DOWKER STREET, MILNBRIDGE

WESTSHEILD

LANDSCAPE MANAGEMENT PLAN

tba
landscape architects

Landscape Architecture

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1.0 INTRODUCTION

1.1 This Landscape Management Plan relates to all areas of landscape within the proposed development at the Dowker Street, Milnsbridge. It sets out the management intentions and the necessary operations required to enable the management company to satisfactorily look after the site once the landscape works are implemented.

1.2 The management plan should be reviewed every 5 years to ensure that the management being carried continues to be appropriate for the site.

1.3 Management of areas included in the BNG matrix need to be maintained and managed for a period of 30 years, this includes replacement of all dead, diseased and damaged plants.

2.0 LANDSCAPE ELEMENTS

2.1 The following landscape elements will be present on the site:

- Tree planting
- Hedge planting
- Ornamental planting
- Grass close mown – Turf and Seed Mix
- Wildflower meadow
- Bulbs

3.0 DRAWINGS AND REPORTS

3.1 The works shall be carried out to the landscaped areas in accordance with the following:

7151.01 revision E *Landscape Proposal*

4.0 MANAGEMENT INTENTIONS

4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted**.**

4.2 Individual trees, once established, will have their stakes and ties checked.

4.3 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.

4.4 The management of the ornamental shrub areas will focus on two stages of development. The first stage is the establishment of the shrubs to form robust communities able to contribute to the design objectives of amenity and screening. Once establishment is secured, the main activities will be weed control and pruning.

4.5 Areas of close mown grass and wildflower meadow will be maintained to give a neat and tidy appearance.

4.6 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

MANAGEMENT OPERATIONS

5.0 TREE PLANTING

5.1 Trees should be planted to BS 8545:2014 Trees from Nursery to Independence in the landscape.

5.2 Individual trees whether planted as specimens or within groups, will be inspected twice annually.

5.3 The individual trees in grass should be surrounded by a vegetation-free circle of 600mm diameter to improve the rate of establishment by removing competition at the root-zone. This will be achieved by the use of mulch/mulch mats as described in section 14 and hand weeding around the base of the tree as described in section 13.

5.4 Stakes and ties will be checked, adjusted and replaced as necessary twice per year until the trees are established. After year 4 the stakes and ties should be removed.

5.5 All pruning shall be carried out to the highest horticultural standard and shall be carried out using secateurs and hand saws only. Stems to be removed shall be pruned back flush to an outward pointing bud or the nearest junction with another branch, while maintaining the natural shape of the tree. Pruning shall include:

- The removal of dead, diseased and dying vegetation, secondary leader shoots, duplicated branches and potentially weak or tight forks
- The removal of side growth and suckers back to the trunk or root with a minimum disturbance of the roots
- The removal of vegetation growing onto footpaths, car parks, road, signs, sightlines and any other location where it presents a hazard to the users of the site
- The removal of vegetation growing over windows and lights where it presents a security hazard
- Inspection of trees for pests and diseases
- No works to trees to be carried out in the bird nesting season that is March to August unless the trees have been inspected by an Ecologist for any signs of nesting birds.

5.6 Watering of new tree planting:

Trees should be watered using a can with a rose attachment on the end or a sprinkler that will administer water slowly and at a low pressure, mimicking rainfall. Water should be applied to the base of the tree, evenly distributed over the entirety of the root ball to encourage even development. A newly planted tree should be watered when planted and at the point of bud burst in the spring and this should be continued throughout the spring and summer months until the leaves have fallen in the autumn (deciduous trees). Watering should be carried out for the first two summers after planting. Watering of evergreen trees may be needed in the winter if it is particularly dry weather. During the height of summer water should be applied at a rate of 2 domestic buckets full (or 20 litres) of water every other day. Watering can begin to be reduced as autumn approaches. Trees still need additional water even if it has been raining. Ensure that the water is draining well away after 10 minutes of application of the water to make sure that the water gets to the tree and is not just sitting on the surface.

6.0 HEDGE PLANTING

6.1 Hedges to the road frontage shall be maintained to a maximum height of 0.6 metres high (Buxus sempervirens) 1.2 metres high (Carpinus betulus, Fagus sylvatica, Native Hedge Mix No Blackthorn), hedges adjacent to boundaries to be maintained to a height of 1.8 metres (Native Hedge Mix). Pruning is to be carried out to the highest horticultural standard and by hand using mechanical secateurs, mechanical hedge cutters and hand saws only. Broad leafed evergreen hedges shall only be pruned using secateurs. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.

