planting must be mulched in accordance with the implementation and maintenance guidelines.
- If planting is required outside the October-March season, bare root shrubs will be replaced by 3L pot grown plants, and trees will be replaced by a containerised equivalent to be approved by the project landscape architect.

AMENITY SHRUB MIX 1 - To Rear Garden Boundaries

ABBR	SPECIES	SUPPLY	SIZE(cm)	HABIT	CTRS(m)
AUCJA	Aucuba japonica	5L	40/60	Bushy	0.70
CORALE	Cornus alba 'Elegantissima'	3L	40/60	Bushy	0.70
ELAPUMA	Elaeagnus pungens 'Maculata'	5L	40/60	Bushy	0.70
FATJA	Fatsia japonica	5L	40/60	Bushy	0.70
PHOFRRER	Photinia fraseri 'Red Robin'	5L	40/60	Bushy	0.70
PRULU	Prunus laetifolia	5L	40/60	Bushy	0.70

All shrubs to be planted in accordance with the implementation and maintenance guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect.

PLANT SCHEDULE

TREES - To Highway Verges

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
AT1	Carpinus betulus 'Frans Fontaine'	SM	500+	20/25	as shown
AT2	Tilia cordata 'Green Spire'	SM	500+	20/25	as shown

TREES - To POS off Radbourne Lane

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
PT1	Acer campestre	EHStd	450/625	18/20	as shown
PT2	Acer platanoides	EHStd	450/625	18/20	as shown
PT3	Betula pendula	EHStd	450/625	18/20	as shown
PT4	Castanea sativa	EHStd	450/625	18/20	as shown
PT5	Quercus robur	EHStd	450/625	18/20	as shown
PT6	Tilia cordata	HStd	350/425	12/14	as shown

TREES - To POS adjacent to Rural Edge and Green Corridor

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
PT7	Acer campestre	Std	250/300	8/10	as shown
PT8	Betula pendula	Std	250/300	8/10	as shown
PT9	Tilia cordata	Std	250/300	8/10	as shown
PT10	Fagus sylvatica	Std	250/300	8/10	as shown
PT11	Quercus robur	Std	250/300	8/10	as shown
PT12	Acer campestre	EHStd	350/425	12/14	as shown
PT13	Betula pendula	EHStd	350/425	12/14	as shown
PT14	Tilia cordata	EHStd	350/425	12/14	as shown

TREES - To POS adjacent to Rural Edge and Green Corridor

REF	SPECIES	SUPPLY	SIZE(cm)	GIRTH(cm)	CTRS(m)
PT15	Quercus rubra	SM	500+	25/30	as shown