

CWLD-HD-2628-03 - Planning Notes and Implementation Notes

(to be read in-conjunction with the Proposed Landscape Arrangements)

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Date: 14.07.26

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General Arrangements

Initial Requirements:

- These planning notes must be read in conjunction with all other surveys, arboricultural reports, and ecological assessments.
- All landscape works must be carried out by competent personnel with the appropriate knowledge, training, and equipment.
- The landscape contractor is responsible for complying with all current health and safety legislation, conducting risk assessments, and adhering to CDM (Construction Design and Management) requirements where applicable.
- All landscape operations must follow BS 4428:1989 (Code of Practice for General Landscape Operations).

Risk Management:

- The landscaping contractor must verify the exact location of underground services before commencing any work.

Waste Management:

- The landscape contractor is responsible for removing all waste and arisings from landscaping operations and disposing of them at a licensed facility.

Implementation of Works – Timescales:

- All works are subject to suitable climatic conditions.
- Tree, shrub, native hedge/scrub planting, and turfing/seeding will commence during the first planting season following the completion of building and infrastructure works or at least 14 days prior to first occupation.
- Hard landscaping must be completed within the construction program and installed at least 14 days prior to first occupation.
- If building and infrastructure works are completed outside a recognized planting season, soil preparation (including tree pits) will be undertaken in advance for the next available planting season, and all areas will be seeded.
- Management and maintenance of the landscape scheme will begin following certified practical completion of the landscape works.

Works Timetable			
Key Points • Planting is planned to start in November • Occupation can only occur after planting, ensuring establishment time. • This timetable will be used to ensure compliance with planning conditions and landscape specifications that require early implementation. • Timescales may be adapted by agreement with the LPA to suit occupation and commercial requirements.			
Phase	Site Works	Timetable	Operation and task
1	Site Preparation	August – September	Clear site, soil preparation, grading, border and lawn formation
2	Hard landscaping	September – October	Paths, patios, edging, drainage, structures installed according to construction program
3	Soft landscaping – Planting	November – December	All main planting phase of trees, shrubs, hedging during season
4	Soft landscaping – Turfing/Seeding	September - April	Turfing/seeding on completion of planting
5	Final Fix & Maintenance Start	November – February	Mulching, irrigation, initial weeding, adjust stakes/ties
6	Practical Completion (Landscape)	March	Final inspection before site handover/occupation
7	Occupation	March – April	Site becomes active/occupied.
8	Ongoing Maintenance Period	From November then annually from year 1 to 5	Landscaping, trees and plants to be inspected and maintained annually for a period of five years from the date of planting

Existing Requirements

Existing Vegetation:

- An ecologist must oversee all operations involving existing vegetation, where appropriate.
- Existing trees and vegetation designated for retention must be protected in accordance with BS 5837:2012 during construction, as detailed in the approved Tree Protection Plan and Ecology Recommendations (if available).

Existing Soil Management:

- Subgrade/subsoil must be prepared in accordance with BS 8601 and BS 4428, scarified or ripped to a depth of 300mm prior to spreading topsoil. This process alleviates compaction from construction work and promotes drainage.
- Imported and 'as saved' topsoil must comply with BS 3882:2015 (Multipurpose Grade), with a minimum soil organic matter content 1% greater than the specified minimum value (or as approved).
- All imported topsoil (and 'as saved' topsoil, if requested) must undergo laboratory testing to BS 3882:2015 and be ameliorated as necessary to meet the characteristics detailed in Table 1 of BS 3882:2015.
- Any weed or grass growth must be treated with an appropriate herbicide at least 10 days prior to cultivation.
- A proprietary non-peat compost/soil improver (complying with BSI PAS 100) must be incorporated to a depth of 50mm and evenly worked into the soil.
- Soil management must adhere to the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (available here).
- If required, subsoil and topsoil analysis and testing must be conducted by Tim O'Hare Associates (or an equivalent approved provider):

Address: Howbery Park, Wallingford, Oxon OX10 8BA

Tel: 01491 822653

Email: info@toha.co.uk

Website: www.toha.co.uk

Note: Proposed services (e.g., electric, water, gas) in landscape areas must be installed below the required topsoil depths and clearly identified in accordance with utility/service requirements.

Implementation and General Requirements for New Planting

New Soil Specification

Soil Quality and Sourcing:

- All imported multi-purpose topsoils must be uncontaminated and sourced from a recognized supplier. All tree and shrub composts used during planting must be peat-free.
- Imported topsoils must comply with BS 3882:2015 (Topsoil Specification).

Soil Types for Specific Applications:

- **Tree pits and lawns:** Use British Sugar Landscape 20 (or an approved equivalent).
- **Planting borders:** Use British Sugar Hort-Loam (or an approved equivalent).
- **Meadows:** Use low-fertility soil tested to BS 3882:2015 (Low Fertility Specification).

