NEWSOME MILL
HUDDERSFIELD

CONNECT HOUSING

LANDSCAPE MANAGEMENT PLAN

Revision B

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 Newsome Mill, Huddersfield. 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 is intended to enable the management company to satisfactorily look after the site. The management plan should be reviewed every 5 years to ensure that the management 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:

- Existing trees and woodland habitat
- Existing scrub habitat
- Existing grassland habitat
- Tree planting
- Native shrub planting
- Hedge planting
- Ornamental shrub planting
- Close mown grass – 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:

- 7070.01D, Landscape Proposal

Other information to be read in conjunction with this management plan;

- Biodiversity Accounting Assessment by JCA Limited
- Arboricultural Report by ECUS

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 Existing trees and woodland will have minimal intervention with the intention that they mature naturally.

4.3 Existing scrub habitat shall be maintained for the benefit of wildlife.

4.4 Existing areas of grassland habitat will be maintained for the benefit of wildlife.

4.5 The management of the native shrubs will also focus on two stages of development. The first stage is their establishment to form vigorous communities able to contribute to the design objectives of screening, amenity and nature conservation interest. Once establishment is secured, the principal activity will be the selection of some specimens for long-term development, weed control and pruning.

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

4.7 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.

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

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

MANAGEMENT OPERATIONS

5.0 EXISTING TREES AND WOODLAND HABITAT

5.1 Before any tree works are carried out the contractor must confirm with the LPA as to whether any trees are protected by a Tree Preservation Order.

5.2 All the trees on the site have been subject to a tree survey. Refer to the report and method statement and associated drawings produced by ECUS. All recommendations in these documents should be followed. All tree works shall be carried out in accordance with BS3998 *Recommendations for Tree Works.* No works to trees to be carried out in the bird nesting season that is March to August.

5.3 A formal inspection of all trees on site will be undertaken every two years. A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.

6.0 EXISTING SCRUB HABITAT

6.1 Existing scrub habitat areas on the site to be retained have been surveyed by the project ecologist – JCA. Management of these areas shall be in accordance with the ecologist's recommendations.

7.0 EXISTING GRASSLAND HABITAT

7.1 Existing grassland habitat areas on the site to be retained have been surveyed by the project ecologist – JCA. Management of these areas shall be in accordance with the ecologist's recommendations.

8.0 TREE PLANTING

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

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

8.3 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 18 and hand weeding around the base of the tree as described in 17.

8.4 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.

8.5 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.

8.6 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.

9.0 NATIVE SHRUB PLANTING

9.1 Weed Control

9.1.1 Newly planted shrub areas will be kept weed free as grasses and herbs are strong competitors for moisture and nutrients. Young plants in a grass sward often show classic stress symptoms: sparse small leaves, shoot dieback and a yellowing or browning of leaves caused by nitrogen deficiency and water stress respectively. Mowing or cutting is an ineffective means of controlling weeds. It has been demonstrated that mowing increases the vigour of a grass sward, thereby increasing soil moisture defects and decreasing plant vigour.

9.1.2 The careful use of herbicides is an effective method of weed control and therefore herbicide will be applied for a period of three years until the woodland canopy has sufficiently developed to suppress weeds naturally.

9.2 Protection from rabbits

9.2.1 All new planting within the areas of open space shall be protected by rabbit guards or surrounded by rabbit proof fencing. The guards and fencing should be checked regularly and replaced/repaired as necessary. Once the planting has established, after year 10, the guards and fencing can be removed.

9.3 Beating Up

9.3.1 Some losses after planting are almost inevitable and therefore beating up (the process of replacing shrubs that have died soon after planting) will be undertaken. This will be carried out in the season immediately following the planting operation and for a period of 10 years whilst the area establishes.

9.4 Thinning

9.4.1 During the establishment phase of the planting, as it is randomly planted, the plantation will consist of individual plants under stress from the substrate and climatic factors, and from any physical damage or inherent weakness to the plant. As the plants grow, interaction between individuals creates an active process of competition which has a tendency to have an advantageous effect on some species at the expense of others. Problems brought about by suppression due to differential growth rates of different species occur as early as the third year after planting. In order to preserve the slower growing species, it will be necessarily critical to time the thinning correctly. As slower growing species are spread randomly throughout the plantation, they will probably be suppressed at the same time, therefore if the thinning operation is left too late their wholesale loss could result.

