LANDSCAPE SPECFICATION

GENERAL

1. All planting to comply with BS3936 relevant parts for Nursery Stock
2. All pre-planting, site preparation, planting and post planting maintenance shall be carried out in accordance with BS4428:1989 Code of Practice for General Landscape Operations
3. All trees shall be positioned in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction and BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations

LANDSCAPE IMPLEMENTATION

SCHEDULE OF IMPLEMENTATION

The landscape reinstatement shall be carried out in the first available season after completion of construction

a) Soiling during April - October

b) Turfing during April - September when there is no risk of frost

c) Seeding during April to September when there is no risk of frost

d) Planting of trees and hedge plants during October - March

e) Planting of shrubs, herbaceous plants can be undertaken throughout the year, when weather and ground conditions are suitable.

f) Wildflower seeding late August to end of September

GROUND PREPARATION

1. Topsoil and sub-soil outside the Root Protection Area of trees that are retained, that is suitable for re-use in reinstatement, will be stripped before construction and stored on site.
2. Any cultivation works and planting within the RPA of retained trees must be undertaken by hand, to avoid damage to tree roots.
3. All soiling works will be carried out in accordance with DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites and British Standards for Topsoil (BS3882:2015) and Subsoil (BS8601:2013) for the stripping, handling, storage and spreading of soils.

At reinstatement:

1. All litter, debris and stone above 50mm in any dimension, construction debris and any other unwanted material will be removed from future grass seeding and turfing areas. Stones between 50-75mm are acceptable in planting and wildflower areas where they can be buried, do not protrude and can be soiled over.
2. All areas to be planted, to receive 600mm depth soils for tree planting and 450mm depth for shrub planting of which the upper 300mm shall be site sourced topsoil or imported topsoil to BS3882:2014 sandy loam class and the lower profile to be site sourced or imported free draining clean inert subsoils to BS8601:2013.
6. Subsoils to be placed for wildflower areas to finished ground levels, a shallow depth of topsoil or sand can be ameliorated into the seed mix to aid spreading of seed.
7. All areas to be seeded with grass for lawn areas to receive topsoils to minimum 100mm depth.
8. All areas for planting to receive 300mm depth of topsoil.

PROPOSED SEEDING FOR GRASS LAWNS

Where existing grass areas are affected by construction works and require reinstatement, grass seed to be Germinal Amenity A2 Quality lawn mix or equivalent product sown at 500kg/ha or 50g/m^2

45.0% CORAIL STRONG CREEPING RED FESCUE (Festuca rubra rubra)

25.0% BORLUNA SLENDER CREEPING RED FESCUE (Festuca rubra litoralis)

25.0% JOANNA CHEWINGS FESCUE (Festuca Rubra Commutata)

5.0% ABERROYAL BROWNTOP BENTGRASS (Agrostis capillaris)

1. Create a fine friable seedbed down to 150 mm in depth and remove stone over 50mm in any dimension, thatch, roots and unwanted materials. Do not excessively stonepick as retaining some stone content in soils will aid drainage.
2. Grade to smooth flowing contours.
3. Carry out two equal sowings at right angles to each other and diagonally to main axis. Broadcast manually or use seed drill, rake level and roll. Ensure good seed to soil contact.
4. Allow grass areas to establish to minimum 100mm before initial cut down to 75mm and thereafter cutting height between 15 -75 mm

PROPOSED MEADOW AND GRASS WILDFLOWER SEEDING

Sow wildflower seed with grass mix in the autumn using and broadcast by hand or by machine. Allow for bulking up the seed with an inert carrier such as sand or sandy topsoil for ease of distribution. Sow with Meadow Mixture for Loamy Soils EM5 at 4g/m2 with Yellow rattle.

Wild Flowers – 20%

2.40% Achillea Millefolium – Yarrow

1.60% Galium verum – Lady's Bedstraw

1.40% Leucanthemum vulgare – Oxeye Daisy

3.40% Malva moschata – Musk Mallow

3.40% Plantago lanceolata – Ribwort Plantain

1.60% Ranunculus acris – Meadow Buttercup

0.20% Daucus carota – Wild carrot

0.20% Primula versis – Cowslip

0.20% Lotus corniculatus – Birdsfoot Trefoil

0.40% Lathyrus pratensis – Meadow Vetchling

0.10% Silene vulgaris – Bladder Campion

0.60% Knautia arvensis – Field Scabious

2.40% Centaurea nigra – Common Knapweed

0.10% Rumex acetosa – Common Sorrel

0.40% Agrimonia eupatoria – Agrimony

0.60% Betonica officinalis – Betony

0.60% Carex flacca – Glaucous Sedge

0.10% Leontodon hispidus – Rough Hawkbit

0.20% Silaum silaus – Pepper Saxifrage

0.10% Vicia cracca – Tufted Vetch

Grasses – 80%

2.00% Anthoxanthum odoratum – Sweet Vernal-grass (w)

2.00% Briza media – Quaking Grass (w)

