

LANDSCAPE SPECIFICATION

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be to BS 3882: 2015 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be of a neutral pH value and be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds to BS 3882: 2015. Stripped and stored topsoil for reuse on site to be tested to BS 3882: 2015 certification, soil to be improved to meet standards prior to reuse if required.

Excavation
Excavation shall NOT be undertaken with machinery within the root protection area of any existing trees or shrubs to be retained. Areas requiring excavation under existing trees are to be hand dug with an arboriculturalist present to oversee the work. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: Excavated as per specified details
Shrub and hedge pit / trench: 300mm deep

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

Backfilling with Subsoil
Where excavated areas are lower than the required depths, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth to BS 8601: 2013.

Backfilling with Topsoil
Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost to comply with PAS 100:2018. An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits.

Cultivation
Prior to cultivation if planting / seeding areas are weed infested, weed growth to be trimmed, the arisings removed and re-growth consistently trimmed if it resurfaces OR treated with an approved herbicide. Treatment to be undertaken in the growing season preceding planting, at a minimum 4 weeks prior to works to allow for repeat treatment if necessary.

Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

Planting areas: 300mm deep cultivation to medium tilth

PLANTING

Plant Stock and Timing
Plant material and operations shall conform to BS 8545 : 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428 : 1989 and BS 5837 : 2012. The planting season shall be from the 1st November to the 1st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

Planting
All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root system.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum 50mm backfill beyond the root ball extent. Plants to be firmed, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

Tree Planting and Support
Trees planted in landscape areas shall be installed as specified.

All trees to be firmed in after planting. All trees shall have irrigation / aeration system units fitted to fully surround the root ball.

Hedge Planting
Hedges shall be planted in a single row as per detail. Dead, damaged or straggly branches shall be removed after planting.

Mulching
Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

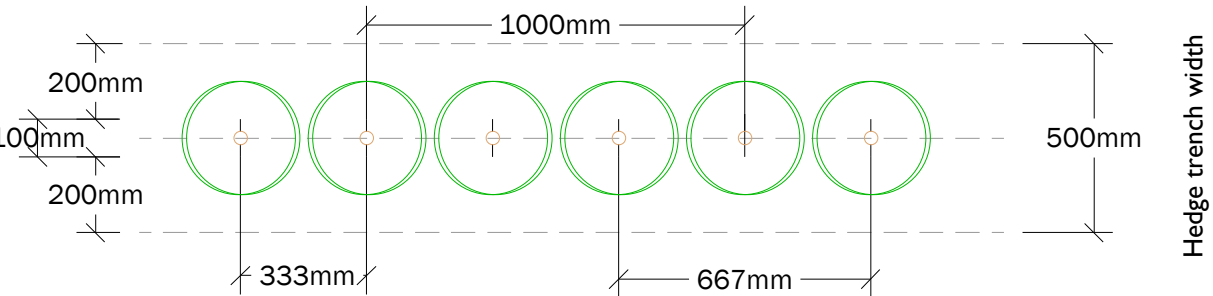
Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. The surface of mulch to be 10mm below the surface of adjacent hard surface.

