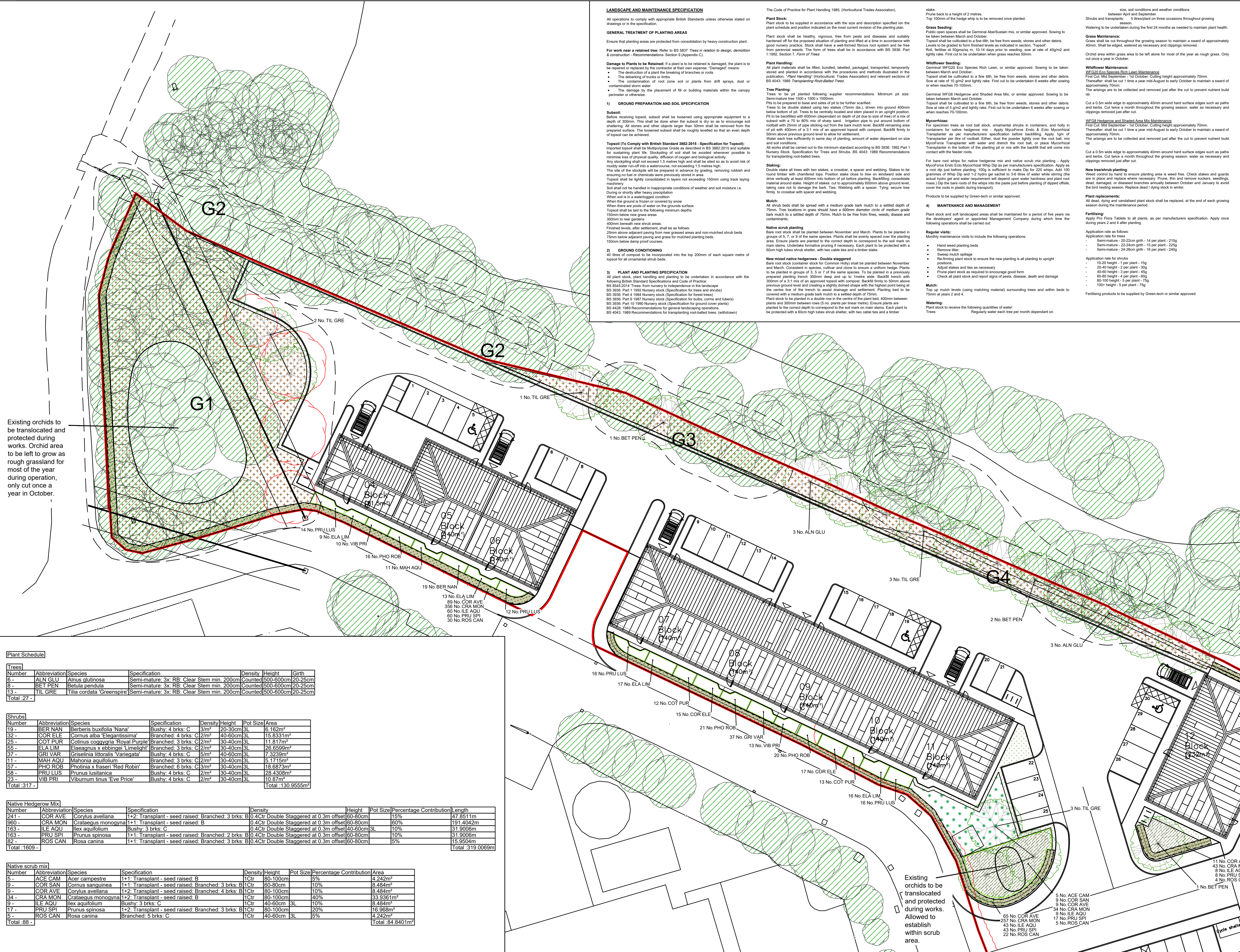




LANDSCAPE AND MAINTENANCE SPECIFICATION

All operations to comply with appropriate British Standards unless otherwise stated on drawings or in the specification.

GENERAL TREATMENT OF PLANTING AREAS

Ensure that planting areas are protected from consolidation by heavy construction plant.

For work near a retained tree: Refer to BS 5837 'Trees in relation to design, demolition & construction - Recommendations- Section 9 (Appendix C).