6.2 All plants shall be firmed in by treading after frost lift or wind rock.

6.3 No hedge cutting shall take place during the bird nesting season, that is March to August.

6.4 Hedges shall receive sufficient water as described at section 11 (6 buckets per linear metre of hedge (1 bucket = 14 litres/3 gallons) every 5 days.

6.5 Hedges shall be litter picked as described at section 12.

6.6 Hedges shall be kept weed free as described at section 13.

6.7 All hedges to have a layer of mulch that shall be maintained as described in section 14.

7.0 ORNAMENTAL SHRUBS

7.1 The management of the ornamental shrub areas will focus on weed control and pruning.

7.2 Replacement of dead and diseased plants will be carried out in the first season after planting. Apart from the replacements and weed control, during establishment (approximately the first 5 years), the new planting should require little maintenance. The plants should be checked for frost-heave and wind-rock and firmed in as necessary. They should also be monitored for any signs of pests or disease, and appropriate control measures taken.

7.3 Beds shall be maintained in a weed free condition. Beds will be hoed and hand weeded once a month during the growing season and if weed growth is dense, treated as described in the section 13 use of herbicides.

7.4 Shrub beds shall receive sufficient water whilst establishing (first two planting seasons) and in periods of dry weather as described at section 11 (1 bucket per shrub (1 bucket = 14 litres/3 gallons) every 5 days.

7.5 All beds to have a layer of mulch that shall be maintained as described in section 14.

7.6 Beds shall be litter picked as described at section 12.

8.0 CLOSE MOWN GRASS

Turf/A22 seed mix

8.1 Regular maintenance of the close mown turf/seeded areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. A minimum of fortnightly cuts will be undertaken unless weather conditions alter the frequency. If weather conditions prevent cutting then an intermediate cut will be undertaken at the earliest opportunity lifting the risings to ensure a neat appearance. The initial cut should be to a height of approximately 50-60mm, with the cuttings dispersed. Subsequent cuts should be to a height of approximately 40mm, with the cuttings dispersed.

8.2 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.

8.3 Ensure sufficient irrigation during establishment and during dry periods see section 11.

9.0 WILDFLOWER MEADOW (EMORSGATE EM2 SEED MIX)

9.1 First year management

Areas seeded in August to September shall be cut lightly in March using a flail mower, or strimmer. The meadow should be cut again in September when flowering is over. In both cases all cuttings shall be raked up and removed from site.

9.2 After year one all the wildflower meadow areas on the site should be cut twice annually once in March and once in September when flowering is over, using a flail mower or strimmer. In both cases all the cuttings shall be raked and removed from site. This prevents nutrients building up in the soil which encourage weed species and discourage wildflowers. The timing of the cuts should be as above but will be dependent on the presence of any wildflowers in the sward; cutting should not take place until after the desirable species have set and dispersed seed.

9.3 Cutting twice per year should be sufficient to control any tree seedlings or brambles in the grassland. Cutting twice per year will not however prevent the growth of 'noxious' weeds, such as Nettles, Dock, Thistle, Dandelion, Ragwort and Rosebay Willowherb. These are termed 'noxious weeds' since they are persistent and aggressive plant species, which can quickly colonise areas, preventing the growth of most other species and lessening the biological diversity of grassland.

9.4 Carefully dig out or spot treat any 'noxious' weeds as described above. Refer to weed control section 13.

9.5 If the wildflower meadow fails in year 1 then the failed areas shall be overseeded/or re laid in the case of the wildflower matting, in accordance with the details in the specification shown on the landscape drawings. Overseeding shall then be undertaken annually until the local authority are happy that the meadow has fully established.

10.0 BULB MIX

10.1 New bulb planting is within grass areas. Particular care should be taken when mowing within areas containing bulbs and should not be mown until after the leaves have browned.

10.2 Essential weed control should only be carried out as described in section 13.

11.0 WATERING (to be read on conjunction with watering details above)

11.1 The appointed management company shall ensure sufficient irrigation during establishment and during dry periods to maintain healthy growth of all soft landscape areas. Watering to be carried out by an experienced and suitably qualified landscape contractor, at agreed intervals.

11.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.

11.3 Drought or local non-availability of water shall not release the management company from their obligation to obtain water and comply with this clause. Supply as appropriate, temporary storage tanks, connections, hoses, sprinklers, sprays, bowsers and pay all charges and costs.

