PROPOSED RESIDENTIAL DEVELOPMENT
at
NORTHONS LANE
HOLBEACH LINCOLNSHIRE

SPECIFICATION

for

SOFT LANDSCAPE PROPOSALS

PREPARED FOR :-

Jelson Ltd.
370 Loughborough Road
Leicester
LE4 5PR

BY :-

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Job Ref :- **TNA / 475**
Date :- **JULY 2018**
Planning

Taylor Nightingale
& associates CHARTERED LANDSCAPE ARCHITECTS

PLANT SCHEDULE - DRG.NO.TNA_475_01 JULY 2018

TREES - PUBLIC OPEN SPACE

Type.		Quant.	Specification.	Size.	
AcE	Acer campestre Elegans	4	H. Standard	12 – 14 girth	3.5 – 4.0m.
Bp	Betula pendula	5	Standard	8 – 10 girth	45L. pot.
LLR	Liquidamba st. Lane Roberts	1	H. Standard	70l. pot	
Pa	Prunus avium	5	H Standard	12 – 14 girth	3.50 – 4.0m.
Qp	Quercus petraea	1	H. Standard	70l. pot	
SGW	Sorbus Golden Wonder	5	Standard	8 – 10 girth	2.70 – 3.0 m.
TGS	Tilia Green Spire	3	H. Standard	Airpot 100	

TREES – Private Gardens

Type.		Quant.	Specification.	Size.	
AL	Amelanchier lamarkii	6	Standard	8 – 10 girth	2.70 – 3.0 m.
Bp	Betula pendula	4	Standard	8 – 10 girth	45L. pot.
ME	Malus Everest	7	Standard	8 – 10 girth	2.70 – 3.0 m.
MR	Malus Rudolph	4	Standard	8 – 10 girth	2.70 – 3.0 m.
Mt	Malus toringo	7	Standard	8 – 10 girth	2.70 – 3.0 m.
PR	Prunus Rancho	5	Standard	8 – 10 girth	2.70 – 3.0 m.

All Trees staked and tied and supplied by specialist nursery i.e Barcham, Boningale, Coles or similar recognised nursery.

HEDGES

Type	Quant.	Size	Specification	
H1				
Ligustrum vulgare	276	400 – 600mm.	2L.	2 breaks lower third
(Plant at 2 per lin.m. in 2 staggered rows – 600mm. wide bed)				
H2				
Osmanthus Goshiki	286	400 – 600mm.	3L.	3-4 breaks lower third.
(Plant at 4 per lin.m. in 2 staggered rows – 600mm. wide bed)				
H3				
Escallonia Apple Blossom	213	400 – 600mm.	3L.	3 breaks lower third.
(Plant at 4 per lin.m. in 2 staggered rows – 600mm. wide bed)				
H4				
Griselinia Littoralis	242	400 – 600mm.	3L.	3 breaks lower third.
(Plant at 4 per lin.m. in 2 staggered rows – 600mm. wide bed)				

SPECIMEN SHRUBS – Private Gardens.

Type.		Quant.	Size	Pot	Density	Specification.
CRP	Cotinus Royal Purple	12	600 – 800mm.	10L.	-	3 breaks lower third.
HD	Hamamelis x int. Diane	10	600 – 800mm.	10L.	-	3 breaks lower third.
MC	Mahonia Charity	7	600 – 800mm.	10L.	-	3 breaks lower third.
PL	Prunus lusitanica	15	600 – 800mm.	10L.	-	3 breaks lower third.
VEP	Viburnum Eve Price	10	600 – 800mm.	10L.	-	3 breaks lower third

