

General Requirements

- Planning notes to be read in conjunction with all other surveys, arboricultural and ecological reporting.
- All landscape works to be undertaken by competent persons, with appropriate knowledge, training and equipment.
- The landscape contractor must manage, comply and proceed with all current health and safety legislation, risk assessments and CDM requirements where appropriate.
- All landscape operations to be carried out in accordance with BS 4428:1989 (Code of Practice for general landscape operations)

Risk: The landscaping contractor must ascertain for himself/herself the exact location of underground services before commencing work.

Waste Management

- Landscape contractor to remove all waste and arisings relating to landscaping operations from site to licensed facility

Implementation of Works - Timescales

- All works subject to suitable climatic conditions.
- All planting and turfing/seeding works would commence during the first planting season following completion of the building and infrastructure works and/or 14 days prior to first occupation.
- All hard landscaping to be completed within construction programme and installed 14 days prior to first occupation.
- Should building and infrastructure works be completed sometime in advance of a recognised planting season then soiling (including tree pits) would be undertaken ready for the next available planting season and all areas seeded.
- Management and maintenance of the landscape scheme would commence following certified practical completion of the landscape works.

Implementation of New Planting

New Soil Specification

- All imported multi-purpose topsoils will be uncontaminated and from a recognised supplier.
- All tree and shrub composts to be used during planting will be peat free.
- For planting borders: British Sugar Hort-Loam or similar approved.
- For tree pits and lawns: British Sugar Landscape 20 or similar approved.
- Imported topsoils will be in accordance with BS 3882:2007 specification for Top Soil.
- All stored soil will be loosely tipped in piles no higher than 1m.
- Topsoil should be stocked in piles no higher than 1m and from a source no further than 13km from the site.
- Any stripped soil to be stockpiled will first be graded and prepared for storage.
- Topsoil will be stored separately from subsoil and all other excavated materials in a separate area of the site.
- If soil has to be stored for more than six months, the stockpile will be sown with a deep rooting grass/ legume seed mixture (or other vegetation appropriate to the specific nature of the top soil)
- Stockpiles left for long periods in situ will be managed to prevent seeding from adjacent land.

General Implementation Requirement

- **All plants to be inspected annually for a period of five years with all dead and dying trees and plants replaced with like for like specimens.**
- **Any variations in species supplied to be agreed with the LPA.**
- New grass/lawn areas to be prepared to a minimum depth of 300mm and spread with good quality topsoil.
- Prepare new shrub borders to a depth of min 500mm and back fill with good quality topsoil and peat free soil improver.
- Existing sub grade to be ripped through to a depth of 300mm to relieve any compaction and improve drainage.
- Metal edging may be used to edge planting borders, lawns and tree pits.
- Maintain all new plantings and turf/seedings until handover to client or clients agent or as agreed.
- Care should be taken as some plants & fruits could be potentially harmful if ingested or if skin comes into contact with sap during pruning.
- All plants and trees to be UK grown.
- All plants supplied to site must have local provenance and be supplied from a nursery as closely located to the site
- Should planting be required outside of the planting season (October - March) any bare root or rootballed stock specified is to be replaced with containerised stock to an appropriate or similar specification to that indicated in the planting schedule.
- All Planting borders to be spread with bark mulch 5-35mm ornamental Ornamental Chipped Bark fire-resistant, in accordance with BS4790:1987 or similar

Hedging Implementation

Ornamental Hedge Planting

- Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428.
- Hedge plants and whips to be pit planted to suit size of root/rootball.
- Well water plants immediately after planting and prior to spreading of mulch.
- Planted areas to be covered with 75mm depth bark mulch and kept weed free.
- Stock proof fencing should be erected to protect hedging from grazing animals as required.
- The hedge is to be maintained for a period of 5 years following planting, ensuring adequate watering and fertilising is carried out to ensure good establishment.
- All dead, diseased or damaged plants are replaced annually where required.
- Unless otherwise indicated on the drawing it is assumed that all hedges are to be maintained at a maximum height of 1.2m for the purposes of the NHBC guidelines.

Lawn/Turfing Implementation

Mown Lawn Area Turfing Option

- Grass turf areas to be as specified or similar approved cultivated turf, laid in accordance with: BS4428: 1989 Code of practice for general landscape & BS 3969:1998+A1:2013 Recommendations for turf for general purposes
- Existing topsoil to be rotavated and leveled as required and any debris or stones greater than 50mm diameter removed.
- No mechanical cultivation is to take place within any tree protection area (RPA)
- Pre-turfing fertiliser to be applied in accordance with manufacturer's instructions.
- Turf to be laid from planks with broken joints well butted up, pegged to slopes where required.
- Well water after laying to avoid shrinkage.

Mown Lawn Area Seeding Option

- Grass areas to be seeded in accordance with BS4428: 1989 Code of practice for general landscape during March, April or September.
- Topsoil to be rotavated and leveled as required and any debris or stones greater than 20mm diameter removed.
- No mechanical cultivation is to take place within any tree protection area (RPA)
- Pre-seed fertiliser to be applied in accordance with manufacturer's instructions.
- Lightly rake areas after sowing.
- Seed to be as specified (or similar approved)

Ornamental Planting Implementation

- All species subject to availability at the time of planting. Make alternative options as required.
- Landscaper to check plant numbers and quantities against site requirements.
- Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428.
- Where plants are to be planted in mixes then group plants into groups of 3/5nr
- All shrubs to have a minimum of three breaks and bushy in form.
- Well water plants immediately after planting and prior to spreading of mulch.
- Planting areas to be covered with 75mm depth composted bark mulch or organic soil improver (or similar approved) and kept weed free.
- Temporary leaky pipe system maybe to installed until establishment.

Gravel

- Gravel areas to be spread with an ornamental gravel from local source 10-20mm (or similar agreed) laid on geotextile membrane to a depth of 50-75mm.

Notes:		
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Rev	Date	Note
Status: FOR PLANNING SUBMISSION NOT FOR CONSTRUCTION Do not dimension from this drawing		
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Project: 233 London Road, Reading, RG1 3NY		
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