Soil Storage Requirements:

- Topsoil must be stockpiled in piles no higher than 1m and sourced from within 13km of the site.
- Any stripped soil intended for stockpiling must first be graded and prepared for storage.
- Topsoil must be stored separately from subsoil and all other excavated materials in a designated area of the site.

Long-Term Soil Storage:

- If soil must be stored for more than six months, the stockpile must be sown with a deep-rooting grass/legume seed mixture (or other vegetation suitable for the specific topsoil type).
- Stockpiles left in situ for extended periods must be managed to prevent seeding from adjacent land.

Inspection and Replacement:

- All trees and plants must be **inspected annually for five years** from the date of planting.
- Any dead or dying specimens shall be replaced with equivalent species.

Species Variations:

- Any deviations in the species supplied must be agreed upon with the Local Planning Authority(LPA).

Grass/Lawn Preparation:

- New grass or lawn areas must be prepared to a minimum depth of 300mm and covered with high-quality topsoil.

Shrub Border Preparation:

- New shrub borders must be prepared to a minimum depth of 500mm, backfilled with high-quality topsoil, and amended with peat-free soil improver.

Subgrade Treatment:

- Existing subgrade must be ripped to a depth of 300mm to alleviate compaction and enhance drainage.

Edging:

- Metal edging may be used for planting borders, lawns, and tree pits.

Maintenance:

- All new plantings, turf, and seedings must be maintained until handover to the client or their agent, or as otherwise agreed.

Safety Considerations:

- Caution must be exercised, as some plants and fruits may be harmful if ingested or if skin comes into contact with sap during pruning.

Sourcing Requirements:

- All trees and plants must be UK-grown, with local provenance, and sourced from a nursery as close to the site as possible.

Out-of-Season Planting:

- If planting is required outside the standard season (October–March), bare-root or root-balled stock specified in the planting schedule must be replaced with containerised stock of a similar or appropriate specification.

Mulching:

- All planting, hedging, native hedge rows, and tree pits must be covered with 5–35mm ornamental chipped bark mulch that is fire-resistant, in accordance with BS 4790:1987 or equivalent standards.

New Trees

General Requirements for New Trees:

- All trees supplied must comply with BS 8545:2014 (Trees: From Nursery to Independence).
- New planting and landscape operations must adhere to the requirements specified in BS 3998:2010 (British Standard Recommendations for Tree Work).

Tree Quality and Supply:

- Trees must be healthy, vigorous, and supplied as containerized, root-balled, or bare-rooted, depending on the planting season.
- All dead, diseased, or damaged trees must be removed and replaced annually in accordance with the specification.

Biosecurity Measures:

- To mitigate biosecurity risks, trees must not be imported directly from European suppliers and planted immediately. Instead, they must spend a full growing season in a British nursery to ensure plant health and prevent infection by foreign pests or diseases (e.g., Oak Processionary Moth and Chalara Ash Dieback).
- All trees to be planted must have been held in quarantine prior to planting.

Tree Planting Measures

Tree Pit Preparation:

- For tree pits in open field/uncompacted ground conditions, the pit dimensions must be at least 5mm wider than the rootball. The depth of the pit must not exceed the existing rootball and container depth, in accordance with BS 8545.

Soil Handling:

- Topsoil and subsoil must be excavated and stored separately for reuse.

Planting and Backfilling:

- A root direction barrier must be installed as required when planting trees near buildings or other structures.
- Tree pits must be backfilled with stored subsoil and topsoil in layers to replicate existing soil horizons.
- Topsoil must be enriched by mixing in 40L of peat-free tree planting compost.

Irrigation and Mulching:

- Rootballs must be encircled with Root Rain Metro (or an equivalent irrigation pipe).
- Trees must be well-watered after planting.
- A temporary leaky pipe system may also be installed to support establishment.
- For trees planted in grass areas, the base must be covered with 75mm of amenity-grade bark mulch (or an approved equivalent), extending to a 1.0m diameter, and kept weed-free.

Tree Protection:

- Strim guards must be installed as required.

Root Management in Hard Landscaping**Root Space Solutions:**

- A root management/crate system must be used to provide adequate root space where proposed tree locations conflict with services or where hard surfaces/structures and drainage require support.
- For groups of trees in linear lines or avenues, combined pits must be used to achieve the required growing volumes.

Drainage and Soil Considerations:

- Tree pits in poorly draining soils must be positively drained, with connections to the surface water drainage system as per the engineer's details.

