

Planting and Landscaping Summary V7 40-42 Mount Pleasant Please see plan 2787020.P1						
Species	Location on site	Required ground preparation (including method and timing)	Method of planting (seeding, other method)	Timing of planting	Maintenance schedule including watering, weeding and replacing failed plants	Other comments and information
Wildflower turf (27 Species) WT	Front and back grass areas	Clear the soil of Weeds. Dig to 20-25mm adding topsoil and raking level. Lay turf immediately upon delivery in a staggered, brick-like pattern, keeping joints tight. Work from wooden planks to avoid footprint compaction, then water	Turfing	March to September	Water regularly during establishment period up to Y5	To providers' specification

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		thoroughly, ensuring consistent moisture for several weeks.				
Ilex x altaclarensis Gold King IAGK	Hedging Circa 150 plants o/a As per Plan	Plant in two rows, 500mm apart, offset.	Plants as whips, in trenches Prepared as for shrub planting.	Sep-Oct or April-May	Water regularly during establishment period. Trim and shape end of Y1 again Y2; then as necessary to promote growth	Fit animal guards
Cotoneaster horizontalis Hedera sp. Climbers	Climbers on trellises to front elevation of house 1 and behind bin stores	Plant in trenches, 500mm apart	Pin down along base of trellis to promote zygotic root growth	Late October – Late March	Ditto	Cotoneaster is not native but has been in this country for decades and its berries are now a valuable winter stopgap foodstuff for birds.

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Daphne adora Da	Shrubs by front doors and behind frontage railings Circa 70 plants o/a	450mm apart 2 rows offset			Water during dry periods. Remove windblown weeds as required, by hand	Cover with mulch
Miscanthus sinensis Ms						
Perovskia atriplicifolia Pa						
Stachys byzantine Sb						
Verbena bonariensis Vb						
Betula utilis – multi-stemmed (2 no.) Bu multi	Trees location as per plan	Plant in pits	Detail below and on plan	Late October – Late March	Water regularly during establishment period. Trim and shape end of Y1 again Y2; then as necessary to promote growth	Underplant as plan
Carpinus betulus (3 no.) Cb						
Crataegus laevigata (1 no.) Cl						

An agency or management vehicle will need to be in place to cover on-going maintenance and care at least for Years 1 to 5 inclusive. Pruning, trimming and grassed area management will need to be commenced at the end of Y1 and re-done annually thereafter. Any dead, dying or diseased specimens will need to be replaced, as and when required for the period of establishment, at least to the end of Y5.

British Standards:

Works are to be carried out with consideration for the current version of British Standard 4428 – ‘Code of Practice for general landscape operations (excluding hard surfaces)’

Plants (including trees) are to be compatible with current versions of BS 3936 – ‘Nursery stock’ series:
Turf is to be compatible with the current version of BS 3936 – ‘Recommendations for turf for general purposes.’

Trees are to be procured and planted in accordance with the current version of BS 8545 ‘Trees; from nursery to independence in the landscape’. The source nursery is to demonstrate a ‘Plant Healthy’ certificate and/or a bio-security policy and ‘plant passport’ scheme.

Operations involving topsoil are to be compliant with the current version of BS 3882. Any imported topsoil must be weed free, aerobic and natural topsoil – i.e. not screened or man-made - with good crumb structure.
Operations involving subsoil to be compliant with the current version of BS 8601 – ‘Specification for subsoil requirements for use’.

Operations involving existing trees are to be undertaken with consideration for the current versions of BS 5837 – Trees in relation to design, demolition and construction; and BS 3998 – Tree work.’

Maintenance is carried out with consideration for the current versions of the ‘BS 7370 – Grounds maintenance...’ series.

Implementation

Prelims

Remove detritus (for example but not limited to - weeds, pieces of brick, concrete, glass, wire, canes, ties, prunings, wrapping materials, rubbish, stones less than 25 mm average). Protect soil from migration, compaction and contamination.

Any imported topsoil brought to the site is to be in 1Ton bags, offloaded by crane/HIAB under the direction the banksman to avoid damage to retained tree canopies. Bags are to be placed on ground protection. Topsoil should be distributed within 24 as a delivery to ensure that the quality of topsoil is retained. Do not mix topsoil and subsoil. Grading of soil is to be carried out in dry conditions, as appropriate.

With reference to top-soil, compliance with the relevant British Standard is required (See above). Any imported material must be weed free, aerobic and natural with good crumb structure. Topsoil should be kept weed free by hand.

Using hand tools only, carefully break apart compacted ground to maximum depth of 100 mm in any root protection area (RPA).

Where required, loosen, aerate and break up topsoil to a fine tilth using hand tools only, to a maximum depth of 100 mm in any RPA. If imported topsoil is required to achieve the ideal trade with 50 mm topsoil depth they do not exceed 100 mm above ground level buildup of imported topsoil in any RPA. Refer to British standard 38824 specification, reported soils and compliance requirements for testing, etc.