SHRUBS / CLIMBERS

Aucuba crotonifolia	**10**	**300 – 400mm.**	**3L.**	**4/m2**	**Bushy 3 breaks.**
Ceanothus Pugets Blue	**10**	**400 – 600mm.**	**3L.**	**-**	**3 breaks lower third.**
Ceanothus thrysiflorus Repens	**10**	**400 – 600mm.**	**3L.**	**2/m2**	**Bushy plant.**
Euonymus Blondy	**17**	**300 mm. min.**	**2L.**	**4/m2**	**5 breaks lower third bushy.**
Euonymus Silver Queen	**10**	**300 mm. min.**	**2L.**	**4/m2**	**5 breaks lower third bushy.**
Fatsia japonica	**3**	**400 – 600mm.**	**3L.**	**-**	**2/3 breaks lower third.**
Forsythia Lynwood	**22**	**400 – 600mm.**	**2L.**	**2/m2**	**2-3 breaks lower third.**
Hebe Great Orme	**13**	**300 – 400mm.**	**2L.**	**4/m2**	**3 breaks lower third.**
Hebe Mrs. Winder	**7**	**300 – 400mm.**	**2L.**	**4/m2**	**3 breaks lower third.**
Hebe White Gem	**12**	**300 – 400mm.**	**2L.**	**4/m2**	**3 breaks lower third.**
Lavandula spica Hidcote	**27**	**300mm. min.**	**2L.**	**4/m2**	**Bushy 5 breaks.**
Lonicera Maigreen	**14**	**300 – 400mm.**	**2L.**	**4/m2**	**Dense bushy plant.**
Philadelphus Virginal	**19**	**400 – 600mm.**	**2L.**	**3/m2**	**3 breaks lower third.**
Pyracantha rog. Flava	**12**	**400 – 600 mm.**	**2L.**	**-**	**2 breaks lower third.**
Rosa Gloriana	**15**	**400 – 600mm.**	**Supplied by recognised Rose Grower**		
Skimmia Fragrans	**17**	**300 mm.**	**2L.**	**4/m2**	**5 breaks lower third**

GRASS

Purpose grown Grade "A" cultivated turf not less than 15 mm. thick consisting of fine grasses free from broad leaved weeds, rye grass and other coarse grasses.

GRASS SEED - for Public Open Spaces

Seed mix to be supplied by Emorsgate – mix EG22 or similar approved seed mix.

BULBS

Type.	**Plant.**
Crocus vernus (Spring Crocus)	**Spring**
Crocus nudiflorus (Autumn Crocus)	**Autumn**
Muscari latifolium (Grape Hyacinth)	**Spring**
Narcissus Jack Snipe	**Early to Mid Spring**
Narcissus Pride of Cornwall	**Autumn to Mid Spring**
Narcissus Cheerfulness	**Spring to Early Summer**

Plant at 25/m2 in groups of 100 No. per group.

Drg. No. TNA_475_01

GENERAL NOTES

- All existing vegetation to be retained, to be protected during construction to **B.S. 5837 : 2012**.
- No existing trees or shrubs topped, lopped or felled without the permission of the Local Authority.
- All proposed plant material and procedure to comply with the latest relevant sections of B.S. 3936 and B.S. 4428 respectively, and HTA National Plant Specification Appendix 1. All plants should be strong and healthy.
- All tree surgery work to be carried out by an approved arboriculturist.
- No plant size species or variety to be substituted without prior consent of the Landscape Architect.
- Topsoil stored on site to be screened if necessary to remove perennial weeds, rubbish, and stones over 75 mm. dia.
- All plant material to receive enough water to ensure healthy establishment.
- All Service / Drainage positions to be established prior to tree planting. Minimum distance of drain / service position to tree should be 1.5 m. and should be coordinated to avoid tree locations.
- All planting positions to be as shown on the drawing. No tree planting position to be implemented closer than shown on the drawing.
- This specification to be read in conjunction with current drawings.
- ALL PLANTING TO BE CARRIED OUT IN A PLANTING SEASON :- November – March unless otherwise agreed.
- If planting is to be carried out outside a planting season, all plant material to be containerised stock, and of a size to be agreed.
- No planting to be carried out during poor weather conditions, i.e. when ground is frozen, waterlogged, or during drought, hot sunshine or persistent dry or cold winds.
- All Hard Works unless otherwise agreed shall be carried out by the Developers. All materials and workmanship shall be in accordance with construction details and specification.
- All paths and edges to be set out properly to lines and radii achieving flowing natural lines and curves.
- All hard surfaces shall be constructed after suitable bases have been laid, taking into account local site conditions.
- All timber to be tanalised and colour to be agreed.

