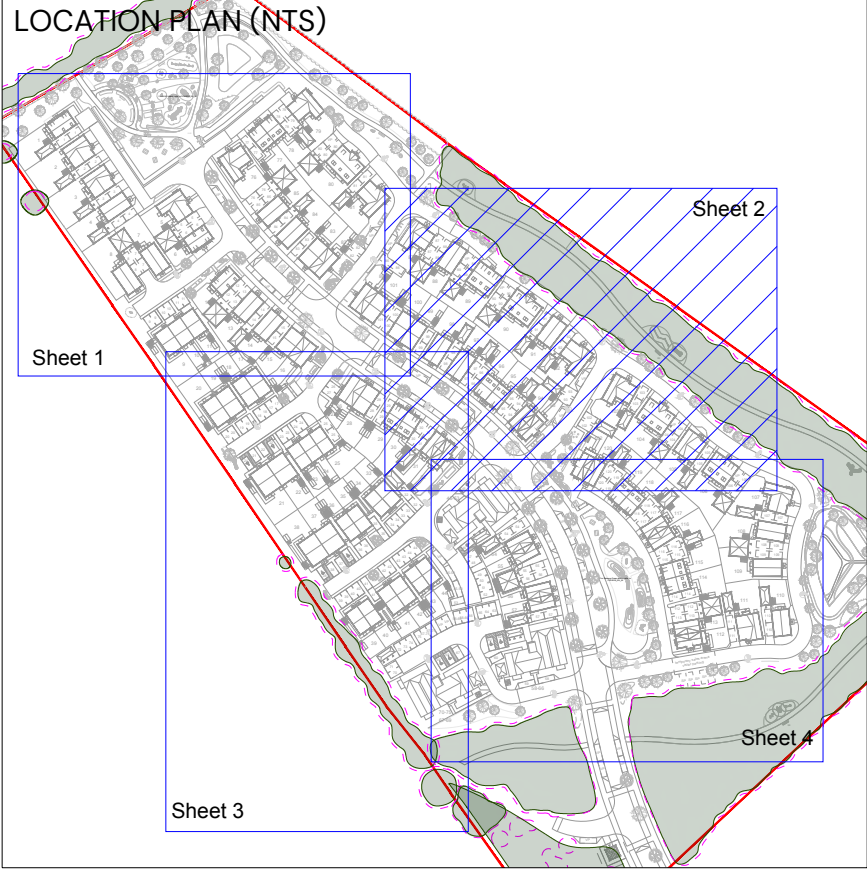
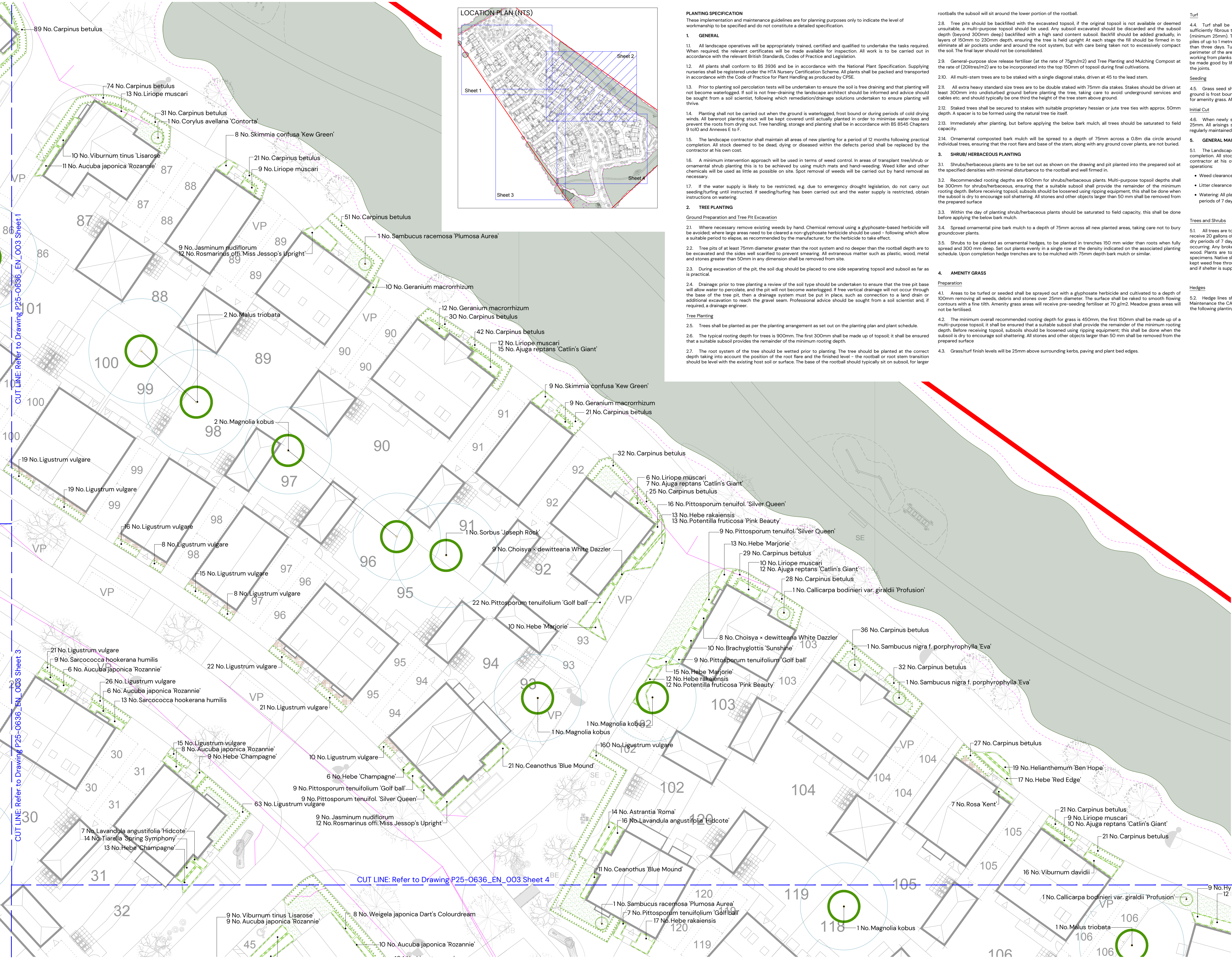