Organic fertilisers to be incorporated as required. Edges require abundant application of organic matter mixed in with topsoil and a slow-release fertiliser to maximum to manufacturers recommended application rate)

Planting

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If there is a water supply issue or if it is likely to be restricted, planting will not be carried out until and instructed and a watering regime has been established.

Timing of planting works, if soil and climatic conditions are suitable, the following table applies:

Plant type	Timing	Notes
Deciduous trees and shrubs	Late October to late March	Winter planting
Conifers and evergreens	September to October or April/May	
Herbaceous plants including marginals	September/October or April/May	
Bulbs, corms and tubers	September/October	
Green bulbs	After flowering in the Spring	
Wildflower plugs	Late August in mid-November or March/April	
Container Plant Stock	Any time if conditions allow	This includes over the Winter period

If not otherwise directed, planting areas are to be mulched with 50 mm settled depth medium-grade bark mulch. Peat or peat products will not be used.

After planting, stock should be lightly firmed in around plants without damaging roots, to the same level of surrounding ground level, with gentle chamfers and no hollows. Plants should be watered liberally but without damaging or displacing any plants or soil.

Planting in previously paved areas

Where necessary, to create pits in locations already paved, pavers should be carefully lifted and stored for reuse, pit dug out and planting undertaken as above, pavers re-laid leaving a min 600mm aperture. Topping with bark mulch 450mm minimum.

Run Path

‘Grasscrete’ topped steps to the run path along the north boundary to be bedded in and soil tamped in, seeded with grass as per grass to in rear gardens. These areas will not be overly used and will be unlikely to need no greater level of maintenance and restocking than the remainder of the grass areas.

Tree Pit details:

Tree pits are to have horizontal bases and vertical sides to a depth that allows for the top of the root ball to be at ground level. The base of each tree pit is to have a slightly raised centre. The bottom and sides of each pit should be scarified. The pit, in each case, should be minimum 600 mm wider than the root ball, bare root stock, or container.

Root barriers are to be installed following supplier’s instructions.

After the trees are placed in the pit should be back for with subsoil to 400 mm from the ground surface. Remainder should be filled with topsoil up to ground level and have an irrigation pipe installed. A watering dish should be created around the base of each tree; the base covered with 75-100mm bark mulch, as appropriate.

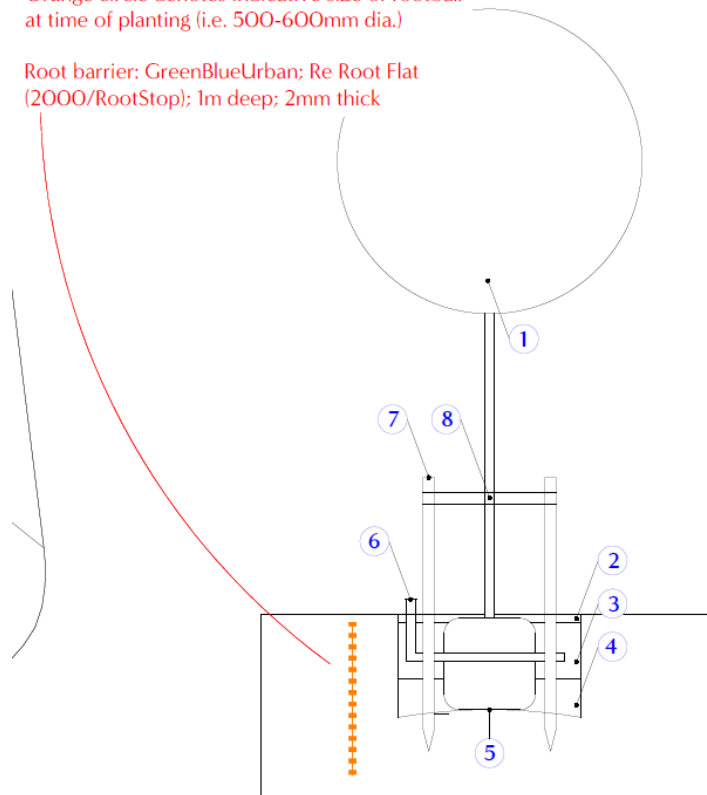
Where appropriate, staking will be undertaken. It is proposed to drive a stake at least 300 mm into the bottom of the pit before planting. When firm, the state to hundred millimetres above the proposed site the treatise. Secured tide to the state using galvanised nails. In some cases, trees will require double staking, i.e. vertical uprights positioned either side of the tree and positioned perpendicular to prevailing wind direction. Trees should be firmly secured to a crossbar with rubbish treatise one-sided away at the height of the clear stem.