11.4 When water provision is restricted by legislation, e.g. Drought Order, then the management company shall inform the developer of the cost of second class water and await instruction.

12.0 LITTER PICKING AND DEBRIS REMOVAL

12.1 The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately, and repairs arranged within 5 working days.

13.0 WEED CONTROL AND USE OF HERBICIDES

13.1 Landscape areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. If the weed growth is dense beds/hedges shall be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes. Herbicides should not be used in proximity to ponds.

13.2 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.

13.3 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.

13.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.

13.5 Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.

14.0 MULCH

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed/length of the hedge, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

Appendix A – Landscape maintenance schedule

ANNUAL MAINTENANCE OPERATIONS												
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
General Maintenance Operations												
Weeding (once a month)												
Litter removal (once a month)												
Removal of fallen leaves (once a month)												
New tree planting												
Watering (refer to details above under new tree planting)												
Check condition (two checks per year)												
Pruning (trees to be inspected twice a year and work undertaken outside the bird nesting season March- August)												
Weed control and removal of weeds (once a month during the growing season)												
Top up mulch/replace mulch mats (for three years after planting refer to details above)												
Check stakes and ties (for three years after planting) (two checks per year)												
Remove stakes and ties (in year four after planting)												
Replace vandalised/damaged/unhealthy trees for 5 years from the date of planting unless the planning condition/local athority state in writing any variation to this												
New hedge planting												
Watering (apply sufficient water during periods of drought 6 buckets (1 bucket = 14 litres/3 gallons) every 5 days per lin m)												
Weed control and removal of weeds (once a month during the growing season)												
Pruning (as required and dependant on species) (annual check of all hedges and pruning carried out as described above)												
Firming in if plants from wind rock/frost heave (checks to be carried out at the same time as undertaking weeding operations and continued monthly during the winter months)												

Replace vandalised/damaged/unhealthy plants for 5 years from the date of planting unless the planning condition/local athority state in writing any variation to this												
New ornamental shrub planting												
Watering (apply sufficient water during periods of drought 1 bucket (14 litres/3 gallons per shrub every 5 days)												
Weed control and removal of weeds (once a month during the growing season)												
Pruning (as required and dependant on species) (annual check of all shrubs and pruning carried out as described above)												
Firming in if plants from wind rock/frost heave (checks to be carried out at the same time as undertaking weeding operations and continued monthly during the winter months)												
Replace vandalised/damaged/unhealthy plants for 5 years from the date of planting unless the planning condition/local athority state in writing any variation to this												
Grass close mown - Turf/Grass Seeded areas												
Watering (apply sufficient water during periods of drought)												
Fornightly cuts												
Replace worn or damaged grass areas by overseeding. Refer to specification notes on the attached drawings												
Wildflower seeding												
Areas seeded in August to September shall be cut lightly in March using a flail mower, or strimmer, the meadow shall be cut again in September when flowering is over. In both cases all cuttings shall be raked up and removed from site.												
First year onwards - twice annual cut, once in March and then in September when flowering has finished. All cuttings to be raked and removed.												
All defects such as damage, shrinkage, ponding, sparse germination or disease shall be made good and reseeded. Refer to specification notes on the attached drawing.												

Bulb planting												
Leaves on bulbs to be cut back once all the leaves have browned off.												

Appendix B – Landscape Drawings

Planting Schedule

Trees

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard: 3x	RB	1 -
MALDOWA	Malus 'John Downie'	350-425cm	12-14cm	Heavy Standard: 3x	RB	3 -
PAM	Prunus 'Amanogawa'	350-425cm	12-14cm	Heavy Standard: 3x	B	5 -
SJR	Sorbus 'Joseph Rock'	350-425cm	12-14cm	Heavy Standard: 3x	B	3 -
						Total :12 -

Hedges

Abbreviation	Species	Specification	Height	Pot Size	Density	Length	Number of Plants
BS	Buxus sempervirens	Single row	30-40cm	5L	4/m	23.2438m	95 -
CABE	Carpinus betulus	Double staggered row	80-100cm	B	4/m	12.6947m	53 -
FS	Fagus sylvatica	Double staggered row	60-80cm	B	6/m	131.3286m	796 -
						Total :167.2671m	Total :944 -