AFTERCARE PERIOD

Regular Visits
During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

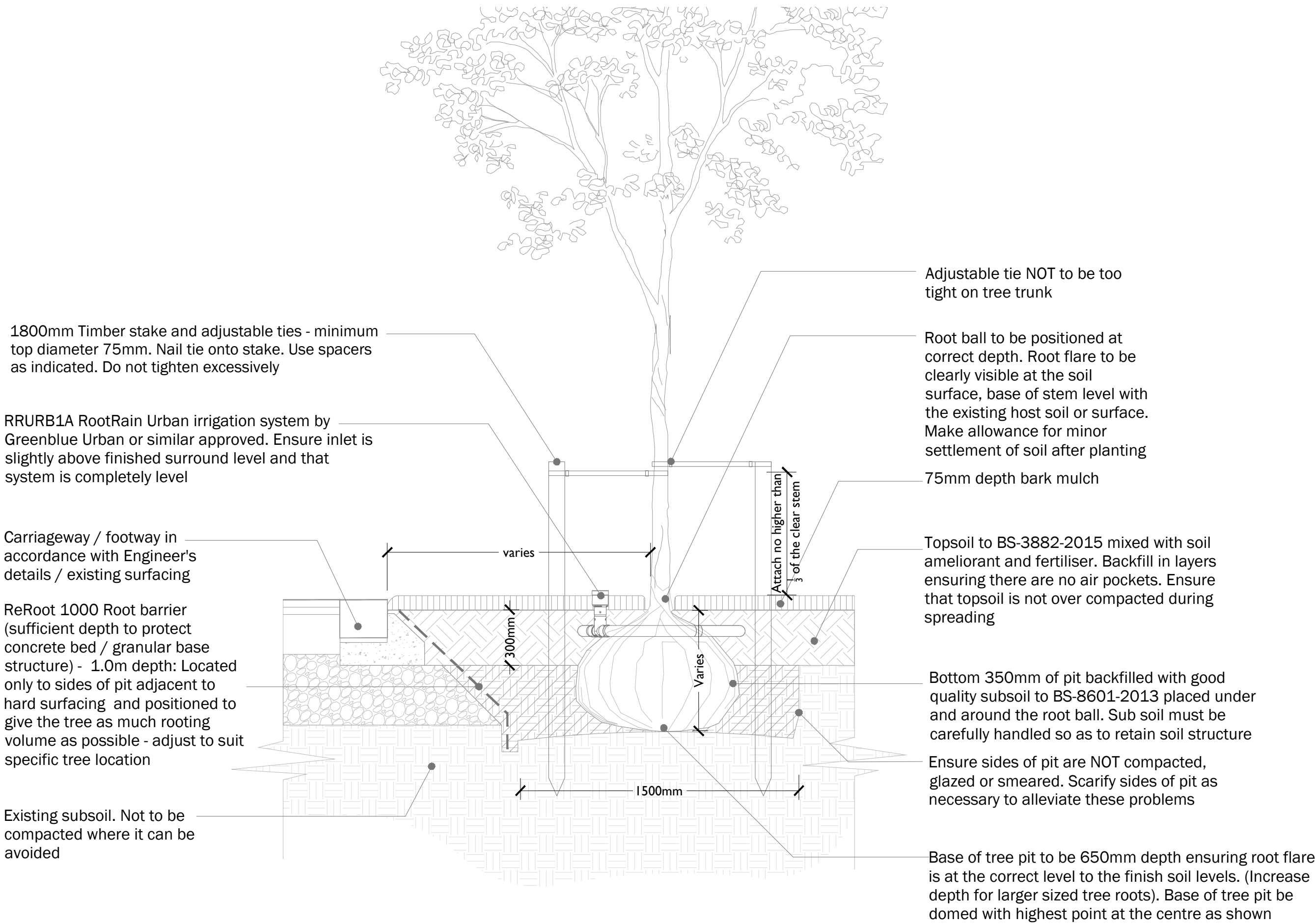
Watering
All planting shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting
During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

