

Hard and Soft Landscaping Proposals

Proposed Dwelling on Land Adjacent Sea Breeze, Marsh Road, Gedney Drove End, Spalding, Lincs PE12 9PJ

Introduction

The aim of the Hard and Soft Landscaping Proposals is to support the planning application for the construction of a dwelling at Land Adjacent Sea Breeze, Marsh Road, Gedney Drove End, Spalding, Lincs PE12 9PJ.

Scope of Works

Erect 1No. three storey dwelling, landscaping, parking, and all enabling works.

Documents List

This document is to be considered in conjunction with the following plans and documents:

6797-C01	Condition Drawing 1
6797-C02	Condition Drawing 2

Landscaping Maintenance and Management

Aim

The general intent of landscape maintenance for the site is to ensure that, over a period of time, the planting develops to form a mature landscape.

Management and maintenance is to be undertaken in such a way as to:

- Allow healthy plants to develop, unhindered by unwanted weed growth or other inhibiting factors.

British Standards

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards unless specifically stated in this specification.

General

Contractor to attend site as necessary (at least 4 times) for the first 12 months following completion to ensure successful establishment.

Plants supplied and planted by the Contractor which fail to thrive within a period of 12 months shall be replaced at contractors' expense with the same species to match the size of adjacent plants of the same species at the next suitable planting season, unless otherwise agreed.

Maintenance of the landscaping to be taken on by householder once the dwelling is occupied.

Damaged shoots and/or branches to be pruned back to healthy wood in accordance with good horticultural practice.

All plant debris, clippings, litter, and general plant detritus to be removed from site at contractor's expense.

Watering

Planted areas to be watered as necessary (to field capacity) to ensure good establishment.

Tree to be watered regularly in response to weather conditions (minimum 25 litres at each watering).

Weeds

All planting areas to be kept free of weeds by hand weeding/hoeing unless otherwise agreed. Top up mulches as necessary with similar.

Trees

All tree ties to be checked periodically and adjusted as necessary. Replace damaged ties. Replace broken stakes with new. Top up mulches as necessary with similar.

Hedging

All hedge plants should be periodically checked and dead or dying plants replaced up to a period of 5 years from planting.

Weeds growing within the planting bed should be removed paying particular attention to weeds growing within the spiral guards. These should be removed, and the guards adjusted accordingly.

As the hedge reaches the required height the plant tops can be trimmed to allow more horizontal growth and side trimming can occur once the desired width is reached. Trimming should only occur outside the nesting season.

Once well established the spiral guards can be removed (3 to 5 years approximately).

Grass Areas

Newly turfed and seeded areas to be lightly rolled once they reach 50mm sward height. Then cut to 40mm and remove all clippings. Make good any bare patches at this time. Grass areas to be regularly trimmed to maintain a 40mm sward.

Soft Landscaping Specification

General

All soft landscaping should be carried out by a specialist landscape contractor who is a member of The Association of Professional Landscapers (APL) or The British Association of Landscape Industries (BALI).

Plant suppliers should be registered under the HTA Nursery Certification Scheme.

The supply and handling of trees and plants should comply with the National Plant Specification and the Code of Practice for Plant Handling (CPSE) which is incorporated in the National Plant Specification (available free at www.gohelios.co.uk).

Suppliers should comply with Nurseries, Retailers and Landscapers Biosecurity Best Practice Protocols which is available free at www.fera.defra.gov.uk/plants/plantHealth/treeHealth/bestPracticeProtocols.cfm.

All plants shall have been grown in peat free growing media.

Undertake soft landscape works generally in open weather conditions, typically mild, dull, and moist. Do not undertake planting seeding or turfing when the temperature is below 4°C and falling, when the ground is covered in snow, in frozen or waterlogged ground or in drought conditions.

Workmanship

Workmanship shall comply with the recommendations set out in the following codes: -

- General landscape operations - to BS 4428:1989.
- Trees in relation to construction - to BS 5837:2005 and BS 6549:1990.
- Workmanship shall also comply with British Standard 8000 and any other current relevant British Standard Code of Practice where such exists.
Workmanship shall in any case be in accordance with good horticultural practice.

British Standards

All workmanship and materials shall conform to the following codes: -

- General Landscape Operations (excluding hard surfaces) BS 4428:1989
- Trees in Relation to Construction – BS 5837: 2005 and BS 6549:1990. BS 3998: 2010 (recommended for tree works) unless otherwise specified.
- Arboricultural Association – Standard Conditions of Contract and Specifications of Tree Works 1996.

- BS 8545:2014 Trees from Nursery to. Independence in the Landscape Nursery Stock in accordance with latest horticultural trade association nursery stock specification entitled "National Plant Specification 2001"

Plants shall conform to:

- BS 3969- 1: 1992 Nursery Stock – Specification for Trees and Shrubs
- BS 3969- 2: 1990 Nursery Stock – Specification for roses + AMD 6628
- BS 3969- 5: 1985 Nursery Stock – Specification for poplars and willows.
- BS 3936- 9: 1998 Nursery Stock – Specification for bulbs, corms, and tubers.
- BS 3936- 10: 1990 Nursery Stock – Specification for ground cover shrubs.
- CPSE - Committee for Plant Establishment, Handling and establishing landscape plants 1996, Part 3, paragraphs 6.2 to 6.6.
- Glossary for Landscape Works BS 3975 Pt 4: 1966
- Turf – BS 3969:1998- recommendations for turf for general purposes.
- Topsoil- BS 3882: 2007
- Pesticides: Control of Pesticides Regulations 1997;
- The Health and Safety at Work Act 1974;
- COSHH Regulation 2003, the product COSHH sheet water Supply (Water Quality) Regulations amended 1991; Control of Pollution Act 1974; Hedgerow Act 1997; Wildlife and Countryside Act 1981.