Damage to Plants to be Retained: If a plant is to be retained is damaged, the plant is to be repaired or replaced by the contractor at their own expense. 'Damaged' means:

- The destruction of a plant the breaking of branches or roots
- The debarking of trunks or limbs
- The contamination of root zone soil or plants from drift sprays, dust or contaminated storm water
- The damage by the placement of fill or building materials within the canopy perimeter or otherwise

1) GROUND PREPARATION AND SOIL SPECIFICATION

Subsoil:

Before receiving topsoil, subsoil shall be loosened using appropriate equipment to a depth of 300mm. This shall be done when the subsoil is dry so as to encourage soil shattering. All stones and other objects larger than 50mm shall be removed from the prepared surface. The loosened subsoil shall be roughly levelled so that an even depth of topsoil can be achieved.

Topsoil (To Comply with British Standard 3882:2015 - Specification for Topsoil):

Imported topsoil shall be Multipurpose Grade as described in BS 3882:2015 and suitable for sustaining plant life. Stockpiling of soil shall be avoided wherever possible to minimise loss of physical quality, diffusion of oxygen and biological activity. Any stockpiling shall not exceed 1.5 metres high and shall be sited so as to avoid risk of muddy water run off into a watercourse, not exceeding 1.5 metres high. The site of the stockpile will be prepared in advance by grading, removing rubbish and ensuring no fuel or chemicals were previously stored in area. Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Soil shall not be handled in inappropriate conditions of weather and soil moisture i.e. During or shortly after heavy precipitation. When soil is in a waterlogged condition. When the ground is frozen or covered by snow. When there are pools of water on the grounds surface. Topsoil shall be laid to the following minimum depths:

- 150mm below new grass areas- 300mm to new gardens- 400mm beneath new shrub areas.- Freshed levels, after settlement, shall be as follows:
- 25mm above adjacent paving from new grassed areas and non-mulched shrub beds
- 75mm below adjacent paving and grass for mulched planting beds.
- 150mm below damp proof courses.

2) GROUND CONDITIONING

40 litres of compost to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds.

3) PLANT AND PLANTING SPECIFICATION

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 6845:2014 Trees: from nursery to independence in the landscape
- BS 3236: Part 1 1992 Nursery stock (Specification for trees and shrubs)
- BS 3536: Part 1 1984 Nursery stock (Specification for forest trees)
- BS 3236: Part 9 1987 Nursery stock (Specification for bulbs, corms and tubers)
- BS 3236: Part 10 1990 Nursery stock (Specification for ground cover plants)
- BS 4248: 1989 Recommendations for general landscaping operations.
- BS 4043: 1989 Recommendations for transplanting root-balled trees. (withdrawn)

Plant Stock:

Plant stock to be supplied in accordance with the size and description specified on the plant schedule and position indicated on the most current revision of the planting plan.

Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3038: Part 1:1992, Section 7, 'Form of Trees'.

Plant Handling:

All plant materials shall be lifted, banded, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, 'Plant Handling' (Horticultural Trades Association) and relevant sections of BS 4043: 1989 'Transplanting Root-balled Trees'.

Tree Planting:

Trees to be pit planted following supplier recommendations. Minimum pit size: Semi-mature tree 1500 x 1500 x 1000mm.

Pits to be prepared to base and sides of pit to be further scaffolded.

Trees to be double staked using two stakes (75mm dia.), driven into ground 400mm below bottom of pit. Trees to be centrally located and stem placed in an upright position. Pit to be backfilled with 600mm (dependent on depth of pit due to size of tree) of a mix of rootball with a 70 to 80% mix of sharp sand. Irrigation pipe to put around bottom of rootball with 25mm of pipe sticking out from the bark mulch level. Backfill remaining area of pit with 400mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level to allow for settlement.

Water each tree sufficiently in same day of planting, amount of water dependant on size and soil conditions.

All works shall be carried out to the minimum standard according to BS 3936: 1992 Part 1 Nursery Stock. Specification for Trees and Shrubs. BS 4043: 1989 Recommendations for transplanting root-balled trees.

Staking:

Double stake all trees with two stakes, a crossbar, a spacer and webbing. Stakes to be round timber with chamfered tops. Position stake close to tree on windward side and drive vertically at least 400mm into bottom of pit before planting. Backfilling consolidate material around stake. Height of stakes: cut to approximately 800mm above ground level, taking care not to damage the bark. Tie: Webbing. Each plant: 1'ring: secure tree firmly to crossbar with spacer and webbing.

