

Proposed Residential Development
Meltham Road, Marsden
Soft Landscape Specification (for Planning)



1.0 GENERAL

1.1 Existing Services

The contractor shall check the location and depth of existing site services.

1.2 Drawings & Schedules

The following drawing, together with this specification and a Planting Schedule, shall form part of the Contract Documents:

- **2402 PL 105 Proposed Landscaping Plan**

1.3 Scope of Work

The work includes the following:

- the preparation of beds to receive topsoil;
- excavation for tree pits;
- the placement and preparation of topsoil from on site stockpiles and imported topsoil;
- the supply and planting of trees, native species hedges and scrub;
- the supply and installation of mulch;
- the supply and installation of amenity grass turf;
- the supply and installation of amenity grass seed;
- wildflower/grass seeding;
- a one year maintenance and plant guarantee period.

1.4 Site Facilities

The location of a site storage area (if required) is to be agreed with the Contract Administrator and will be provided by the landscape contractor.

1.5 Program

The contractor is to submit a work program for this contract at the time of tendering and a maintenance schedule for one year following completion of all works.

1.6 Site Meetings and Supervision

The contractor is to attend a Pre-Contract Meeting with the Contract Administrator, which will be held on site in advance of starting the works. The landscape contractor is to ensure that a competent foreman is on site at all times.

1.7 Notice to Contract Administrator

Notify the Contract Administrator (CA) a minimum of 48 hours in advance of the following operations being carried out:

- preparation of hedge beds, tree pits, amenity grass areas and wildflower grass areas;
- turfing
- seeding;
- delivery of plant material to site;
- planting;
- mulching;
- each site visit during the Maintenance Period.

1.8 Clean Site

The site shall be maintained in a clean condition throughout the contract period. At the end of each working day all hard surfaces shall be swept and washed down as required.

2.0 PREPARATION OF HEDGE AND SCRUB BEDS, AMENITY TURF/SEED AREAS & WILDFLOWER GRASS AREAS

2.1 Installation of Topsoil

The existing site topsoil shall be taken from stockpiles and laid to a finished depth of 450mm in hedge and scrub beds, 150mm in amenity turf/seed areas and 25mm in wildflower areas to be seeded. Ensure that the topsoil is 25mm above the top of adjacent kerbs and path edgings.

Additional topsoil shall be supplied in accordance with the latest British Standard.

2.2 Base

Break up the base of the beds to a depth of 150mm to allow free drainage of the areas.

2.3 Weed Clearance

If required a herbicide may be used to clear the beds of weeds. The product proposed by the Contractor is to be approved by the CA and is to be applied in accordance with manufacturer's recommendations.

2.4 Soil Conditioner

Incorporate well rotted farmyard manure (or comparable material) into all beds at the rate of 1M3 per 10M2 before cultivation. The supplier and a sample of the material are to be approved by the CA before site delivery.

2.5 Site Topsoil

Once the topsoil has been installed and before planting, break up any compacted topsoil to its full depth. A few days before planting cultivate the top 200mm of all beds to loosen, aerate and break up the soil into particles of 10mm down. Remove any extraneous material brought to the surface including stones over 20mm in any direction.

2.6 Peat

Do not use any products containing peat.

3.0 PREPARATION OF TREE PITS

3.1 Topsoil

Topsoil is to be supplied from on site stockpiles or imported if required.

3.2 General

Excavate out for tree pits with a slightly raised centre and break up the base of the pits 150mm before backfilling with topsoil.

3.3 Sizes

Tree pit sizes are to be as follows:

Tree Size	Size
HS	1500mm diam, 1200mm deep
SS & MS	1200mm diam, 1000mm deep
S	750mm diam, 600mm deep

4.0 PLANTING

4.1 Plant Supply

All plants are to comply with the latest BS and are to be supplied in accordance with the HTA Trade Certification Scheme and the National Plant Specification.

4.2 Substitutions

The contractors are to advise the CA before submitting the tender if any plants are unavailable. Agreed substitutions will be circulated to all tenderers. Substitutions after acceptance of a Tender will not be accepted.

4.3 Plant Nurseries

The successful contractor is to advise the CA of the source of the plant material.

4.4 Plant Labels

All plants shall be labelled with the supplier's tag showing the full botanical name for delivery to site.

4.5 Setting Out

Set out the plants in accordance with the drawings and schedules. The CA reserves the right to carry out minor adjustments after setting out.