Trees 12-14cm girth or below to be fixed as above but with 1No. stake. Ensure trees are planted at their original ground level and water thoroughly to ground capacity after planting.

All trees planted into new/ existing grass to have a 1m diameter clear area around the trunk

Orange circle denotes indicative size of rootball at time of planting (i.e. 500-600mm dia.)

Root barrier: GreenBlueUrban; Re Root Flat (2000/RootStop); 1m deep; 2mm thick



1. Standard Tree
2. Settled depth of Bark
Mulch
3. 400mm topsoil
4. Subsoil
5. Domed and broken base
6. Perforated irrigation pipe
7. Stake
8. Cross bar and tie

Tree Pit diagram

Trellis

Trellis on east elevation of House 1 and around bin store to support climbing plants to be a combination of 1830x1830mm square and 1830 tall x 900mm wide timber panels, avoiding and framing around GF windows as appropriate.

Seating

2 No. timber benches located on the frontage – not fixed.



Bollards

2 No. retractable/demountable metal bollards, as agreed.



Trellis detail – 1830mm square panel shown

Hard Surfaces

Fire Tender parking area to as existing, demarked in red pavers.

FPH

07968326331

All definition between hard and soft surfacing to be pavers, in red.

Existing pavers reused as far as possible on site; any overs to be sent to reclaim or disposed of responsibly (by developer/contractor).

Maintenance

Generally speaking, the landscape should be maintained to the standard required for its application.

This will involve the keeping of records of maintenance visits inclusive of:

The date(s) carried out, equipment used, number of staff, issues arising, etc.;

Consultation with the LPA, other professionals and the owners/occupiers regarding any component of the landscape;

Reinstate damage or disturbance soil structure, planting, plant protection, grass, fencing, hard landscaping, structures or buildings to their original condition;

The control of pests and invasive species;

Avoid disturbance to wildlife during maintenance;

Water plants including trees to full depth of topsoil moisture; all planting to be watered for at least the two growing seasons post-planting;

Appropriately dispose of detritus arising from maintenance; to licenced off-site premises, in an on-site compost area or for the creation and maintenance of habitat piles and in obtrusive areas of the site;

Replace plants that fail with appropriate approved species;

Ensure that locally sourced materials are used wherever possible;

Prune plants in accordance with good horticultural practice;

Ensure that footways, signs, visibility splays, etc. are not obstructed;

Planting and Mulch areas will be hand weeded or treated with a non-residual herbicide if necessary;

Maintained mulch to settle depth of 50 mm;

Fertilize trees and plants annually in the spring as required, using a suitable slow release fertiliser; and

Leave the site maintenance works in the clean and tidy condition upon departure.

Tree care:

From April to October, water trees using irrigation pipes with at least 25L per week for the first 2 - 3 years ensuring that the full depth of topsoil is watered. Following this three-year period, the trees should be watered as required, particularly during periods of low rainfall.

For the first three years and thereafter as agreed/required the trees should have an application of bark mulch/woodchip and organic matter applied around bases.

Maintain a weed-free area around each tree to a diameter of 1m (or the size of the original planning planting pit'. Employ hand weeding only. Do not use chemical spray.

Check, adjust and make good tree ties and stakes at every maintenance visit; these are to be fully inspected a minimum once a year. Stakes can be removed once the trees have been established for 2 to 3 years (or at agreed stability).

Check irrigation pipes, tree grills, mulching, etc. Make good as required.

Remove any suckers or basal growth to stems using clean hand tools.

Hedges

Hedge maintenance is to be undertaken outside the bird nesting season.

Allow rapidly establishing hedges to reach planned height as quickly as possible.

Cut slowly establishing hedges hard, in order to encourage bushy growth to ground level. Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit. Trim established hedges carefully and neatly to regular line and shape, with the width at the top less than that at the base; remove current growth rather than old wood.

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Landscaping Implementation Programme

Phased Landscape Implementation Schedule

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Pre-commencement: Site protection (retained trees/hedges).

1. Phase 1: Site Preparation & Hard Landscaping (Months 0-6): Clearance, grading as appropriate, retaining walls, paths, and parking (Emergency only in this case). Secure the boundaries, especially on north side by Run Path.
2. Phase 2: Soft Landscaping Implementation (First Available Planting Season in each case): Soil importing, tree planting in pits as per above and suppliers' specification, shrub planting, hedging, and turfing. Fit animal guards as necessary. Maintain creature access apertures.
3. Phase 3: Establishment & Maintenance (Years 1-5):
4. Weed Control: Twice-annual hand-weeding (Years 2-5), then annually.
5. Mulching: 75mm bark mulch in year 1, then adding 25mm annually.
6. Grass: 10–20 cuts as needed. Occupiers' responsibility after establishment.