- PLANTING SPECIFICATION**
- These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.
- GENERAL**
 - All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.
 - All plants shall conform to BS 3936 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.
 - Prior to planting soil percolation tests will be undertaken to ensure the soil is free draining and that planting will not become waterlogged. If soil is not free-draining the landscape architect should be informed and advice should be sought from a soil scientist, following which remediation/drainage solutions undertaken to ensure planting will thrive.
 - Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare-root planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to 10 and Annexes E to F.
 - 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.
 - A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.
 - If the water supply is likely to be restricted, e.g. due to emergency drought legislation, do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out and the water supply is restricted, obtain instructions on watering.
 - TREE PLANTING**

Ground Preparation and Tree Pit Excavation

 - Where necessary remove existing weeds by hand. Chemical removal using a glyphosate-based herbicide will be avoided where large areas need to be cleared a non-glyphosate herbicide should be used - following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.
 - Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.
 - During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.
 - Drainage: prior to tree planting a review of the soil type should be undertaken to ensure that the tree pit base will allow water to percolate, and the pit will not become waterlogged. If free vertical drainage will not occur through the base of the tree pit, then a drainage system must be put in place, such as connection to a land drain or additional excavation to reach the gravel seam. Professional advice should be sought from a soil scientist and, if required, a drainage engineer.

Tree Planting

 - Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.
 - The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.
 - The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.
 - SHRUB / HERBACEOUS PLANTING**
 - Shrubs/herbaceous plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.
 - Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrubs/herbaceous, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment, this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.
 - Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.
 - Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas, taking care not to bury groundcover plants.
 - Shrubs to be planted as ornamental hedges, to be planted in trenches 150 mm wider than roots when fully spread and 300 mm deep. Set out plants evenly in a single row at the density indicated on the associated planting schedule. Upon completion hedge trenches are to be mulched with 75mm depth bark mulch or similar.
 - AMENITY GRASS**

Preparation

 - Areas 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 tith. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m2. Meadow grass areas will not be fertilised.
 - The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.
 - Grass/turf finish levels will be 25mm above surrounding kerbs, paving and plant bed edges.

- Turf**
- Turf shall be supplied in accordance with BS3969. 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 of 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. 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, fine topsoil shall be brushed into the joints.
- Seeding**
- Grass seed shall be sown either in April/May or September/October 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 for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.
- Initial Cut**
- When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All airings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing.
- GENERAL 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 to be kept weed free by hand weeding or herbicide treatment.
 - Litter clearance: All litter is to be removed from planting beds.
 - Watering: All planted areas are to be watered for the first two years from May to September following any dry periods of 7 days.

Trees and Shrubs

- All trees are to be watered weekly from May to the end of September unless unnecessary due to heavy rain; to receive 20 gallons of water. All shrubs are to be watered for the first two years from May to September following any dry periods of 7 days. 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. 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. Native shrubs - Using approved herbicides a 1m diameter circle centred on each planting station shall be kept weed free throughout the maintenance period. Stakes may be removed from Year 2 if plant is fully established and if shelter is suppressing further growth.

Hedges

- Hedge lines shall be kept mulched until established. At the end of the Defects Liability Period / First Year's Maintenance the CA will prepare a list of all plants which are dead, dying or diseased and are to be replaced during the following planting season at the contractor's expense.

KEY

- Existing trees to be retained in accordance with BS 5837
- Proposed tree planting
- Proposed specimen shrubs
- Proposed hedge planting
- Proposed ornamental shrub / herbaceous planting
- Proposed areas of amenity grass
- Areas of gravel- to be laid over a semi-permeable weed suppressant membrane
- Proposed ornamental bark mulch
- Offset in accordance with NHBC Chapter 4.2 Building Near Trees - assumed moderate volume change potential soil and minimum foundation depths. Subject to detailed foundation design
- Visibility splay - refer to drawing by others for details
- Proposed lighting - refer to drawing by others for details

For planting schedule, refer to sheet 3

A	25.11.2025	Landscape amended to revised layout	ARW
-	30.10.2025		VK
-	01.10.2025		VK/LAB
REV:	DATE:	Draft Issue	DRAWN BY
		DETAILS	

TITLE:
Detailed Soft On-Plot Landscape Proposals (Sheet 2 of 4)

PROJECT NAME:
LAND AT TALBOT WAY, LETCHWORTH

CLIENT:
BARRAT DAVID WILSON HOMES (NORTH THAMES)

DATE: 25.11.2025 SCALE: 1:200 @A1 TEAM: VK/ARW APPROVED: SW

DRAWING NO: P25-0636_EN_0003 SHEET NO: 2 of 4 REVISION: A

STATUS:
PLANNING

PEGASUS GROUP