4.6 Planting Depths and Orientation

Plants are to be planted to their original planting depths. Orientate all trees and plants so they are viewed to their best effect.

4.7 Container Grown Plants

The compost is to be thoroughly moist at the time of planting. Remove the container and wrapping. Planting holes are to be 150mm wider than the fully spread roots.

4.8 Bare Root Plants

Planting holes are to be 150mm wider than the fully spread roots. Allow for carrying out the initial cut to all plants as required.

4.9 Completion of Planting

Remove all labels, water plants thoroughly using a sprinkler, remove any broken or damaged shoots, lightly fork over soil where compacted and to remove footprints.

5.0 AMENITY TURF/SEED

5.1 Preparation

Cultivate the topsoil to its full depth, remove stones over 25mm, and apply pre-emergent weedkiller in accordance with manufacturer's instructions, pesticide at 90g/m² and fertilizer at 50g/m². Work fertilizer into the top 50mm during final cultivations prior to turfing. Ensure that the topsoil is level with the top of adjacent kerbs and path edgings.

5.2 Turfing

Roll the turf bed lightly and lay turfs to stretcher bond using plank barrow runs. Firm the turfs using a wooden turf beater.

5.3 Seeding

The seed is to be CC Landscaping Grass Seed available from Pitch-care.com, or similar approved.

6.0 WILDFLOWER/GRASS SEED

6.1 Preparation

Cultivate the topsoil to 25 mm depth, remove stones over 25mm, and apply pre-emergent weedkiller in accordance with manufacturer's instructions and pesticide at 90g/m². Ensure the seed bed is not compacted by these operations.

6.2 Seed to the Northern Area

Seed with N12G Acid Soils Grasses Mixture from Naturescape Wildflower Farm to the area keyed on the plans, in accordance with the supplier's instructions and maintain thereafter as specified by the supplier.

6.3 Seed to the sides and base of the attenuation pond

Seed with N8 Water's Edge Meadow Mixture from Naturescape Wildflower Farm to the areas keyed on the plans, in accordance with the supplier's instructions and maintain thereafter as specified by the supplier.

7.0 MULCH

7.1 Bark Mulch

Supply a medium grade chipped mulch and install at a 50mm finished depth to all hedge beds and the scrub bed and tree pits in grass areas. Keep the mulch back from plant stems and do not bury any shoots.

8.0 PRACTICAL COMPLETION

8.1 Maintenance

The contractor is responsible for maintenance of all planting and grass areas up to Practical Completion at no additional cost to the Contract. This includes replacement of any plant failures and vandalised plants, watering, weeding and litter removal.

8.2 Practical Completion

The site is to be offered to the CA for acceptance with all works complete and in a neat and tidy condition.

9.0 MAINTENANCE AND PLANT GUARANTEE

9.1 Maintenance Period

The maintenance and plant guarantee period is to run for one year from the date of Practical Completion.

9.2 Vandalism

The contractor shall record any vandalism and inform the CA.

9.3 Schedule of Visits

A maintenance program is to be prepared by the contractor; visits shall be a minimum of twice a month during the growing season and monthly during the dormant season. Interim visits for watering may be required and are to be costed separately.

9.4 Maintenance Operations

The tasks to be carried out include:

- thorough weeding of all planted areas;
- litter picking;
- leaf collection;
- topping up mulch to maintain a compacted depth of 50mm;
- pruning to remove dead, dying or diseased wood;
- checking for pests and diseases and spraying with an appropriate product (CA to approve);
- check stakes and tree ties and adjust as required;
- maintaining the grass areas in accordance with the seed suppliers recommendations;
- sweep up hard surfaces to leave a tidy site after each visit.

9.5 Watering

During periods of dry weather water all trees, hedge beds, the scrub bed and amenity grass areas sufficiently to maintain healthy growth ensuring that the full depth of the topsoil is wetted. Do not water the wildflower grass areas. Extra visits for watering are to be carried out only on instruction from the CA.

10.0 PROJECT COMPLETION AND HANDOVER

10.1 Defects

Arrange a site inspection with the CA a minimum of one month before the end of the Maintenance Period. Defects will be assessed, recorded by the CA and remedied by the contractor by the scheduled Project Completion date.

10.2 Handover

Arrange a site inspection with the CA at the end of the final maintenance visit to offer the site for handover to the Client. The contractor is responsible for continuing maintenance of the site until the site has been accepted for handover and any outstanding works have been completed to the satisfaction of the CA which will be certified in writing.