62.40% Cynosurus cristatus – Crested Dogstail

10.00% Festuca rubra – Red Fescue

1.20% Trisetum flavescens – Yellow Oat-grass (w)

PROPOSED TREE PLANTING

1. Excavate planting pits 200mm wider than rootball and to a depth to match the rootball plus 100mm; thoroughly break up sides and base to 250mm depth. If roots of existing trees are encountered, move tree pit to avoid roots.
2. Retain subsoils for backfilling lower section of pit. Allow for laying 100mm depth clean angular gravel 50-75mm size for drainage.
3. Drive two 75mm dia stakes 150mm into base of pit and cut off 600mm above ground level; plant trees in an upright position. Install cross bar to the rear of the stem and secure tree to the support with hessian webbing to hold tree in upright position.
4. Backfill with subsoil excavated from the pit to within 300mm of finished ground level and tread in carefully around the roots. Backfill to ground level and to previous planting depth for tree with topsoil excavated from pit and additional imported topsoil as required; insert 4No slow release fertiliser tablets into backfill around roots per pit; backfill with in 150mm layers; completely fill air spaces around roots; backfill to ground level.
5. Spread medium grade bark mulch to 75mm depth to 1m dia to base of tree.

PROPOSED HEDGING

1. Hedge plants to be as per planting schedule.
2. Hedge to be planted at 3 plants per metre in a single row as planting plan for garden hedges and 5 plants per metre in a double staggered row for boundary and driveway hedge planting; to be planted in a trench, 100mm deeper than root zone and to full spread of roots.
3. Plants to be set to upright position and backfilled with as dug soils with additional imported topsoil as required to make up levels and well heeled in around the collar.
4. All plants to receive slow release fertiliser at time of planting at 35g per plant and well watered in.
5. Hedge base to receive bark mulch to 500mm wide after planting.
6. Plants to be protected with biodegradable guards and supported with cane or softwood stake and tie if damage from rabbits is considered to be an issue during establishment.

PROPOSED NATIVE MIXED SCRUB PLANTING

1. Evergreen species are to be concentrated to the east of the new entrance as infill planting due to existing shady conditions.
2. Planting to be at 1 plant per 1.5m centres to allow space for growth but to achieve scrub community cover over time.
3. Notch and pit planting to avoid roots of existing trees that are to be retained.
4. Bare root plants to be notch planted in an I, T or H shaped notch with roots fully below soil level and planted to same soil level on the collar as previous nursery depth.
5. Container grown plants to be pit planted in pits 150mm wider and deeper than rooting area; roots to be lightly prised away prior to planting and pit base and sides broken up. Plants to be set to upright position and backfilled with as dug soils with additional imported topsoil as required to make up levels and well heeled in around the collar.
6. All plants to receive slow release fertiliser at time of planting at 35g per plant and well watered in.
7. Scrub planting to receive bark mulch to bed extents and to 75mm depth after planting to suppress weed growth and aid moisture retention.
8. Plants to be protected with biodegradable guards and supported with cane or softwood stake and tie if damage from rabbits is considered to be an issue during establishment.

PROPOSED BULB PLANTING

1. Bulbs to b scattered and mingled within the planting area in a random manner and planted where they fall, at 2 times the depth of the bulb, plus the bulb height and the hole backfilled with as-dug material.

Maintenance of wildflower areas

Proposed wildflower and native species grasses

The mix is suitable for loamy soils and includes yellow rattle to reduce competition from more vigorous grass and weed species that may be present.

Initial establishment: Most of the sown meadow species are perennial and are slow to establish. A flush of annual weeds, arising from the soil seed bank is anticipated soon after sowing. These weeds can look unsightly, but they will offer shelter to the sown seedlings and provide habitat and will die off by the end of the growing season. Annual weeds should not be cut until mid to late summer, especially if the mixture contains Yellow Rattle. The meadow should then be cut in early August, arisings removed and composted. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Year two onwards, manage as traditional hay meadow
After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to around 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to around 50mm and again in spring if needed.