Shrubs

Abbreviation	Species	Specification	Density	Height	Pot Size	Area	Number of Plants
AJV	Aucuba japonica 'Variegata'		4/m²	40-60cm	5L	4.9987m²	23 -
BCO	Bergenia cordifolia		6/m²	20-30cm	3L	9.8851m²	64 -
CAB	Ceanothus 'Autumnal Blue'		4/m²	40-60cm	3L	3.6603m²	17 -
EEG	Euonymus fortunei 'Emerald 'n' Gold'		6/m²	20-30cm	3L	10.2601m²	68 -
ESQ	Euonymus fortunei 'Silver Queen'		6/m²	30-40cm	3L	5.339m²	34 -
EUEG	Euonymus fortunei 'Emerald Gaiety'		6/m²	20-30cm	3L	3.1532m²	21 -
HEP	Hebe pinguifolia 'Pagei'		6/m²	20-30cm	3L	4.7871m²	32 -
HH	Hypericum 'Hidcote'		6/m²	30-40cm	3L	3.7084m²	23 -
HMW	Hebe 'Mrs Winder'		6/m²	30-40cm	3L	14.4153m²	94 -
LAV	Lavandula angustifolia 'Vera'		6/m²	30-40cm	3L	7.5911m²	50 -
MAP	Mahonia aquifolium 'Apollo'		5/m²	30-40cm	3L	2.0326m²	11 -
PFF	Pieris 'Forest Flame'		4/m²	40-60cm	5L	5.4588m²	25 -
SKJ	Skimmia japonica		6/m²	30-40cm	3L	11.8186m²	77 -
SS	Senecio 'Sunshine'		6/m²	30-40cm	3L	4.7987m²	32 -
VD	Viburnum davidii		6/m²	30-40cm	3L	9.9777m²	67 -
						Total :101.8847m²	1.8847m²

Native Hedge Mix - Double Staggered row

Abbreviation	Species	Specification	Height	Pot Size	Density	Mix Species Contribution	Length	Number
ROSAR	Rosa arvensis	Transplant 1+1	60-80cm	B	6/m	10%	9.9884m	60 -
ROSCA	Rosa canina	Transplant 1+1	60-80cm	B	6/m	10%	9.9884m	60 -
CORAV	Corylus avellana	Transplant 1+1	60-80cm	B	6/m	20%	19.9767m	120 -
ILEA	Ilex aquifolium	Container	60-80cm	5L	6/m	30%	29.9651m	180 -
PRUSP	Prunus spinosa	Transplant 1+1	60-80cm	B	6/m	30%	29.9651m	180 -
						Total :100%	Total :99.8837m	Total :600 -

Climbers

Abbreviation	Species	Specification	Height	Pot Size	Number of Plants
CMO	Clematis montana	Ready trained on trellis	60-80cm	5L	4 -
					Total :4 -

Bulb Mix

Abbreviation	Species	Density	% Contribution	Area	Number
CROCHBP	Crocus chrysanthus 'Blue Pearl'	20/m²	20%	5.5761m²	112 -
CROCHCB	Crocus chrysanthus 'Cream Beauty'	20/m²	10%	2.788m²	56 -
CROCHSB	Crocus chrysanthus 'Snow Bunting'	20/m²	30%	8.3641m²	168 -
NARTT	Narcissus 'Tete a Tete'	20/m²	40%	11.1522m²	224 -
				Total :27.8804m²	Total :560 -

Native Hedge Mix No Blackthorn

Abbreviation	Species	Specification	Height	Pot Size	Density	Mix Species Contribution	Length	Number
CORAV	Corylus avellana	Transplant 1+1	60-80cm	B	6/m	30%	9.535m	58 -
CYT	Cytisus scoparius	Transplant 1+1	60-80cm	B	6/m	30%	9.535m	58 -
ILEA	Ilex aquifolium	Container	60-80cm	5L	6/m	30%	6.3568m	39 -
ROSAR	Rosa arvensis	Transplant 1+1	60-80cm	B	6/m	10%	3.1783m	20 -
ROSCA	Rosa canina	Transplant 1+1	60-80cm	B	6/m	10%	3.1783m	20 -
						Total :100%	Total :31.7832m	Total :195 -

WILDFLOWER SEED MIXES - To be sown at a rate of 4g/M².

EM1 - Basic General Purpose Meadow Mixture.
www.wildseed.co.uk/product/mixtures/Basic-general-purpose-meadow-mixture

AMENITY GRASS SEED MIX - To be sown at a rate of 50g/M².