Mulch:

All shrub beds shall be spread with a medium grade bark mulch to a settled depth of 25mm. Tree locations in grass should have a 500mm diameter circle of medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Native scrub planting

Bare root stock shall be planted between November and March. Plants to be planted in groups of 5, 7, 9 or 8 of the same species. Plants shall be evenly spaced over the planting area. Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Undertake formative pruning if necessary. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

New mixed native hedgerows - Double staggered

Bare root stock (container stock for Common Holly) shall be planted between November and March. Consistent in species, cultivar and done to ensure a uniform hedge. Plants to be planted in groups of 5, 7 or 9 of the same species. To be planted in a previously prepared planting trench 300mm deep and up to 1metre wide. Backfill trench with 300mm of a 3:1 mix of an approved topsoil with compost. Backfill firmly to 50mm above previous ground level and creating a slightly domed shape with the highest point being at the centre line of the trench to assist drainage and settlement. Planting bed to be covered with a medium grade bark mulch to a settled depth of 75mm.

Plant stock to be planted in a double row in the centre of the plant bed, 400mm between plants and 300mm between rows (5 no. plants per linear metre). Ensure plants are planted to the correct depth to correspond to the soil mark on main stems. Each plant to be protected with a 60cm high tubex shrub shelter, with two cable ties and a timber stake.

The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).

Wildflower Seeding:

Geminal WFG20 Eco Species Rich Lawn Maintenance. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sown at rate of 5 g/m² and lightly raked. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Geminal WFG8 Hedgerow and Shaded Area Mix, or similar approved. Sowing to be taken between March and October.

Topsoil shall be cultivated to a fine tilth, be free from weeds, stones and other debris. Sown at rate of 5 g/m² and lightly raked. First cut to be undertaken 6 weeks after sowing or when reaches 70-100mm.

Mycorrhizae:

For specimen trees as root ball stock, ornamental shrubs in containers, and holly in containers for native hedgerow mix - Apply MycoForce Endo & Ecto Mycorrhizal Transplanter as per manufacturers specification before backfilling. Apply 1gm of Transplanter per litre of rootball. Either, dust the powder lightly over the root ball, mix MycoForce Transplanter with water and drench the root ball, or place Mycorrhizal Transplanter in the bottom of the planting pit or mix with the backfill that will come into contact with the feeder roots.

For bare root whips for native hedgerow mix and native scrub mix planting - Apply MycoForce Endo Ecto Mycorrhizal Whip Dip as per manufacturers specification. Apply as a root dip just before planting. 100g is sufficient to make Dip for 220 whips. Add 100 grammes of Whip Dip and 1-2 hydro gel sachet to 3-6 litres of water while stirring the actual hydro gel and water requirement will depend upon water hardness and plant root mass. Dip the bare roots of the whips into the paste just before planting (if dipped offsite, cover the roots in plastic during transport).

Products to be supplied by Green-tech or similar approved.

4) MAINTENANCE AND MANAGEMENT

Plant stock and soft landscaped areas shall be maintained for a period of five years via the developer's agent or appointed Management Company during which time the following operations shall be carried out.

Regular visits:

Monthly maintenance visits to include the following operations:

- Hand weed planting beds
- Remove litter
- Sweep mulch spillage
- Re-firming plant stock to ensure the new planting is all planting to upright positions
- Adjust stakes and ties as necessary
- Prune plant stock as required to encourage good form
- Check all plant stock and report signs of pests, disease, death and damage

Mulch:

Top up mulch levels (using matching material) surrounding trees and within beds to 25mm at years 2 and 4.

Watering:

Plant stock to receive the following quantities of water:

Trees: Regularly water each tree per month dependant on size, soil conditions and weather conditions between April and September.

Shrubs and transplants: 5 litres/plant on three occasions throughout growing season.

Watering to be undertaken during the first 24 months as needed to maintain plant health.

Grass Maintenance:

Grass shall be cut throughout the growing season to maintain a sward of approximately 40mm. Shall be edged, watered as necessary and clippings removed.

Orchid area within grass area to be left alone for most of the year as rough grass. Only cut once a year in October.

Wildflower Maintenance:

WFG20 Eco Species Rich Lawn Maintenance. First Cut: Mid September - 1st October. Cutting height approximately 70mm. Thereafter shall be cut 1 time a year mid-August to early October to maintain a sward of approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up.