- In heavily compacted ground, larger tree pits must be excavated to achieve approximately 5m³ of uncompacted growing volume.
- Pits should be ~2.5m x 2.5m and backfilled with a mix of excavated subsoil and topsoil (as previously described) combined with 160L of peat-free tree planting compost.

Root Barrier Installation:

- A root barrier (e.g. ReRoot2000 or an approved equivalent) must be installed in high-risk locations, such as near footpaths, services, roadways, and building structures, in accordance with the manufacturer's instructions.

Notes: All tree rootball weights and sizes are advisory and must be confirmed with the chosen tree supplier. Care must be taken when handling new stock on-site and during delivery to the final location

Tree Staking

- The landscape contractor must determine the most suitable staking method based on site and planting conditions. All stakes must penetrate the soil to a minimum depth of 60cm (2ft). If a stake moves in the ground, it will not effectively anchor the tree. Tree stakes and ties must be removed within 18–24 months of planting.

Staking Methods by Tree Size:

- Single stake: For trees with a 10–12cm girth.
- Double stake: For trees with a 14–16cm girth.
- Triple stake: For trees with a 16–20cm girth.

Single Stake Method:

- Standard method for staking bare-root trees.

The stake must be inserted at a 45° angle to the tree stem before planting.

- Maintain a 2.5–3cm gap between the stem and the stake.
- Stakes should be inserted on the side of the prevailing wind so the tree is blown away from the stake.

Double Stake Method:

- Standard method for staking container-grown and root-balled trees.
- Two or three stakes can be inserted opposite each other or equally spaced around the tree (outside the rootball) and secured to the trunk with long ties.
- This method is particularly effective on windy sites.

Surface Guying:

- Ideal for large trees when transplanted.

Secure strong wire to low stakes inserted at a 45° angle away from the tree.

- Prevent rubbing by covering the wire with rubber hosepipe where it contacts the stem or branches.
- Use tree ties and ground anchors for additional support.

Underground Ground Anchors (UG):

- Discreet anchorage for the rootball, ideal for specimen trees or trees in highly visible areas where above-ground staking would be unsightly.
- Tree anchors must be fitted at the time of planting.

Available systems include:

- Platipus Tree Anchor
- Biodegradable tree anchors (e.g., made from potato starch).

Hedging Implementation

Native Hedge Planting Measures:

- All hedgerow planting must be carried out in accordance with BS 4428:1989 (Code of Practice for General Landscape Operations, excluding hard surfaces).

Planting Timing and Conditions:

- Native hedges should only be planted between November and March, while plants are dormant.
- Avoid planting in very cold or wet weather.

Planting Method:

- Hedgerow shrubs must be notch-planted or trench-planted.
- Hedge trenches must be dug to a minimum depth of 400mm and width of 600mm.
- Plants must be set into the ground at the same depth at which they were previously grown in the nursery.
- Plants to be installed with Tubex guards or similar approved.

Spacing and Planting:

- Shrubs must be planted 500mm apart in two staggered rows, with rows 400mm apart.
After planting, all shrubs must be well heeled in and watered during dry weather.
- To prevent roots from drying out, keep plants under a moist cloth or in a bucket of water during planting.
- Temporary irrigation must be installed after planting.

Pruning and Maintenance:

- Immediately after planting, cut mixed hedging back to 15–20cm to encourage 3–4 side shoots per plant in the following spring.
- In the autumn/winter following planting, reduce new shoots by 50%.
- Any failed hedge plants or trees must be replaced.

Hedgerow Trees:

- If hedgerow trees are included, they must be spaced at least 10m apart to prevent overshadowing the hedge.
- Trees can be planted in line with the new hedge alongside hedge plants, but tree shelters must be used to ensure they are identifiable during maintenance.

Long-Term Monitoring and Replacement

- The health and condition of the plants must be monitored for at least 5 years after planting.
- Any dead or dying shrubs must be replaced on a like-for-like basis during this period.

Ornamental Hedge Planting

- Plants must comply with BS 3936 and be handled in accordance with CPSE guidelines.
- Planting must follow BS 4428.
- Hedge plants and whips must be pit-planted to accommodate the size of the root or rootball.

Post-Planting Operations:

- Plants must be well-watered immediately after planting and prior to the application of mulch.
- Planted areas must be covered with a 75mm depth of bark mulch or soil improver and kept weed-free.
- Maintain a 150mm ring free of bark mulch around all planted specimens.

Protection and Maintenance:

- Stock-proof fencing must be erected as required to protect hedging from grazing animals.
- The hedge must be maintained for 5 years following planting, ensuring adequate watering and fertilizing to promote good establishment.
- All dead, diseased, or damaged plants must be replaced annually where necessary.

Height Maintenance:

- Unless otherwise specified in the drawings, all hedges must be maintained at a maximum height of 1.2m in accordance with NHBC guidelines.