9.5 Coppicing

9.5.1 To achieve structural diversity at an early stage selective group-coppicing of Hazel (Corylus avellana) in groups of 5-10m² covering one third of the total area of the plantation will be undertaken.

9.5.2 To achieve age diversity, small clearings will be made to encourage natural regeneration. Small scale planting of slower species could also take place within the clearings to further increase age diversity.

9.6 Stakes and Ties

9.6.1 During the establishment period, any stakes will be checked for stability and effectiveness. All ties will be adjusted as they become too tight so as not to cause damage to plants.

9.7 **Watering**

9.7.1 Shrub beds shall receive sufficient water whist establishing (first two planting seasons) and in periods of dry weather as described at section 15.

9.8 Weed Control

From Completion of Planting to Year Three

9.8.1 For a period of three years immediately following completion of planting the whole of the native shrub planting shall be kept weed free by the application of Glyphosate to both grass and broadleaved weeds during periods of active growth. During the first year a minimum of four applications shall be undertaken followed by a minimum of two applications per year for the second and third year.

9.8.2 Every precaution shall be taken to avoid herbicide contact with desired species. Damaged shrubs shall be replaced.

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

9.8.4 All chemical herbicides are to be applied in strict accordance with the manufacturer's instructions. 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.

9.8.5 Any plants or grass areas damaged during spraying operations shall be made good as directed by the landscape architect to his entire satisfaction.

9.8.6 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. 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.

9.8.7 Wetting agent shall be added to all herbicide solutions in accordance with recommended conditions of use.

9.9 Stakes and Ties

From Completion of Planting to Year Three

9.9.1 Once yearly all stakes shall be checked for stability and effectiveness. They shall be re-firmed if they have become loose and they shall be removed once they are no longer required for support of the plant. Ties shall be checked at the same time and adjusted if they have become too tight or if rubbing of the plants on the stake is occurring.

9.10 Replacement Planting

First Year Following Completion of Planting

9.10.1 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced with the same variety and size as that originally planted.

9.11 Thinning and coppicing

Third Year Following Completion of Planting

9.11.1 During the winter months, three years following completion of the first planting of the first planting operation thinning, by complete removal of plants and their roots, shall be carried out.

9.11.2 At the same time as the thinning operation, coppicing of Hazel (Corylus avellana) shall be carried out.

9.11.3 The thinning and coppicing operations shall be carried out to the instructions of the landscape architect.

10.0 HEDGE PLANTING

10.1 Hedges shall be maintained to a maximum height of 1.2 metres high (Fagus) and 0.6metres high (Ilex). 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.

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

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

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

10.5 Hedges shall be litter picked as described at section 16.

10.6 Hedges shall be kept weed free as described at section 17.

10.7 All hedges to have a layer of mulch that shall be maintained as described in 18.

11.0 ORNAMENTAL SHRUBS

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

11.2 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.

11.3 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 section 17 use of herbicides.

11.4 Shrub beds shall receive sufficient water whilst establishing (first two planting seasons) and in periods of dry weather as described at section 15 (1 bucket per shrub (1 bucket = 14 litres/3 gallons) every 5 days.

11.5 All beds to have a layer of mulch that shall be maintained as described in 18.

11.6 Beds shall be litter picked as described at section 16.

12.0 CLOSE MOWN GRASS

Turf/A22 seed mix

12.1 Regular maintenance of the close mown grass 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.

12.2 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 strimming operations will be removed from site.

12.3 Ensure sufficient irrigation during establishment and during dry periods see 15.

13.0 WILDFLOWER MEADOW -EMORSGATE SEED EM1

13.1 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.

13.2 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.

13.3 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.

13.4 Carefully dig out or spot treat any 'noxious' weeds as described above. Refer to weed control section 17.

13.5 If the wildflower meadow fails in year 1 then the failed areas shall be overseeded, 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.