WFG8 Hedgerow and Shaded Area Mix Maintenance:

First Cut: Mid September - 1st October. Cutting height approximately 70mm. Thereafter shall be cut 1 time a year mid-August to early October to maintain a sward of approximately 70mm. The arisings are to be collected and removed just after the cut to prevent nutrient build up.

Cut a 0.5m wide edge to approximately 40mm around hard surface edges such as paths and kerbs. Cut twice a month throughout the growing season, water as necessary and clippings removed just after cut.

New tree/shrub planting:

Weed control by hand to ensure planting area is weed free. Check stakes and guards are in place and replace where necessary. Prune, thin and remove suckers, seedlings, dead, damaged, or diseased branches annually between October and January to avoid the bird nesting season. Replace dead / dying stock in winter.

Plant replacements:

All dead, dying and vandalised plant stock shall be replaced, at the end of each growing season during the maintenance period.

Fertilising:

Apply Pro Flora Tablets to all plants, as per manufacturers specification. Apply once during years 2 and 4 after planting.

Application rate for shrubs:

- Semi-mature - 20-22cm girth - 1 per plant - 15g
- 20-40 height - 2 per plant - 30g
- 40-60 height - 3 per plant - 45g
- 60-80 height - 4 per plant - 60g
- 80-100 height - 5 per plant - 75g
- 100+ height - 5 per plant - 75g

Fertilising products to be supplied by Green-tech or similar approved.

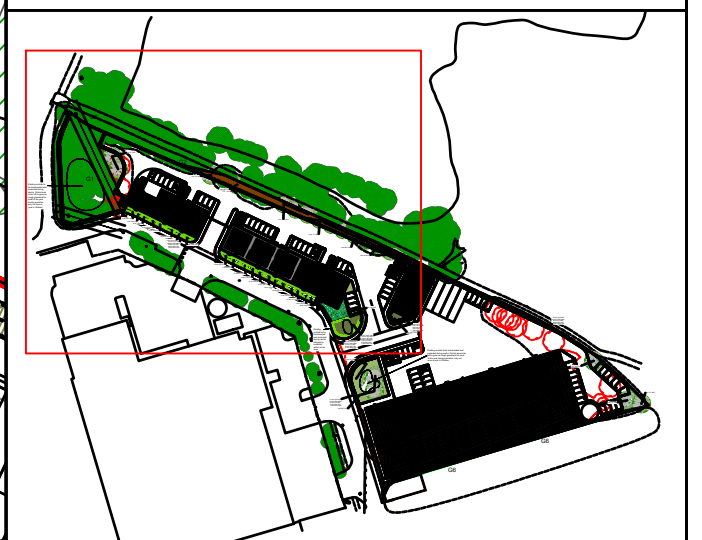
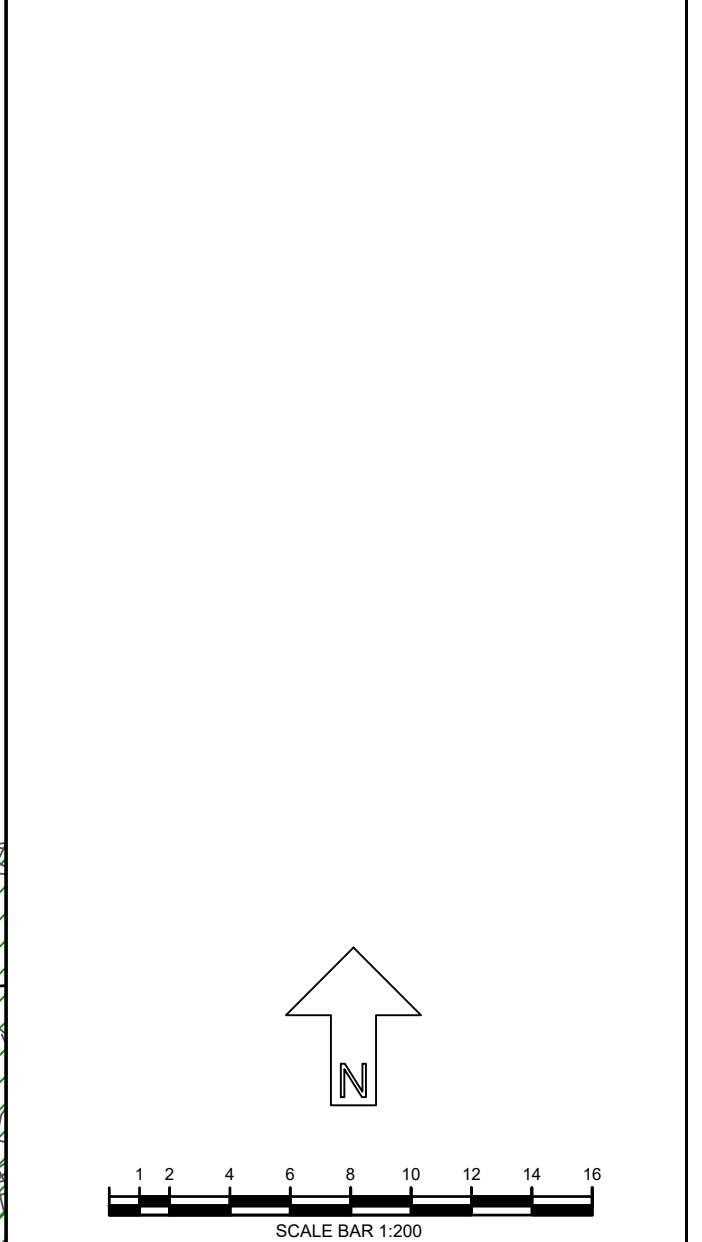
DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO 20 NO. 81 BET HIT TO DETAIL EXTRACTED FROM OS DIGITAL DATA.