PLANTING SCHEDULE					
TREES at centres shown					
SPECIES	COMMON NAME	FORM	HEIGHT (cm)	ROOT CONDITION	TOTAL
Acer campestre 'william Caldwell'	Field maple (cultivated form with compact crown)	Selected standard (2x) 10-12cm girth	300-350cm	rootballed or bagged	2
Ilex aquifolium	Holly	Conical form, feathered	200-250cm	container grown	10
Malus sylvestric	Crab apple	Selected standard (2x) 10-12cm girth	300-350cm	rootballed or bagged	1
Carpinus betulus 'Fastigiata'	Fastigiate hornbeam	Selected standard (2x) 10-12cm girth	300-350cm	rootballed or bagged	3
Sorbus aucuparia	Rowan	Selected standard (2x) 10-12cm girth	300-350cm	rootballed or bagged	2
FRUIT TREES SPECIES					TOTAL
Apple Bramley's Seedling Clone 20		Potted / MM106		container grown	2
Apple Cox's Orange Pippin		Potted / MM106		container grown	2
Apple James Grieve		Potted / MM106		container grown	2
Apple Worcester Permain		Potted / MM106		container grown	1
Pear 'Buerre Hardy'		Potted / Quince A		container grown	1
Pear 'Concorde'		Potted / Quince A		container grown	1
Apple James Grieve		MM106 rootstock 2 year Espalier (2 Tier) (Semi-vigorous)		pot grown	1
Pear 'Coference'		Quince A rootstock 2 year Espalier (2 Tier)		pot grown	1
NATIVE SPECIES PLANTING	Planted as hedge and infill at entrance	12m^2			TOTAL
Ilex quifolium	Holly	1+1 / 1+2	40-60cm	container grown	10
Taxus baccata	Yew	1+1 / 1+2	30-40cm	container grown	10
BULBS	PLANTING CENTRES				TOTAL
Crocus tommasinianus	approx. 20 per square metre	bulb	as supplied		50
Galanthus nivalis	approx. 20 per square metre	bulb	as supplied		100
HEDGEROW planted at 3 plants per linear metre in single species as a single row as stated on planting plan 21m					
SPECIES		FORM	HEIGHT (cm)	ROOT CONDITION	TOTAL
Fagus sylvatica	beech	1+1 / 1+2	80-100cm	bare root	63
HEDGEROW planted at 5 plants per linear metre as a double staggered row as stated on planting plan - 46.5m					
SPECIES		FORM	HEIGHT (cm)	ROOT CONDITION	TOTAL
Acer campestre 20%	Field maple	1+1 / 1+2	60-80cm	bare root	46
Ilex quifolium 10%	Holly	1+1 / 1+2	40-60cm	container grown	23
Crataegus monogyna 60%	Hawthorn	1+1 / 1+2	60-80cm	bare root	140
Taxus baccata 10%	Yew	1+1 / 1+2	30-40cm	container grown	23

Maintenance of soft landscape areas

Existing mature trees are to be regularly inspected for signs of disease, decay or other changes due to natural or man-made changes to the growing environment. An inspection by a qualified arboriculturist is recommending every two years.

Establishing trees

The establishment maintenance of the soft landscape areas shall allow for formative pruning of trees to promote a balanced crown.Pruning to trees should be undertaken appropriate to species and form and fruit trees pruned according to fruiting and species requirements.

Tree guards, stakes, and accessories should be checked and adjusted to allowed the continued healthy growth and establishment of the tree and removed after five years or when the tree is self-supporting, whichever is the sooner. Post holes should be filled with subsoil or topsoil. The trees will be maintained for the benefit of screening, green infrastructure, habitat conditions and to enhance the character of Hollies Lane for a minimum of 15 years post planting.

Trees will require regular watering during periods of warm weather in the first 3 to 5 years after planting.

Establishing native species hedges

There are several native hedge mixes proposed, appropriate to the location and boundary. A species rich composition has been included to increase biodiversity value, with limited thorny species adjacent to the main garden due to garden use.

Hedge trimming and any formative pruning works will be carried out in October / November to avoid the bird nesting season and allow flowering and fruiting of plants. Hedges will be maintained to encourage thickening growth and to reach the desired height gradually by increasing the cutting height of the hedge by small amounts each year. Incremental height increase is the key to the hedge management cycle, sympathetically allowing a hedge to progress slowly through its natural growth cycle without putting it under damaging stress. It also promotes a dense healthy hedge; the hedges will be maintained at a height of at least 1.2m. The hedge will be maintained for the benefit of screening, green infrastructure, habitat conditions. Hedges will require regular watering during periods of warm weather in the first 3 to 5 years after planting.

Proposed amenity grass/lawn

The short grass sward will be a low maintenance fescue mix suitable for regular cutting and hard wearing. Initial cut to 75mm and thereafter cutting height between 25 -75 mm; disperse arisings evenly across the sward and clear paving after cutting.

During initial establishment of new grassland, it will be mown to a height of 75mm 6-8 weeks after germination or when a satisfactory sward has been established and subsequently to a height of 50-75mm as required, but not more regularly than once every 4 weeks until such a time as a knitted turf is established. Once established, amenity grassland will be cut 15-20 times per year generally between March and October to a height of 25-75mm.

Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting resume.

Generally

- Replacement planting will be undertaken where necessary to tree, scrub and hedgerows and any grassed areas that are subject to erosion or damage, are also to be reinstated.
- Planting should be maintained for a minimum of five years following planting, with any defective planting identified and replaced at the end of each growing season.


Mixed native species hedging


Fagus sylvatica hedging


Yew and holly hedging


Emorsgate wildflower mix


Acer campestre William Caldwell'


Sorbus aucuparia


Malus sylvestris


Carpinus betulus 'Fastigiata'

Project	LAND OFF THE BROW OVERTON	**Dwg No**	350/LAND/L/400	**Revision**	P01			
Title	PLANTING SCHEDULE, SPECIFICATION IMPLEMENTATION AND MAINTENANCE PLAN	**Scale**		**Date**	21/10/2024			

Revision	Date	Details	Drawn	Checked	Reviewed
P01	21/10/2024	FOR INFORMATION	MD	MD	MD

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