Soft Landscaping Scheme for New Plots at 45 Upper Redlands Road

For

Hurst Grove Estates

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Associated Plan – MWA Tree Planting PLAN – Trace Scheme

1.0 Introduction

The following specification and soft landscaping scheme is offered in support of the development for four new plots at 45 Upper Redlands Road, Reading.

This report is composed as follows:

Chapter 2.0 Plant Schedule

Chapter 3.0 Plant Implementation

Chapter 4.0 Maintenance and Management Year 1

Chapter 5.0 Maintenance and Management Year 2-5

This document should be read in conjunction with the soft landscape plan.

It is understood that existing vegetation to the rear of the proposed dwellings is to be retained where possible. Back gardens have not therefore been included within this planting scheme except for the addition of new trees.

Areas of soft landscaping where no planting is shown should be turfed. Replacement turf will also be required in rear garden areas so it is not possible to provide areas at this time.

2.0 Plant schedule

For plant species locations refer to the associated Soft Landscaping Plan.

Tree Planting:

No.	Scientific Name	Common Name	Specification	Height (m)	Girth (cm)	No Trees
Plan	*Liriodendron tulipifera*	Tulip Tree	100L pot	4.0- 5.0	18-20	1
Plan	*Amelanchier lamarckii*	Snowy Mespilus	70L Pot	2.0 – 30	100	2
Plan	*Pyrus spp.* (Espalier)	Conference Pear	Espalier	1.0 - 2.0	TBC	5
Plan	*Crataegus persimilis 'Prunifolia'*	Cockspur Thorn	50L Pot	3.0 – 3.5	11-12	2
Plan	*Carpinus betulus 'Fastigiata'*	Fastigiate Hornbeam	80L pot	3.0 - 4.0	14-16cm	4
Plan	Mixed Native instant Hedging	Hawthorn, Dogwood, Hazel, Guelder Rose, Field Maple	Per linear m	1.5-1.8m	TBC	9 linear m

Shrub Planting:

No.	Scientific Name	Common Name	Pot Size (L)	Specification	Density
Plan	*Osmanthus x burkwoodii*	Burkwood Osmanthus	2	Full Pot	Single row at 60cm centres
Plan	*Sarcococca ruscifoilia var chinensis 'Dragon Gate'* (Low level shrubs)	Sweet Box	2	Full Pot	Double staggered row at 50cm centres

3.0 Plant Implementation

Ground Preparation

General:

Do not use topsoil contaminated with subsoil, rubbish or other materials that are corrosive, explosive, flammable, hazardous to human or animal life, or detrimental to healthy plant growth. Do not use subsoil contaminated with rubbish or other materials above. Report any evidence of soil contamination.

Provide top soil as necessary to make up any deficiency of topsoil existing on the site and to allow completion of the work. Topsoil to be supplied in accordance to British Standard BS 3882. Imported soil and screened soil is to be a fertile medium loam with a pH in the range 6.0 - 7.5. It should be free from any perennial weeds, rubble, sub soil and stone bigger than 50mm with a maximum stone content of 20%. Top soil areas to be cultivated by hand or machine prior to planting; no compacting by machine is allowed.

Excavate and / or fill to required profiles and levels. When ground conditions are reasonably dry, loosen throughout to a depth of 300mm if it is light soil. For clay soil loosen to a depth of 450mm. Before spreading top soil remove stones larger than 50mm, remove arisings, contamination and debris. If no additional top soil is needed remove all above elements from existing top soil. Grade to smooth flowing contours to achieve specified finish levels to topsoil.

Topsoil dug out form planting pits shall be reused in the pits after enrichment with slow release mushroom compost at coverage of $1m^2$ per $10m^2$ of topsoil.

After firming and settlement minimum ensure 450mm depth for shrub planting and 150mm for turf areas. Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

Ensure soil is moist, friable and (except marginal planting) waterlog free. Plant in season before or after night frost to prevent planting pit sides, bases and backfill material from freezing. Do not plant during periods of frost or strong winds. Carry out planting during suitable weather conditions. Ensure that adequate water and weed control is provided.

Do not use mechanical tools within Root Protection Areas of existing tree and shrub stems.

Planting beds to be treated with approved non-residual herbicide a month prior to planting to ensure minimal topsoil excavation, installation of mulched areas and appropriate establishment of plating material. Planting trees in shrub beds should take place at the same time as shrub planting.

Plant Material

General:

All plant material to be supplied in accordance with the HTA 'National Plant Specification' and from an HTA certified nursery. All plants and trees to be planted in accordance with British Standard BS 3936. Delivery and handling of all plant material to be in accordance with CPSE 'Handling and Establishment of Landscape Plants 1996'. All plants shall be planted in random fashion avoiding formal regimented lines at densities in the plant schedule, unless otherwise specified.

Standards in relevance to the project:

BS8545: 2014 'Trees from Nursery to Independence in the Landscape – Recommendations'.