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Planting Plan Key:

- Site Boundary
- Existing trees and hedgerows to be retained and protected during the works.
- Existing trees and vegetation to be removed
- Proposed native tree planting, tree pit and double staking as detailed in the specification.
- Proposed mixed native hedgerow planted in a double staggered row at 0.4m centres and 0.3 offset. Each plant to have 60cm high Tubex shrub shelter with stake and two cable ties.
- Periphery areas to be sown with Geminal WFG20 Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 10g/m².
- Periphery areas to be sown with Geminal WFG8 Hedgerow and Shaded Areas mix, or similar approved, to be sown at a rate of 5g/m².
- Public open space to be sown with Geminal WFG20 Eco Species Rich Lawn mix, or similar approved, to be sown at a rate of 40g/m² on 200mm topsoil.
- Native scrub planting to be planted as whip planting at 1m centres, for additional wildlife habitat. Each plant to have a 60cm high Tubex shrub shelter with stake and two cable ties.
- Proposed ornamental planting on 400mm depth of topsoil with 75mm bark mulch.

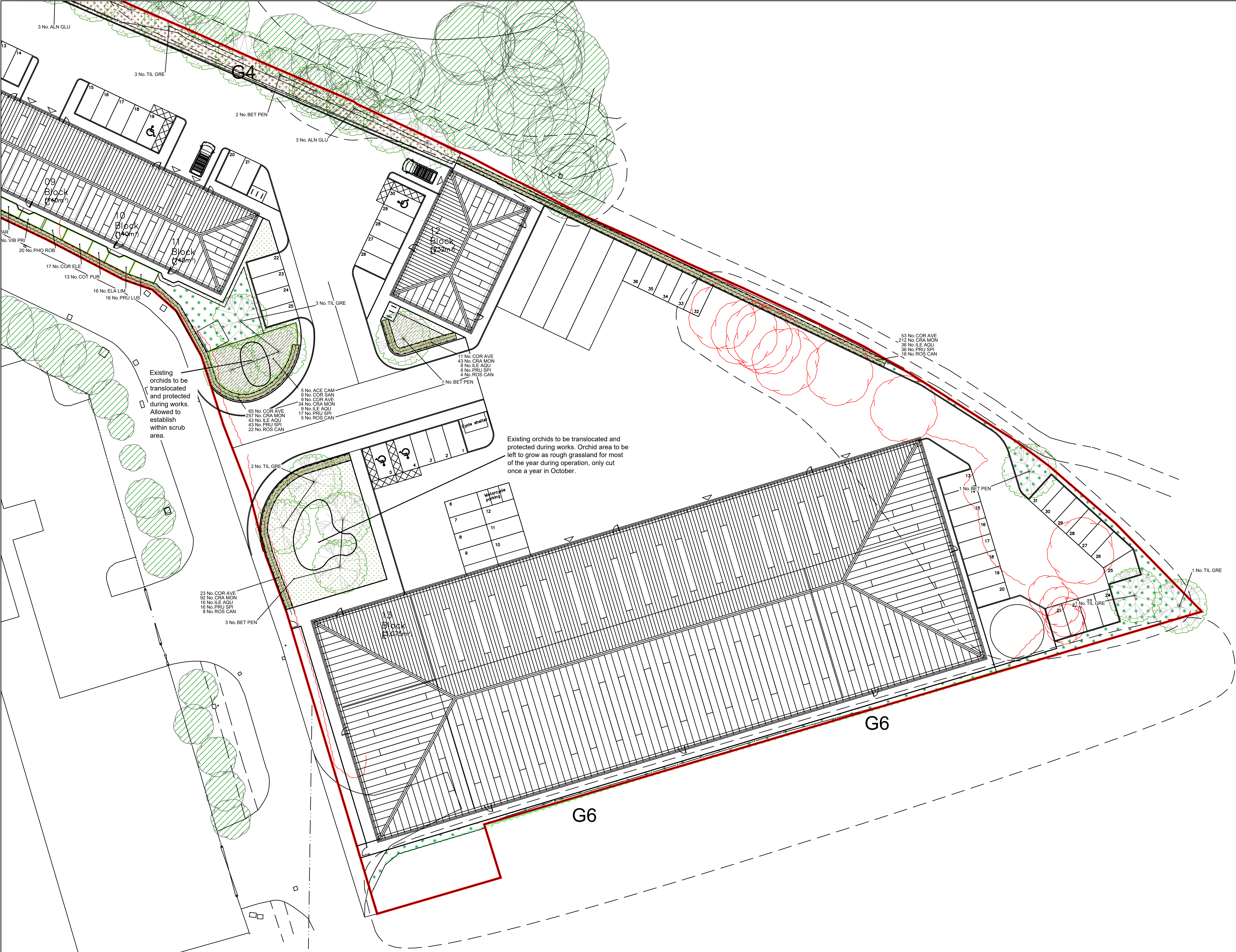


B	Amendments based on site layout update	29/02/24
A	Minor Amendments	19/04/23
REV	DESCRIPTION	DATE

Ascerta
Landscape | Trees | Ecology

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e: info@landscapetreeseecology.com
www.landscapetreeseecology.com

CLIENT:	Allied Properties Ltd
PROJECT:	Fallows Way, Prescott
DRAWING TITLE:	Planting Plan
SHEET 1 of 2	
SCALE:	1:250 @A1
DATE:	23/09/2021
DRAWN BY:	CP
CHECKED BY:	CHG
DATE:	23/09/2021
PROJECT NO:	P.1519.21.04
REV:	B

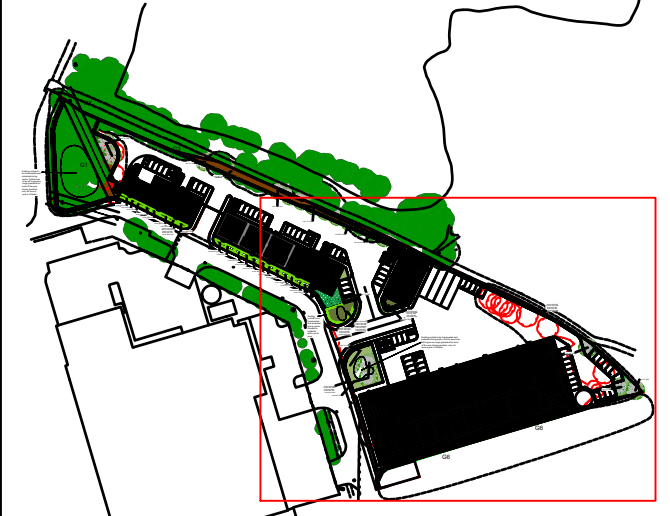
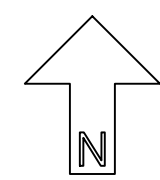


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CLIENT:
Allied Properties Ltd
PROJECT:
Fallows Way, Prescott

DRAWING TITLE:
Planting Plan
Sheet 2 of 2
SCALE: 1:250 @A1
DATE: 23/09/2021
DRAWN BY: CP
CHKD BY: CN
DRAWING No: P.1519.21.04
REV: B