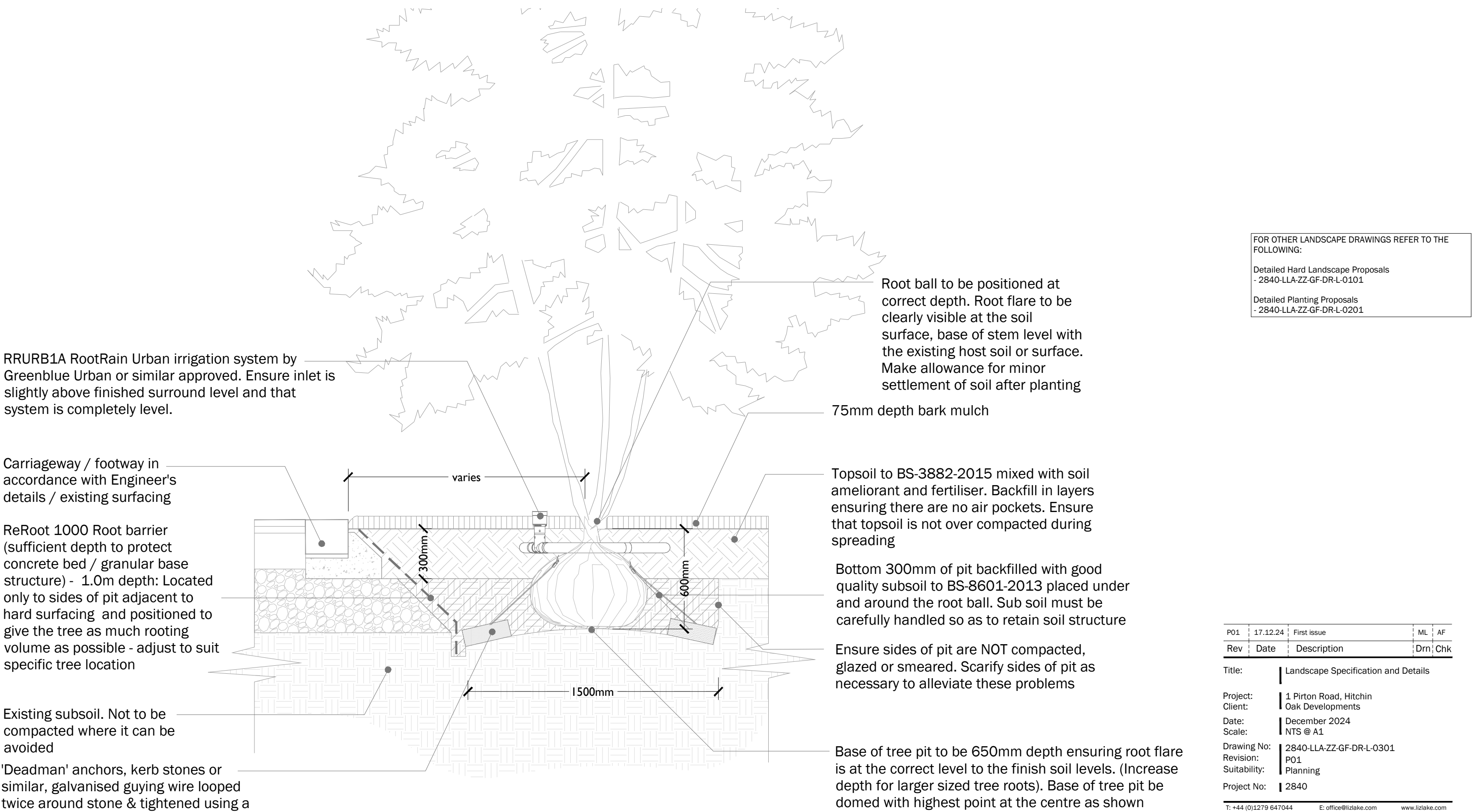


The hedge shall be planted in a single row at the above dimensions

HEDGE PLANTING DETAIL - 3/m
Single row with 500mm trench
Not to Scale



TYPICAL TREE PLANTING DETAIL - Root balled tree. Double stake fixing in soft landscape adjacent to Carriageway / footway - Not to Scale



FOR OTHER LANDSCAPE DRAWINGS REFER TO THE FOLLOWING:
Detailed Hard Landscape Proposals
- 2840-LLA-ZZ-GF-DR-L-0101
Detailed Planting Proposals
- 2840-LLA-ZZ-GF-DR-L-0201

P01	17.12.24	First Issue	ML	AF
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Title: Landscape Specification and Details				
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Client: Oak Developments				
Date: December 2024				
Scale: NTS @ A1				
Drawing No: 2840-LLA-ZZ-GF-DR-L-0301				
Revision: P01				
Suitability: Planning				
Project No: 2840				
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