

SOFT LANDSCAPE SPECIFICATION

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

SUBSOIL

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.

TOPSOIL

To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with 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 450mm
Areas for Grass lawns: minimum 150mm

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.

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.

TREES

All trees within shrub beds to be planted in separate pits in accordance with tree planting details.
Tree pit to be 1000mm depth including minimum 150mm thick drainage layer of well washed gravel with a geotextile layer separating growing medium from drainage layer. Pit bottom to be broken up to minimum depth of 250mm and sides to be scarified.
Trees to be backfilled with topsoil : tree planting compost 1:6 by volume. All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and the following methods should be implemented to secure them: Trees in soft - double staked using 75mm dia. pressure treated timber stakes and cross bar, secured with tree tie and spacer at a height not exceeding 1/3 of the tree height.

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. Rotovate 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.

WILDFLOWER PLANTING

Wildflower mixes to be planted directly into cultivated subsoil / low fertility topsoil in accordance with manufacturers recommendations at rate of 4g/m² (see key for species mixture).
Preparation: Clear all unwanted vegetation from the areas to be sown. Cultivation close to established trees and shrubs can be damaging to their root systems so take care not to dig too deep and keep disturbance to the minimum required to expose fresh soil. Cultivate subsoil / soil, 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.
Management: Established woodland that has been under-sown with a woodland mixture requires little management during establishment. In the long-term ground flora will benefit from good tree and coppice management.

WFG20 FLOWERING LAWN

Flowering lawn mix to be sown directly into cultivated low fertility topsoil/subsoil in accordance with manufacturers recommendations at rate of 4g/m²
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.
First year of management:
• Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense.
• Carefully dig out or spot treat any residual perennial weeds such as docks.
Management once established:
• Mow regularly as a lawn but not too short (25-40mm).To permit flowering, mowing can be relaxed from late June. Cut again when the sward gets untidy (after 4-8 weeks). Heavy quantities of cuttings should be collected and removed from site.
*NOTE - At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

GRASSED AREAS

Seeded / trufed areas should be sown / laid in accordance with BS 3969:1998: Recommendations for Turf for general purposes and BS 4428-1989 General Landscape Operations.
Height of initial growth: 100mm
Height of first cut: 50mm
Height of growth: The height of growth must not exceed 100mm at any time.
Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all arisings.
Timing: When grass reaches scheduled height of maximum growth and is reasonably dry.
Application: At the time of each cut, trim all grass edges round the base of trees, manholes etc and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove.
Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
Fertiliser: March application: 15:10:10 Spring turf fertilizer at 35g/m².
September application: 5:10:10 Autumn turf fertilizer at 50g/m².

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.

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:
December / January / February & March - 1no. visit each month
April to November - 2No. visits each month.

Generally, during the first 12months:

- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- 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.
- Grass lawn / flowering lawn areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Formal hedges are to be maintained at 1.2m height.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

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. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering 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: 20 litres to be poured into irrigation pipe two times per week (40 litres in total)

PLANTING SCHEDULE									
Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root	Breaks	Total No
Tree Planting									
Acer campestre 'Streetwise'	AcS	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	6
Betula pendula	Bp	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	4
Betula utilis 'Jacquemontii'	BuJ	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	7
Carpinus betulus 'Frans Fontaine'	CbFF	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	9
Prunus avium	Pa	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	3
Prunus avium 'Plena'	PaP	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	6
Prunus serotina	Ps	Standard (Extra Heavy)	3x	16-18	min 450	min 200	RB	/	5
Pyrus calleryana 'Chanticleer'	PcC	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	9
Sorbus aucuparia 'Streetwise'	SaS	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	8
Tilia cordata 'Rancho'	TcR	Standard (Extra Heavy)	3x	18-20	min 450	min 200	RB	/	4

Name	Abb.	Height	Root	Container	Habit	Breaks	Total No
Specimen Shrubs							
Amelanchier lamarckii	Al	250-300	RB	/	Multi Stem, 3x	3	12

