SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL
All suboil should be free draining and well aerated and in accordance with BS 8601:2013
Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.
Cultivated subsoil that is used for wildflower grass areas should be minimum 150mm depth.

TOPSOIL
Existing site won topsoil to be reused for soft landscape areas if sufficient quantities are available and the topsoil meets the criteria for multipurpose topsoil as defined in table 1 of BS3882:2015 specification for Topsoil.

Imported topsoil if required to be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with the parameters of a multi purpose topsoil as laid out in BS 3882 : 2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 400mm
Areas for Native Buffer Planting: minimum 300mm
Note: Contractor to provide soil testing declaration of analysis certification and sample for inspection & approval prior to delivery of any topsoil to site and post planting as evidence that correct soil has been used.

CULTIVATION
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas (not to wildflower).

CLIMATIC CONDITIONS
Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT
Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation. For native planting a 50mm compost layer should be mixed into each whip planting pit only, not spread over the entire bed.

TREES
All trees within shrub beds to be planted in separate pits in accordance with tree planting detail.
All tree planting and post maintenance regimes to comply with BS8545:2014 'Trees from Nursery to Independence in the Landscape' and transported to site in accordance with the HTA Plant Handling Guide: 1996.
All trees to be planted to the original root collar and secured in place with underground guying system (for EHS) or souble staking (for smaller trees) in accordance with tree planting detail.
If the trees are planted outside of the planting season then containerised stock to be used in lieu of root balled but the same tree heights are still required - allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

PROPOSED SHRUB PLANTING
All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost.
All shrubs to be equally spaced throughout the planting areas to the specified density in a staggered arrangement unless otherwise noted in the planting schedule.
Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon discovery.
Contractor to check on site dimensions of all landscape areas to ensure specified quantities will achieve the specified densities for each species.

NATIVE WHIP PLANTING
Areas to be cleared and cultivated as described above. Rotavate areas to receive whip planting to a minimum depth of 300mm to form an open textured free draining growing medium. Remove all stones and other debris larger than 50mm in any one direction and remove all litter and vegetation matter prior to planting.
Each transplant to be fitted with tubex rabbit guard / shrub shelter appropriate to the species prior to mulching.
If the native buffer mix is planted outside of the planting season then containerised stock to be used in lieu of root balled but the same shrub heights are still required - allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

WILDFLOWER PLANTING
Wildflower mix to be planted directly into cultivated **subsoil or low fertility topsoil** in accordance with manufacturers recommendations at rate of 4g/m2 (see key for species mixture).
Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed.
Maintenance for the meadow areas (2 maintenance cuts per year):
Cutting first season: Time of first cut - if sown in Autumn cut in March/April, if sown in Spring cut in August - October after flowering. Height of first cut - 70mm. If sown in Autumn it should also be cut in September/October after flowering.
Cutting second season: March/April - cut to 70mm then September/October - cut to 70mm after flowering.
To be cut twice a year from then on as per above.
***NOTE** - At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

SUBSTITUTIONS:
Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.
All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

TIMES OF YEAR FOR PLANTING:
Landscape works to be carried out during the final possible planting periods prior to practical completion of the building and associated engineering works / car park areas in accordance with the following:
- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

MULCH
75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

WEEDING
Weeding should be carried out at each and every maintenance visit. All weeding to planting beds should be carried out using hand methods only. Topping up the mulch to maintain the specified depth is the best method of preventing weeds and will reduce ongoing maintenance time.

Notes:

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed, CA to be informed immediately once this is available.

MAINTENANCE
All planting areas to be maintained to a high standard by the contractor for 12months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
Minimum frequency of maintenance visits (12 maintenance visits per year):
March to May & September to November - 1No. visit each month
June to August - 2No. visits each month.

Generally, during the first 12months:
- All planting beds to be re-firmed and kept weed free through hand weeding.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Wildflower meadow areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the maintenance of the landscaping will be taken on by a professional commercial landscape maintenance contractor under a maintenance contract.

GENERAL WATERING
All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting but as a mimumum should follow the maintenance regime as set out above and be carried out at the time of each maintenance visit. During dry periods it may be necessary to increase watering visits to once per week - if the planting is looking dry please contact Landscape Architect to arrange the extra maintenance visits if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

WATERING TREES
Trees to be watered in accordance with BS 8545-2014 Tree - From Nursery to Independence.
Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 40 litres to be poured into irrigation pipe on every maintenance visit

PLANTING SCHEDULE

Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root	Breaks	Density	Total No
Ornamental Trees										
Betula utilis 'Jacquemontii'	BuJ	Standard extra heavy	3x	18-20	min 450	min 200	RB	/	Item	2

Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root	Breaks	Density	Total No
Native Trees										
Acer campestre	Ac	Standard extra heavy	3x	18-20	min 450	min 200	RB	/	Item	2
Betula pendula	Bp	Standard extra heavy	3x	16-18	min 450	min 200	RB	/	Item	2
Fagus sylvatica	Fs	Standard extra heavy	3x	16-18	min 450	min 200	RB	/	Item	1
Pinus sylvestris	Ps	Leader & Laterals	5x	/	250-300	/	RB	/	Item	3
Pinus sylvestris	Psy	Leader & Laterals	4x	/	175-200	/	RB	/	Item	6
Prunus avium	Pa	Standard selected	2x	10-12	300-350	175-200	B	4	Item	2
Quercus robur	Qr	Standard extra heavy	3x	16-18	min 450	min 200	RB	/	Item	2
Sorbus aucuparia	Sa	Standard selected	2x	10-12	300-350	175-200	B	4	Item	3
Tilia cordata	Tc	Standard extra heavy	3x	16-18	min 450	min 200	RB	/	Item	3

Name	Abb.	Height	Root	Container	Habit	Breaks	Age	Density	Total No
Specimen Shrubs									
Amelanchier lamarckii	Al	250-300	RB	/	Multi Stem	3	3x	Item	1
Phormium 'Yellow W ave'	PYW	/	/	C	15L	Triple Crown	/	Item	7

Name	Abb	Height	Root	Container	Habit	Breaks	Density
Ornamental Planting							
Euonymus fortunei 'Emerald & Gold'	EfEG	20-30D	C	5L	Bushy	7	4/m²
Hebe 'Blue Gem'	HBG	30-40D	C	5L	Bushy	5	4/m²
Hebe 'Mrs W inder'	HMW	30-40	C	5L	Bushy	5	4/m²
Stipa tenuissima	St	/	C	5L	S or V	/	5/m²
Viburnum x davidii	Vd	20-30	C	3L	Bushy	3	4/m²

Name	Abb	Age/Condition	Height	Root	Container	Habit	Breaks	% in Mix	Density
Native Buffer Mix									
Acer campestre	Ac	1+1 or 1/1	80-100	B	/	Transplant - seed raised	/	10%	1/m²
Cornus sanguinea	Cs	1+2	60-80	B	/	Branched	3	10%	1/m²
Corylus avellana	Ca	1+2 or 1/2	60-80	B	/	Branched	3	15%	1/m²
Crataegus monogyna	Cm	1+1 or 1/1	60-80	B	/	Transplant - seed raised	/	40%	1/m²
Ilex aquifolium	Ia	/	40-60	C	2L	Leader & Laterals	/	15%	1/m²
Rosa canina	Rc	1+1 or 1/1	60-80	B	/	Branched	3	5%	1/m²
Salix caprea	Sc	0/2	125-150	B	/	Branched	3	5%	1/m²
* Native buffer to be planted at 1m centres in groups of no more than 5No of a single species.									
**All whips and transplants to have rabbit guards and mulch mats.									

Name	Abb	Age/Condition	Height	Root	Container	Habit	Breaks	Density
Clipped Hedge								
Griselinia littoralis	Gl	/	40-60	C	5L	Bushy	3	4/m²
* Hedge to be planted in a double staggered row at 0.5m centres at density as specified above.								



SOFT LANDSCAPE KEY

Existing trees / vegetation to be retained
Refer to arboricultural consultants tree report for details

Existing trees / vegetation to be removed
Refer to arboricultural consultants tree report for details

Proposed extra heavy standard trees in soft landscape
Refer to schedule for species and specification

Proposed standard native trees in soft landscape
Refer to schedule for species and specification

Proposed specimen shrubs
Refer to schedule for species and specification

Proposed ornamental shrub planting
Refer to schedule for species and specification

Proposed native buffer mix
Refer to schedule for species and specification
- Each transplant to be fitted with rabbit guard and mulch mat

Proposed flowering lawn / meadow mix
To be EL1 Flowering Lawn Mixture by Emorsgate
Refer to specification for sowing and maintenance requirements.
NB - To be sown into cultivated **subsoil or low fertility topsoil** to ensure soil fertility is low so wildflowers can establish.

Proposed formal clipped hedge
Refer to schedule for species and specification
To be maintained at maximum 1.2 m height

Paladin fencing to match adjacent
Colour: Moss Green (RAL 6005)

Existing area of hard and soft landscaping to be retained

Revisions	Description	Drawn	Check
18-05-21 C	Landscaping amended in line with latest site plan.	DW	DW
11-05-21 B	Paladin fencelines adjusted in line with planners comments.	DW	DW
19-03-21 A	Paladin fence added & native planting omitted from northern boundary area in lieu of re-directed informal pathway to match adjacent.	DW	DW

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