14.0 BULB MIX

14.1 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.

14.2 Essential weed control should only be carried out as described in 17.

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

15.1 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.

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

15.3 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.

15.4 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.

16.0 LITTER PICKING AND DEBRIS REMOVAL

16.1 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.

17.0 WEED CONTROL AND USE OF HERBICIDES

17.1 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 or watercourses.

17.2 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.

17.3 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.

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

17.5 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.

18.0 MULCH

18.1 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)												
Existing trees and Woodland habitat - refer to ECUS report												
Inspection of trees (every two years) Work to be carried out outside the bird nesting season March - August. Refer to arborist recommendations												
A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.												
Existing scrub habitat - refer to JCA report												
Pruning work to be carried outside the bird nesting season March - August. Refer to ecologist recomendations.												
Existing grassland habitat - refer to JCA report												
Cutting during the growing season, refer to ecologist recomendations.												
Replace worn or damaged grass areas by overseeding. Refer to specification notes on the attached drawings												
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												
Native shrub planting												
Weed control and removal of weeds (once a month during the growing season for 3 years)												

Beating up/replace vandalised/damaged/unhealthy whips in the first planting season following planting and for 10 years from the date of planting unless the planning condition/local athority state in writing any variation to this												
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)												
Thinning to be undertaken in year 3 following planting												
Coppicing of the Corylus avellana (Hazel) to be undertaken in year 3 following planting												
Check stakes and ties (for three years after planting) (two checks per year)												
Check rabbit guards and/or rabbit fence (for ten years after												
Remove stakes and ties (in year four after planting)												
In year 10 remove rabbit guards/rabbit fence												
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												
Watering (apply sufficient water during periods of drought every 5 days)												
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												
Close mown grass - 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 of 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

KEY

- EXISTING TREE TO BE RETAINED (REFER TO ARBORICULTURAL IMPACT ASSESSMENT)
- EXISTING WOODLAND HABITAT TO BE RETAINED
- EXISTING SCRUB HABITAT TO BE RETAINED
- EXISTING GRASSLAND HABITAT TO BE RETAINED
- PROPOSED TREE PLANTING (TREE TO BE PLANTED WITH ROOT BARRIER TO PROTECT THE HIGHWAY)
- PROPOSED TREE PLANTING (WITHOUT ROOT BARRIER)
- DECIDUOUS HEDGE PLANTING (BEECH)
- EVERGREEN HEDGE PLANTING (ILEX)
- ORNAMENTAL SHRUB PLANTING
- SPECIMEN PLANTING
- TURF (CLOSE MOWN)
- A22 GRASS SEED (CLOSE MOWN)
- WILDFLOWER SEED MIX - EM2 GENERAL MEADOW MIXTURE
- BULBS
- NATIVE SHRUB PLANTING MIX

FOR EXISTING HABITATS TO BE RETAINED REFER TO ECOLOGY ASSESSMENT



SCALE - 1:250

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

Plant Schedule

Trees

Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
ACST	Acer campestre 'Street Wise'	350-425cm	12-14cm	Heavy Standard 3x	B	6 -
AGI	Acer ginnala	350-425cm	12-14cm	Heavy Standard 3x	B	9 -
BP	Betula pendula	350-425cm	12-14cm	Heavy Standard 3x	RB	14 -
PAP	Prunus avium 'Plena'	350-425cm	12-14cm	Heavy Standard: 3x	B	6 -
PCC	Pyrus calleryana 'Chanticleer'	300-350cm	12-14cm	Heavy Standard: 3x	B	6 -
PP	Prunus padus	350-425cm	12-14cm	Heavy Standard: 3x	B	3 -
SAR	Sorbus aria	350-425cm	12-14cm	Heavy Standard: 3x	B	2 -
TC	Tilia cordata	350-425cm	12-14cm	Heavy Standard: 3x	B	3 -
TCG	Tilia cordata 'Greenspire'	350-425cm	12-14cm	Heavy Standard: 3x	B	7 -
						Total :56 -