Name	Abb.	Height	Root	Container	Habit	Breaks	Total No
Shrub Planting							
Aucuba japonica 'Crotonifolia'	AJC	40-60	C	15L	Bushy	7	36
Aucuba japonica 'Rozannie'	AJR	30-40	C	7L	Bushy	6	38
Berberis thunbergii 'Rose Glow'	BtRG	60-80	C	15L	Branched	7	23
Ceanothus 'Autumnal Blue'	CAB	60-80	C	15L	Leader & laterals	/	32
Choiysa ternata 'Sundance'	CtS	40-60	C	7L	Bushy	5	48
Choiysa x dewilheana 'Aztec Pearl'	CdAP	60-80	C	15L	Bushy	7	36
Cordylia australis	Ca	100-120	C	15L	Single Stem	/	23
Cornus sanguinea 'Midwinter Fire'	CsMF	80-100	C	15L	Branched	5	30
Cornus stolonifera 'Flaviramea'	CsF	80-100	C	15L	Branched	5	41
Cortaderia selloana 'Pumilla'	CsP	/	C	15L	V	/	62
Escallonia 'Donard Seedling'	EDS	40-60	C	7L	Bushy	/	52
Euonymus fortunei 'Emerald & Gold'	EFG	30-40	C	7L	Bushy	8	67
Fatsia japonica	FJ	60-80	C	15L	Leader	/	40
Hebe 'Blue Gem'	HBG	30-40	C	7L	Bushy	7	54
Hebe 'Mrs Winder'	HMW	40-60	C	15L	Bushy	9	35
Hebe rakaiensis	Hr	30-40	C	7L	Bushy	7	54
Hydrangea macrophylla 'Lanarth White'	HmLW	60-80	C	15L	Branched	7	27
Hypericum hidcote	Hh	30-40	C	7L	Bushy	7	77
Lonicera nitida 'Baggesens Gold'	LnBG	40-60	C	7L	Bushy	5	56
Lonicera nitida 'Malgreen'	LnM	40-60	C	7L	Bushy	10	59
Miscanthus sinensis 'Zebrinus'	Mz	/	C	7L	V	/	49
Phormium 'Pink Panther'	PPP	/	C	15L	Triple Crown	/	31
Phormium tenax 'Purpleum'	PtP	/	C	15L	Triple Crown	/	26
Phormium 'Yellow Wave'	PYW	/	C	15L	Triple Crown	/	47
Photinia x fraseri 'Little Red Robin'	PLRR	40-60	C	7L	Branched	/	63
Photinia x fraseri 'Red Robin'	PRR	60-80	C	15L	Branched	/	57
Pieris floribunda 'Forest Flame'	PFFF	60-80	C	15L	Bushy	7	33
Pittosporum tenuifolium 'Tom Thumb'	PtTT	40-60	C	7L	Bushy	7	53
Prunus laurocerasus 'Otto Luyken'	PLOL	40-60	C	7L	Bushy	5	87
Prunus lusitanica	Pl	60-80	C	15L	Bushy	5	79
Rosa 'Fu Dagmar Hastrup'	RFDH	/	C	7L	Bush	Qual A	32
Spiraea nipponica 'Snowmound'	SnS	60-80	C	7L	Branched	7	51
Stipa gigantea	Sg	/	C	15L	S or V	/	45
Stipa tenuissima	St	/	C	7L	S or V	/	53
Trachycarpus fortunei	Tf	100-120	C	15L	Single Stem	/	21
Viburnum x davidii	Vd	40-60	C	7L	Bushy	5	94
Weigeia 'Mont Blanc'	WMB	60-80	C	7L	Branched	7	41

Name	Abb	Height	Root	Container	Habit	Breaks	Age	Density	Total No
Formal Native Clipped Hedgerow									
Carpinus betulus	Cb	80-100	B	/	Transplant - seed raised	/	1+2 or 1/2	4/m ²	999
* Native formal hedge to be planted in a double staggered row of a single species at 0.5 metre centres at rate per m ² as indicated. To be maintained at 1.2m height.									