BS3936: 1991 Part 1 Nursery Stock. Specification for Trees and Shrubs

BS4428:1989 Recommendations for General Landscaping Operations

National Plant Specification (NPS) published by the Horticultural Trades Association (HTA)

All plant material shall be undamaged, sturdy, healthy and vigorous. It shall be in a good shape and without elongated shoots. It shall be gown in United Kingdom for at least one growing season and in a suitable environment and hardened off. Plantings shall be free of pests, diseases, discoloration, weeds and physiological disorders. All plants shall be true to the specified name. Plant shall be protected from frost prior to planting and during maintenance period until established.

Soil within root spread of existing trees and shrubs to be retained.

Times suitable form planting:

Deciduous trees and shrubs	- late October to late March
Conifers and evergreens	- September/October or April/ May
Herbaceous plants (including aquatic and marginal planting)	- September/October or March/April

Watering:

All plants should be watered immediately after planting. Water to full depth of topsoil evenly, without damaging or displacing plants or soil. Water as necessary to ensure establishment and continued wellbeing of the planting. If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

Soil around the new plants shall be lightly firmed and forked / raked without damaging roots to a fine tilth with gentle cambers and no hollows.

Watering to field capacity weekly between April and September for first 3 years. Increase frequency during drought conditions.

Mulch:

Plants should be mulched with a depth of 75mm medium grade crushed mulch. Mulch should be free of toxins, pathogens or other extraneous substances harmful to plant, animal or human life. The Contractor is responsible for submitting a certificate giving the supply source, content analysis, confirmation of suitability for purpose and confirmation of absence of harmful substances. The finished mulch level shall be 30mm below adjacent grass or paved areas.

Tree Planting:

Trees shall be planted upright or well balanced with the best side to the front. Planting area to be broken up before installation of the above soil surface. Where the RPAs of offsite trees extend into the site tree pits should be dug to accommodate the proposed roots balls to avoid unnecessary damage. Elsewhere pits are to be dug to 1000mm diameter and 600mm deep. Pit bottoms need to be broken up to 200mm depth with a slightly raised centre. Incorporate approved slow release fertilizer at 40g/m2 into the pit bottoms. The area above the planting pit (1.0m diameter) should be mulched to a depth of 75mm.

For irrigation incorporate a perforated plastic pipe system, 50mm diameter, in a circle above and around sides of the root ball, with caps to the manufacturer's specification.

Stake newly planted trees with softwood stakes aligned along ends of parking bays. Posts should be peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end. Nails shall be standard, galvanized, minimum 25mm long and with 10mm diameter heads in accordance with British Standard BS 1202-1. Stakes shall be installed at a 45 degree angle on the windward side of the tree. The tree shall be fixed to the stake by adjustable cushioned ties. Trees shall be secured firmly but not rigidly.

Stakes shall be removed and appropriately discarded no more than 4 years after tree was planted or replaced and gaps in the wearing course infilled.

Trees are to be planted within the area protected by above soil surface which is required to protect the RPA's of offsite trees but this will also prevent compaction of proposed rooting area. Tree locations should be marked before installation of the proposed surface and the area for trees cut out before planting.

Shrub planting:

Shrub planting (container grown) shall be planted in a hole big enough to accommodate the plant without root damage. Plants to be firmed watered in and dead/ diseased tissue removed immediately after planting. Plants should not be removed from containers unless they are to be introduced to a planting hole immediately. Plants are to be spaced as per the associated soft landscaping plan.

4.0 Maintenance and Management Year 1

Trees:

Newly planted trees shall be inspected for disease by a competent person on a regular basis. The inspector shall inform the property owner or Management Company of any major damage in the condition of any landscape elements.

Pruning of any epicormic or basal growth by appropriate personnel shall take place as required.

The tree stakes and ties shall be inspected every 3 months and after strong winds and storms. All loose or broken ties, or decayed stakes shall be replaced to previously approved specification. Mulch should be topped up to 75mm.

Remove dead trees and replace as per previous and approved specification.

Shrub Planting:

In April and August, fertilise using suitable slow release fertilizer as per manufacturer's instructions.

5.0 Maintenance and Management Year 2-5

Shall any soft planting, within the 5 year period from installation, be removed, uprooted or destroyed, or becomes in the eyes of the Local Planning Authority, seriously damaged or defective, it shall be replaced with plant material originally approved. The replacement shall be completed in the first available planting season.

Trees:

Newly planted trees shall be inspected annually in late autumn for disease by a competent person. The inspector shall inform the property owner or Management Company of any major damage in the condition of any landscape elements.

Pruning of any epicormic or basal growth by qualified or unqualified personnel shall take place annually in September.

The tree stakes and ties shall be inspected every 3 months and after strong winds and storms. All loose or broken ties, or decayed stakes shall be replaced to previously approved specification if still required. Tight ties will be loosened as appropriate to aid establishment. Stakes will be removed when the trees become self-supporting. From year 2 onwards, assess for potential to remove stakes and ties. Year 3-4 – all stakes and ties to be removed unless the tree's stability is obviously compromised.

Shrub Planting:

Up till 3rd year, in April and August, fertilise using a suitable slow release fertilizer as per manufacturer's instructions.

Annually between March and April, prune shrubs in accordance with best practice and appropriate to the species, remove arisings.