Native Shrub Planting Mix

Abbreviation	Species	Specification	Pot Size	Density	Percentage Contribution	Number	Area
CORAV	Corylus avellana	Transplant 1+1	B	1/m²	30%	81 -	79.6m²
CRAMON	Crataegus monogyna	Transplant 1+1	B	1/m²	20%	54 -	53m²
ILEA	Ilex aquifolium	Container	5L	1/m²	10%	28 -	26.5m²
PRUSP	Prunus spinosa	Transplant 1+1	B	1/m²	10%	28 -	26.5m²
ROSAR	Rosa arvensis	Transplant 1+1	B	1/m²	10%	28 -	26.5m²
ROSCA	Rosa canina	Transplant 1+1	B	1/m²	10%	28 -	26.5m²
VIBOP	Viburnum opulus	Transplant 1+1	B	1/m²	10%	28 -	26.5m²
						Total :275 -	Total :265.1m²

Hedges

Abbreviation	Species	Specification	Height	Pot Size	Density	Number of Plants
FS	Fagus sylvatica	Double staggered row	60-80cm	B	6/m	640 -
ILECRCO	Ilex crenata 'Convexa'	Single row	30-40cm	5L	4/m	19 -
						Total :659 -

Specimens

Abbreviation	Species	Specification	Height	Pot Size	Number of Plants
ILECR	Ilex crenata	Supplied as a cone	40-60cm	5L	3 -
					Total :3 -

Shrubs

Abbreviation	Species	Specification	Height	Density	Pot Size	Number of Plants
AJV	Aucuba japonica 'Variegata'		40-60cm	4/m²	5L	46 -
BCO	Bergenia cordifolia		20-30cm	6/m²	3L	38 -
CCA	Cornus canadensis		20-30cm	6/m²	3L	43 -
CTS	Choisya ternata Sundance ®		30-40cm	6/m²	3L	24 -
CVG	Calluna vulgaris 'Gold Haze'		30-40cm	10/m²	2L	56 -
EUEG	Euonymus fortunei 'Emerald Gaiety'		20-30cm	6/m²	3L	17 -
HEDH	Hedera helix		40-60cm	6/m²	3L	32 -
HEP	Hebe pinguifolia 'Pagei'		30-40cm	6/m²	3L	164 -
HMT	Hypericum x moserianum 'Tricolor'		30-40cm	6/m²	3L	39 -
HRE	Hebe albicans 'Red Edge'		30-40cm	6/m²	3L	137 -
LMU	Lavandula angustifolia 'Munstead'		30-40cm	6/m²	3L	67 -
PAB	Potentilla fruticosa 'Abbotswood'		30-40cm	6/m²	5L	123 -
PeBS	Perovskia 'Blue Spire'		30-40cm	6/m²	3L	25 -
PFF	Pieris 'Forest Flame'		40-60cm	4/m²	5L	26 -
PLO	Prunus laurocerasus 'Otto Luyken'		60-80cm	4/m²	5L	50 -
SJA	Spiraea japonica 'Anthony Waterer'		30-40cm	6/m²	3L	4 -
SKJ	Skimmia japonica		30-40cm	6/m²	3L	45 -
SS	Senecio 'Sunshine'		30-40cm	6/m²	3L	110 -
VD	Viburnum davidii		30-40cm	6/m²	3L	18 -
VMA	Vinca minor 'Atropurpurea'		20-30cm	6/m²	3L	102 -
Vmi	Vinca minor		20-30cm	6/m²	3L	44 -
						Total :1210 -

Bulbs

Abbreviation	Species	Specification	Density	Number of Plants
NARPSL	Narcissus pseudonarcissus lobularis		20/m²	240 -
				Total :240 -

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

EM2 - Standard General Purpose Meadow Mixture.
wildseed.co.uk/product/mixtures/standard-general-purpose-meadow-mixture

Available from Emorsgate Seeds. Tel: 01553 829 028 or similar approved.
All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths. Seeded with grass mix A22.