Name	Abb	% in mix	Height	Root	Container	Habit	Breaks	Age	Density	Total No
Native Hedgerow Mix										
Acer campestre	Ac	10%	80-100	B	/	/	/	1+1 or 1/1	4/m ²	22
Corylus avellana	Ca	10%	60-80	B	/	Branched	3	1+2 or 1/2	4/m ²	22
Crataegus monogyna	Cm	55%	60-80	B	/	/	/	1+1 or 1/1	4/m ²	140
Ilex aquifolium	Ia	10%	60-80	/	5L	Leader & Laterals	/	/	4/m ²	22
Ligustrum vulgare	Lv	10%	60-80	B	/	Branched	3	/	4/m ²	22
Prunus spinosa	Ps	5%	80-100	B	/	Branched	3	/	4/m ²	12
* Native hedgerow mix to be planted in a double staggered row in groups of 7, 9, 11 or 13 of a single species at the 0.5 metre centres at rate per m ² as indicated. ** Each transplant to be fitted with rabbit guard.										

Name	Abb	Age/Condition	Height	Root	Container	Habit	Breaks	% in Mix	Density	Total No
Native Scrub Mix										
Acer campestre	Ac	1+1 or 1/1	80-100	B	/	/	/	12.5%	1/m ²	30
Corylus avellana	Ca	1+2 or 1/2	60-80	B	/	Branched	3	15%	1/m ²	36
Crataegus monogyna	Cm	1+1 or 1/1	60-80	B	/	Transplant - seed raised	/	40%	1/m ²	97
Ilex aquifolium	Ia	/	60-80	C	5L	Leader & Laterals	/	10%	1/m ²	24
Prunus spinosa	Ps	1+2 or 1/2	80-100	B	/	Branched	3	7.5%	1/m ²	18
Salix caprea	Sc	0/2	125-150	B	/	Branched	3	7.5%	1/m ²	18
Viburnum opulus	Va	1+2 or 1/2	60-80	B	/	Branched	3	7.5%	1/m ²	18
* Native buffer mix to be planted at 1m centres in groups of no larger than 5 of a single species. ** All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.										

Name	Abb	Age/Condition	Height	Root	Container	Habit	Breaks	% in Mix	Density	Total No
Woodland Understory Mix										
Corylus avellana	Ca	1+2 or 1/2	60-80	B	/	Branched	3	20%	1/m ²	38
Crataegus monogyna	Cm	1+1 or 1/1	60-80	B	/	Transplant - seed raised	/	50%	1/m ²	94
Ilex aquifolium	Ia	/	60-80	C	5L	Leader & Laterals	/	20%	1/m ²	38
Sorbus aucuparia	Sa	80-100	80-100	B	/	/	/	10%	1/m ²	18
* Woodland understory mix to be planted at 1m centres in groups of no larger than 5 of a single species wherever existing root locations allow. ** All whips and transplants to have rabbit guards / shrub shelter appropriate to the species.										

* Any plants found not to be in accordance with the specification above after post completion site inspection will be replaceable at contractors expense in accordance with substitutions paragraph of specification on drawing.
** Contractor to ensure numbers on plant schedules match numbers on drawing before placing order for plants.

Do not scale from this drawing
The contractor is to check all dimensions on site and report any discrepancies to the architect
All rights described in chapter IV of the copyright, designs and patents act 1988 have been generally asserted

F	18/09/24	Drawn: DW	Check: DW
Plant schedules revised in line with minor scheme amendments to landscape plan due to site plan update.			

E	13/09/24	Drawn: DW	Check: DW
Plant schedules revised in line with major scheme amendments to landscape plan due to site plan update.			

D	30/08/24	Drawn: DW	Check: DW
Plant schedules revised in line with major scheme amendments to landscape plan due to latest site plan update.			

C	04/08/24	Drawn: DW	Check: DW
Plant schedules revised in line with major scheme amendments to landscape plan due to latest site plan update. Phytolachyis omitted at clients request.			

B	23/05/24	Drawn: DW	Check: DW
Plant schedules revised in line with major scheme amendments to landscape plan due to latest site plan update.			

A	25/01/24	Drawn: DW	Check: DW
6No trees added to areas under management to improve BNG.			

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Drawn: DW Check: DW

Project
**Proposed Residential Development
Primrose Lane
Hightown**

Drawing
Plant Schedules & Specification

Scale	Date	
-	22/01/24	
Ref.	Number	Rev.
4132	2101	F

**TO BE READ IN ACCORDANCE
WITH LANDSCAPE PLAN
DRAWING NO. 4132-2100**