Topsoil

Existing topsoil to be removed from areas of hard landscape and areas to be re-graded. Keep free of contamination, compaction, and store in heaps less than 1m high. Remove excess when the work has achieved practical completion.

Any imported topsoil to be to BS3883 multipurpose natural topsoil with stone size to pass through a 40mm sieve and content to be less than 10%. Topsoil should be free of subsoil, perennial weed seed, stolons, rhizomes, or poisonous substances.

Fencing

All fencing material to be softwood pressure treated in Brown to BS1722-5

- Close Board Featheredge (construct as details)

Fences to be in straight lines or as shown on the drawings. Fences to follow ground profile. All nail fixings to be galvanised round wire.

Posts to be set with concrete either 'post mix' (Lafarge Postcrete or equivalent) or concrete mixed on site to be not leaner than 1 part cement and 10 parts of graded aggregate max. 20mm size.

Concrete to be well rammed around post and kept 100mm below finished soil level. Complete filling of hole up to finished ground level with rammed topsoil.

Post holes to be 600mm deep and at least 200mm larger than post section.

Posts to be at 1800mm centres.

Hard Surfacing

New access to be surfaced in accordance with LCC residential access construction for a minimum of the first 5 metres into the site.

Parking and turning within the site to be surfaced in shingle.

Paths and patios to be pavements with mortar joints and a random size pattern.

Hedging

Stock

All hedging plants are to be 60-80cm high bare-rooted stock from a reliable supplier (preferably local) and should comply with British Standard 3936.

Plants should be 2-year-old seedlings and must be healthy and vigorous. Upon delivery the plants should be checked, unpacked, and watered immediately. They should be protected from frost and gently heeled into a prepared trench until planted which should be as soon as practicable after delivery. This will ensure the plants do not dry out.

Avoid planting in frosty conditions and keep roots covered during the planting operation (preferably in a light proof bag).

Hedge Planting

Planting should be undertaken between November and March when the plants are dormant.

Planting should be in two staggered rows 300mm apart with plants at approximately 450mm in each row allowing for 6 plants per metre into weed free ground using either cultivated strip planting (in a cultivated strip approximately 600mm wide by 250mm deep) or slit planting (cutting a slit in the ground and holding it open with a spade whilst the roots of the plant are carefully inserted and spread downward).

Plants should be set at the same root depth as they were at the nursery and should be well firmed in and guards fitted. Remove any damaged shoots during planting.

A 75mm layer of bark mulch (Landscape Bark Madingley Mulch or equivalent) should be applied over the planting bed to reduce weed competition.

Hedge Plant Protection

450mm x 38mm spiral plant guards are to be used to protect plants from rabbits and should be secured with a suitable cane or stake. Ensure spiral guards are installed the correct way up to avoid tree strangulation.

Wildlife Friendly Hedge Mix (WFHM) - RSPB Approved

20% Hawthorn (*Crataegus monogyna*)
10% Wild Cherry Plum (*Prunus cerasifera*)
10% Wild Privet (*Ligustrum vulgare*)
10% Hazel (*Corylus avellana*)
10% Wild Damson (*Prunus domestica*)
10% Guelder Rose (*Viburnum opulus*)
10% Blackthorn (*Prunus spinosa*)
10% Dog Rose (*Rosa canina*) or 10% Sweet Briar (*Rosa rubiginosa*)
10% Field Maple - *Acer campestre*

Trees

Store trees on site in accordance with suppliers' instructions.

Standard (Plant as detail)

All trees (as marked on plan) should be 08-10cm girth Standard' trees either rootballed or container grown and should be single staked with 75mm minimum diameter stake free from bark with one end pointed.

Tree Pits to be 600x600xdepth of rootball or container (or 150mm wider than the round rootball whichever is greater) do not plant deeper than the soil mark on the stem. Break up pit base to avoid compaction.

Drive 1 stake upright/vertical into bottom of excavated planting pit before planting. Saturate root ball of container grown and rootballed plants before planting.

Backfill with excavated material incorporating compost at 1m³ per 3m³ of soil excavated.

Use Super Soft Tree Ties to fix tree to stake no spacer required.

Water thoroughly immediately after planting and at intervals as necessary until trees are established.

Apply 75mm bark mulch to planting surface. Fit spiral tree guard to tree base.

Trees

T1 Standard *Betula pendula*
T2 Standard - *Sorbus aucuparia*
T3 Standard *Prunus avium Plena*'

Grasses

Domestic Lawn Turf

Turf supplied for lawn areas to be to BS3969 (e.g., Rowlawn Medallion or equivalent).

Remove all weeds, rubbish, and stones over 30mm in any dimension. Cultivate topsoil to a minimum depth of 100mm. Reduce top 30mm to a fine tilth and on clay or heavy loam soils work in 50% of coarse sharp sand to produce a 60mm layer.

Dress areas to be turfed with Rolawn GroRight (or equivalent) N7:P10:K10 fertiliser at a rate of 40g/m². Work into the top 30mm of tilth up to 48 hours before turfing and water in well.

Transport turf over close butted timber planks. Lay turf in consecutive rows. Lay turf from timber planks protecting previously laid turf. Lay turf close butted breaking the joint in alternate rows. Use only whole turves at margins. Consolidate lightly with wooden beaters. Brush in finely sieved topsoil to fill all joints. Peg turfs with wooden pegs on slopes exceeding 30°. Ensure final surface is 20mm above any adjacent hard surface.