A22 - Hard Wearing, Low Maintenance.
www.germinalamenity.com/a22-low-maintenance

Available from Germinal GB Ltd. Tel: 01522 868714 (or similar approved)



SCALE - 1:200

0m 5m 10m 15m 20m 25m

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4428:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from metal, concrete or organic material with any one dimension greater than 150mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3882: 2015, Recommendations and classification for topsoil, clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damage to the topsoil by the actions of weather, pests, etc. is avoided. Unless otherwise agreed by the Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 300mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Cultivation
Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated. Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotovating, into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3936-1: 1992 Specification for trees and shrubs and BS 3936-4: 2007 Specification for forest trees and BS 8545: 2014 Trees from Nursery to Independence in the Landscape. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, whether in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure.

Tree planting within soft landscape areas
Trees shall conform to BS: 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise:
Heavy standards/Extra heavy standards - 1200 x 1200 x 1000
Excavated subsoil or stone shall be carted off site to tip. The bottom 400mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (site or imported) to comply with BS 8601: 2013. The top 300mm of the pit shall be backfilled with imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied. Cambark planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Heavy standards - 60 litres

Stakes for trees
Stakes shall be peeled round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling.
Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Heavy standards - 1200mm (2 stakes)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties for trees shall be the environmentally friendly 'NATURETIE' tree ties sourced through Green-tech, or other equal and approved. Ties shall not be over tight on the tree stems. Ties available from Green-tech, Rabbit Hill Business Park, Great North Road, Arkendale, HG5 0FF. There shall be a tie per stake.

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

Planting of Bulbs
Bulbs shall not be allowed to dry out and shall be free of pests, diseases and fungus. Bulbs should be planted immediately upon delivery to site, if stored, this shall be for the minimum period in a dark, well-ventilated, protected area at 18-21 degrees Celsius. Certificates of purchase shall be provided upon inspection. Bulbs are to be planted, according to species and in the pattern shown on the approved drawings at the specified centres. Where bulbs are to be scattered randomly over the allocated area plant bulbs where they fall at the depth stated and shall be in contact with the soil at the base of the hole. The hole shall be backfilled with topsoil and lightly firmed in place. If bulbs are to be planted into existing turf areas, turf is to be neatly removed and replaced after planting and re-firmed.

TURFING

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969: 1998 +A1: 2013 and shall be laid in accordance with BS 4428: 1998, section 6, Turfing. The Contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

Season
Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks placed on the soil to avoid unnecessary consolidation of the soil. Temporary protective plant barriers, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees
Turf shall not be laid to within 300mm of any tree trunk.

Watering
The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

MAINTENANCE
All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
Final grading of topsoil shall be agreed by the Landscape Architect before cultivation and seeding is to take place. Areas shall be cultivated to 150mm depth and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a fifth 25mm deep. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The operation should be carried out in equal sowings and transverse directions and the seed shall be raked or harrowed in. Sowing shall be at the rate of 50 grammes per sq.m. and overseeding shall be at a rate of 20 grammes per sq.m.

Seed Mix
The seed mix shall be A22 mix, obtainable from Germinal Seeds GB.
Grass seed shall be of the composition, purity and germination as specified in BS 4428: 1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed stating source, mixture, purity and germination percentage.
Alternative cultivars of the above species may only be used if approved by the landscape architect.

Protection of Newly Seeded Areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the grass areas during cultivation, seeding or until grass is established. Where obvious 'Short cutting' is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First Cut
When the grass is 100mm high, it shall be cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site.

Second Cut
When the grass is 65mm high a second cut shall be carried out using a rotar mower. No more than one third of the foliage must be removed.

Subsequent Cuts
Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flail type mower, until the end of the maintenance period, or longer if so directed. The grass shall be cut on a regular basis if so directed.

Making Good
Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

Damage to Existing Grass
The contractor will be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of storage, movement of plant, vehicles or materials excepting those areas which are specifically defined and measured in the contract.
Any areas, which in the opinion of the Landscape Architect, are consolidated during the course of these works, shall be loosened with a ripper or other suitable implement to ensure adequate drainage through the sub soil.

WILDFLOWER SEEDING & MAINTENANCE

Preparation for seeding
No fertiliser shall be incorporated in to the wildflower areas and seed should be sown into good quality silty fine soil.
The area shall be cultivated to 150mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip (Cultivation of soil not to occur beneath existing tree canopies). Cultivated soil shall be rolled and raked to produce a fifth 25mm deep and left for 2-3 weeks to allow existing weeds in the seed bank to germinate. After 2-3 weeks, a spray off of the newly germinated weeds will be carried out, allowed to die back and then raked off. Seed sowing must be undertaken immediately after the area has been prepared and weeds removed, lightly watering area before seeding. Seed shall be sown during late August or September or, if this is not possible, during April to May.