Wildflower Meadow (Bee lawn) Implementation

Landscape Operations:

- All landscape operations must comply with BS 4428:1989 (Code of Practice for General Landscape Operations). Sowing should occur in September, March, or April, and all works must account for these timelines.

Site Preparation

Subgrade/Subsoil Preparation:

- Prepare the subgrade/subsoil in accordance with BS 8601 and BS 4428. Scarify or rip to a depth of 300mm before spreading topsoil to alleviate compaction from construction work and improve drainage.

Vegetation Removal:

- Remove all existing vegetation through repeated turf stripping, ensuring all arisings and debris are cleared from the site. A depth of 150mm is recommended.

Soil Cultivation:

- Plough or surface-cultivate to bring up clean soil. Harrow or rake to achieve a medium tilth, then roll to create a firm, weed-free seedbed.

Level Adjustments

Adjust levels using either:

- Site-won topsoil (free of perennial weeds and debris), or Imported unimproved soil (low in fertility).
- Rotavate and level imported soils as needed, and remove any debris or stones exceeding 20mm in diameter.

Soil Fertility Reduction:

- For wildflower cultivation, reduce soil fertility by removing the top layer to expose less fertile subsoil. If necessary, sow mustard or oil-seed rape for a season to deplete nutrients further.

Weed Control:

- Remove vigorous perennial weeds (e.g., nettles, docks) by hand, ensuring all roots are extracted. Clear all arisings from the site.

Recommended practice:

- Delay sowing for 4–6 weeks to allow the soil to settle and weed seeds to germinate. Hoe off weeds, then rake to create a level surface with a fine, crumb-like texture.
- Address any sinkage by adjusting soil levels.

Sowing:

- Timing: Sow in autumn or spring, depending on the construction programme. Ensure ground conditions are firm and not waterlogged.
- Sowing Rate: Apply seed at 4g/m² or as advised.

Method:

- Divide the seed quantity in half. Sow the first half in one direction across the entire area, and the second half perpendicularly. Seed must remain on the surface and can be applied using a seed drill, seed fiddle, or broadcast by hand. Do not cover or incorporate the seed. Instead, firm it in with a roller or by treading to ensure good seed-soil contact.

Seed Mixing (Optional):

- For easier distribution, mix seed with fine sand at a ratio of 1 part seed to 2 parts sand. This acts as a carrier and helps track sowing progress.

Species Rich Wildflower Turf (Bee Lawn)

- Bee lawns require less maintenance than conventional amenity lawns, and mowing less frequently allows for longer flowering periods, and more resources for local pollinators.
- The lawn should be left to flower over the summer months and mowed as infrequently as homeowners can manage, ideally every 6-8 weeks, to maximise the potential of the bee lawn habitat.
- Some sections of lawn should be left as 'no-mow' areas towards to back of the lawn, with other areas kept shorter for amenity use.
- In the autumn after the plants have shed their seed, the lawn should be cut back to 50–75mm in length using a strimmer or mower and collect and remove the cuttings. Cuttings should not be left on the wildflower lawn as this will increase nutrient levels in the soil and encourage the growth of vigorous weed. On more fertile ground, an additional cut may be required in early spring to control dominant plants.
- Should bare patches of grass develop in the lawn, the area is to be cultivated to 150mm then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other, half the seed being used in each direction at the rate of 25 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry.

Lawn/Turfing Implementation

Mown Lawn Areas

Turf Specifications:

- Use cultivated turf as specified or an approved equivalent, laid in accordance with:
- BS 4428:1989 (Code of Practice for General Landscape Operations)
- BS 3969:1998+A1:2013 (Recommendations for Turf for General Purposes).

Site Preparation:

- Rotavate and level the existing topsoil as required. Remove all debris and stones exceeding 50mm in diameter.

Fertilisation:

- Apply pre-turfing fertiliser strictly in accordance with the manufacturer's instructions.

Turf Installation:

- Lay turf from planks, ensuring broken joints are well-buttet. Peg turf on slopes where necessary.

Post-Installation Care:

- Water thoroughly after laying to prevent shrinkage.
- Mown Lawn Area – Seeding Option

Sowing Timing:

- Seed grass areas in March, April, or September, in accordance with BS 4428:1989 (Code of Practice for General Landscape Operations).

Site Preparation:

- Rotavate and level the topsoil as required. Remove all debris and stones exceeding 20mm in diameter.
- No mechanical cultivation is permitted within any Tree Protection Area (RPA).

Fertilisation:

- Apply pre-seed fertiliser strictly in accordance with the manufacturer's instructions.

Sowing and Finishing:

- Use specified seed (or an approved equivalent). Lightly rake the area after sowing to ensure proper seed-soil contact.