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

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

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

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 the following minimum depths; 350mm for grass seed, wildflower seed and turf, 300mm for shrubs and hedges; 600mm for standard trees. Subsoil shall be 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 100mm. All imported fill material shall be approved by a suitably qualified person prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by a suitably qualified person and details of the source of supply shall be provided in order that inspection may be made before delivery commences. The developer/contractor should satisfy themselves that where topsoil is imported that this should be in accordance with BS 3882:2015. Appropriate testing shall be undertaken and test certificates shall be provided. 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 existing grass, plants, tarmacadam, paving etc. is avoided. Unless otherwise agreed, temporary topsoil 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 free from contamination and shall be free of all weeds, 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 suitably qualified person.

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 4043: 1989 Transplant nursery stock. Unsatisfactory plants shall be replaced immediately. If, by the commencement of the defects liability period, plants have failed to meet the requirements of this Specification, or is unsuitable, or defective 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, but 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. Plants shall be planted at the specified centres. On steep slopes this shall be in the horizontal measure. Transplants shall be planted with spiral guard and cane to protect from rabbits and to hold the plant securely.
Plants forming a hedge shall be cut by one third immediately upon completion of planting. All dead and dying material shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored neatly for removal to tip.

Tree planting within soft landscape areas
Trees shall conform to BS 8545:2014 Trees: from nursery to independence in the landscape and BS: 3936-1: 1992 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees - 900 x 900 x 450
Selected standards - 1000 x 1000 x 600 -
Heavy standards/Extra heavy standards - 1200 x 1200 x 600
Excavated subsoil or stone shall be carted off site to tip. The bottom 300mm 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:
Feathered trees - 40 litres
Selected standards - 60 litres
Heavy standards/Extra heavy standards - 80 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:
Feathered trees - 750mm (1 stake)
Selected standards - 900mm (2 stakes)
Heavy standards/Extra 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 bareroot trees, shall be approved rubber nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems.
Feathered Type - 04 (one tie)
Select standards - Type L1 (one tie per stake)
Heavy standards/Extra heavy standards - Type L3 (one tie per stake)

Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanised nails.
Feathered - one belt
Select standards Type - two belts
Heavy standards/Extra heavy standards - two belts

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
Provide a 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.

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 suitably qualified person, and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the suitably qualified person, 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 inspected and approved by the suitably qualified person. Turf shall be laid evenly, with the joints of planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, 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.

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 areas shown on the soft landscape plan. Where planting is required 'in drifts', bulbs are to be scattered randomly over the allocated area and planted where they fall at the appropriate depth 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 shall be neatly removed and replaced after planting and re-firmed.

PROTECTION TO EXISTING TREES

The recommendations in BS 5837: 2012, *Trees in Relation to Design, Demolition & Construction* must be complied with at all times.

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 suitably a qualified person before cultivation and seeding takes place. Cultivate existing topsoil to a minimum 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 oversseeding 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 a suitably qualified person,

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 50-60mm so as to avoid root pulling, cuttings dispersed. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site.

Subsequent Cuts
Thereafter, when the grass grows to 100mm high, it shall be cut down to 40mm with a flail type mower, cuttings dispersed, until the end of the maintenance period, or longer if so directed. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site.

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, working areas, transport of materials excepting those areas which are specifically defined and measured in the contract.
Any areas, which in the opinion of a suitably qualified person, 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
Seed should be sown into good quality, clay free sub-soil or low-fertility topsoil.
Prior to seeding, cultivate existing topsoil to a minimum depth and all weeds, stones and refuse larger than 50mm shall be removed to tip (Cultivation of soil not to occur between 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 and the contractor must ensure that the 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 area 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 year management
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.

After the first year of management.
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.

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

Six trees added	19.06.26	NC	D
Amends to layout	18.06.26	NC	C
Amends to layout	02.06.26	NC	B
Amends to drainage constraints	17.03.26	NC	A
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tba
Landscape Architecture

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Project
Newsome Mill, Huddersfield

Connect Housing

Title
Landscape Proposal

Date	Scale(s)	Dwg no	Rev
Feb'26	1:250 @ A0	7070.01	D

Drwn NC Chkd JW