Wildflower seeding
Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense. The operation should be carried out in equal sowings and transverse directions. The contractor must ensure that the grass and wildflower seed is thoroughly mixed throughout sowing. The seed mix shall be sown at the rate specified by the manufacturer and then raked into the soil surface and lightly rolled.

Wildflower seed mix
Sow the wildflower seed available from Emorsgate Wild Seeds. Certificates of purchase shall be provided for all deliveries prior to the sowing of the wildflower mix, stating source, mixture, purity and germination percentage. Sources must be of indigenous stock.

Protection of newly seeded wildflower areas
All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the wildflower areas during cultivation, seeding or establishment. Where obvious short cutting is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First cut of wildflower meadow
Areas seeded during August to September shall be cut lightly in the spring using a flail mower, or strimmer, when the meadow reaches a height of 100mm. Areas seeded during April to May shall be cut in October when flowering is over. In both cases, all cuttings shall be raked up and removed from site.

Subsequent cuts
Hereafter cutting shall be undertaken, with a flail mower or strimmer, when flowering is over, twice annually during July to August and September to October. All cuttings shall be raked up and removed.

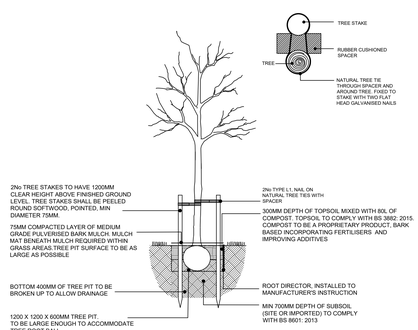
Managing Fertility
Where there is species dominance or vigorous growth, carry out a second cut at the end of May to early June. The cut shall be to a height of 200-250mm to remove flower heads but retain most of the stems. Remove all cuttings. After cutting, water thoroughly to encourage new growth. If this cut is carried out the second cut of the year shall be undertaken during October.

Making good
Any defects such as sinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

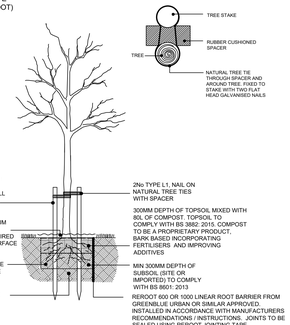
KEY

- PROPOSED TREE PLANTING WITH ROOT BARRIER
- HEDGE PLANTING
- NATIVE HEDGE PLANTING
- ORNAMENTAL SHRUB PLANTING
- TURF (CLOSE MOWN) -256m2
- A22 GRASS SEED (CLOSE MOWN) -342m2
- BULBS
- WILDFLOWER SEED MIX - EM2 GENERAL MEADOW MIXTURE -438m2
- CLIMBERS
- REQUIRED SOIL VOLUME

TREE PIT IN SOFT LANDSCAPE
HEAVY STANDARD (ROOT BALL)
WITH ROOT DIRECTOR AND IRRIGATION SYSTEM



TREE PIT IN SOFT LANDSCAPE
HEAVY STANDARD (BARE ROOT)
WITH ROOT DIRECTOR



REQUIRED SOIL VOLUME
Betula pendula : 30m³
Malus 'John Downie' : 12m³
Prunus 'Amanogawa' : 5m³
Sorbus 'Joseph Rock' : 12m³
Leeds City Council (2018)
LCC Guidance: Urban Tree Planting

Depth of soil, including substrate of marked area need to be at least 1m depth to provide rooting volume for tree planting

Amends to latest layout	26.10.26	CS	E
Replan	13.11.25	NC	D
Amends to latest layout	01.07.24	JW	C
Amends to planting to increase BNG	16.10.23	DDB	B
Amendments to latest layout & tree root barriers added.	16.10.23	DDB	A
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Landscape Architecture
Arboriculture

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Project
DOWKER STREET, MILNSBRIDGE

WESTSHEILD

Title
LANDSCAPE PROPOSAL

Date	Scale(s)	Dwg no	Rev
JUL'23	1:200 @ A0	7151.01	E
Dwn KR / Chkd JW			