

IMPLEMENTATION AND MAINTENANCE GUIDELINES

1.0 GENERAL

All plants shall conform to BS 3938 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the HTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE. 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 400mm for shrub beds and 150mm for grass areas.

2.0 ORNAMENTAL SHRUBS AND TREES

2.1 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, weed, metal and stones greater than 50mm in any dimension shall be removed from site.

Tree pits are to be excavated and the base broken 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 staked. Any feature trees semi mature in size to be secured with a below ground anchoring system (such as a cleatman anchor). Stakes should be driven 500mm into undisturbed ground below the tree, taking care to avoid underground services and cables etc.

2.2 Planting

Shrubs and hedges are to be set out as shown on the drawing and pit planted into the prepared soil with minimal disturbance to the rootball and well firmed 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.

2.3 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:

Weed clearance All planting areas are to be kept weed free by hand weeding or herbicide treatment.

Water 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.

Stakeing Check 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.

2.4 GRASS

2.5 Preparation

The area to be turfed or 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 silt, incorporating pre-seeding fertilizer at 70 g/m².

2.6 Delivery and Storage

Turf shall be supplied in accordance with BS3936.

Turf shall be Medallion grade as supplied by Rolan. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height.

Turf shall be stacked in piles up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.

2.7 Turf

Turfing operations shall be in accordance with BS 4426.

Whole turves shall be laid round 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 gaps.

2.8 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 25 g/m². After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

2.9 Initial cut

When newly seeded and turfed areas reach 50mm they should be lightly rolled out and cut to a height of 30mm. All arisings shall be removed. Any bare patches shall be made good at this time. Seeded areas shall be cut for a second time when the sward reaches 50mm high.

2.10 Topsoil

Existing Topsoil

Pre-planting herbicide application:-

Apply by suitable spraying apparatus, an approved translocated systemic herbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2003 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray immediately if any weeds are present. If none are showing, but there may be a delay before planting, or the area is to be seeded, spray after one month following cultivation, to allow dormant seed to terminate. All spraying shall be carried out by skilled and qualified operatives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from incorrect usage or spillage, shall be rectified at the contractor's own cost. Repeat as necessary to ensure complete kill and take off all dead material from site.

Carry out the following works to the existing topsoil on site to ensure it conforms to BS 3882:2015, being free from rocks larger than 50mm diameter, concrete, brick, and have less than 20% clay. Allow for pre-application of herbicide as above. Fertilize with 100g per m² of a slow release fertilizer or equivalent approved, in accordance with the manufacturer's instructions. For beds less than 5 metres in width, fork over thoroughly or machine rotavate and to a depth of 300mm, ensuring that the sub-grade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the sub-grade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm, except where there are services, or within 10 metres of site stems or 3 metres of existing drains. Do not rip areas where rocks greater than 10mm diameter are encountered.

2.11 Imported Topsoil

Any imported topsoil for making up ground, shall conform to BS-3882:2015, and be free from rocks (over 50mm diameter), concrete, roots, wire and brick, and have less than 20% clay.

2.12 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.

2.13 KEY

Site Boundary

Existing Trees and Vegetation to be Retained

Soft Landscape Proposals

Refer to plant schedule for details.

Premium grade turf

Rolan medallion grade turf to plot frontages or similar approved, laid to implementation and maintenance guidelines specification.

Water main easement

Other easements

Tarmacadam surfaced footpath

Tarmacadam surface to footpaths, pcc edging.

Tarmacadam surfaced footpath (Adoptable Highway)

Tarmacadam surface to footpaths, pcc edging.

Hoggin footpath

50mm rolled hoggin surface on 100mm type 1 sub base. To be timber edged and cambered on both sides to shed surface water. Fines are essential to ensure the surface compacts. Self binding gravel layer to be well compacted with vibratory roller.

Trodden footpath through National Forest Planting (outside of development)

2.14 AMENITY SHRUB MIX 3 - defensive mix

2.15 SHRUB MIX 1 - North Facing

2.16 SHRUB MIX 2 - North Facing

2.17 SHRUB MIX 3 - East/West Facing

2.18 SHRUB MIX 4 - East/West Facing

2.19 SHRUB MIX 5 - South Facing

2.20 SHRUB MIX 6 - South Facing

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