NOTE:- ALL SUBSTITUTIONS TO BE AGREED WITH THE LANDSCAPE ARCHITECT.

ALL WORKS ON SITE TO BE CARRIED OUT IN ACCORDANCE WITH APPROVED PROGRAMME OF WORKS.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LATEST RECOMMENDATIONS FOR HEALTH & SAFETY AT WORK, PROVISION OF USE OF WORK EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT AT WORK.

EXISTING TREES TO BE RETAINED

Any minor physical damage caused to existing trees to be retained to be treated by a tree surgeon immediately at the developers expense. Major damage which spoils the shape of a tree or renders it unsafe or reduces it's life expectancy will entail replacement. Any replacement trees must be guaranteed for five years from planting and above 18cm. girth must be planted by an approved specialist firm of semi - mature tree transplanters.

Protect all existing trees, shrubs and hedges to be retained with fencing in accordance with B.S. 5837 2012, before any other work begins on site.

Where existing trees are adjacent new access roads, paved areas etc., the level of the new road to be above the level of the existing tree roots. All construction details to be approved by the Local Authority. **All work carried out beneath the canopy of existing trees are to be carried out by hand.**

Protective fences may only be moved from the extremity of the spread of existing trees for the purpose of executing specific works shown in that area and must immediately be replaced in their original position or as close as possible to the edge of the remaining soft area under the tree.

Where existing hard surfaces extend under the canopy of trees to be retained, the fence may be positioned at the edge of the hard surface for as long as the surface remains undamaged. Once the surface is rutted or deflects, it must be removed entirely and the fence repositioned at the extremity of the spread of the branches.

The areas within the protective fences are to be maintained weed-free for the duration of the contract using a non-residual foliage acting herbicide. Herbicide must not be allowed to contact the leaves of trees to be retained.

SPECIFICATION

for

SOFT LANDSCAPE WORKS

2.0 PLANTING - GENERAL CONDITIONS

2.1 All new plant material is to be available for inspection and selection by the Landscape Architect.

2.2 The Contractor is to notify the Landscape Architect of any discrepancies between the specified number of shrubs in an area and the intended density of plants.

2.3 Soft Landscape works include :-

Tree planting
Hedge planting
Shrub planting
Bulb planting
Turfing/ Seeding

2.4 **Seasons are as follows :-**

Bare rooted plants	:	November to March inclusive
Container grown plants	:	All year round
Turfing	:	All year round
Bulb planting	:	Aug-Sep

Seasons are modified by ground and weather conditions as described in the sections on planting and seeding.

Site Clearance / Earthworks

2.5 Remove rubbish, concrete, metal, glass and decayed vegetation etc. contaminated topsoil and stones exceeding 75mm. Contamination includes subsoil, rubble, fuel, lubricants and other substances injurious to plant growth. Grub up and dispose of large roots with undue disturbance of soil and adjacent areas.

2.6 Where possible and if necessary, Subsoil is to be ripped 1m. deep at 500 mm. centers in all areas to be soft landscaped except under existing trees to be retained or within 1m. of services. A tractor – mounted ripper or subsoiler, or a special ripper tooth on an excavator should be used or similar approved.
Where machine ripping is impractical, the subsoil is to be broken up by hand, forking to a depth of 600 mm. at 200 mm. centers.
This is a Provisional Item, and should be priced according to site conditions.

2.7 Topsoil depths should be as follows :

Shrubs	450 mm.
Shrub beds with trees	min 900mm O/A
Grass	150 mm.
Tree pits	To be in accordance with the recommendations of B.S. 8545 2014

Except as specifically stated, finished topsoil levels, i.e. including any mulch, are to be : 150 mm. minimum below DPC level with paving, tops of kerbs and edgings continuous with inspection covers flowing smoothly into surrounding areas.

2.8 On banks, allowance is to be made for the depth of mulch in planting areas when grading. The top of the mulch is the finished level, and must not be extended above kerbs and paths.

2.9 Topsoil is to be cultivated to a fine tilth before planting, removing rubbish, weeds, roots and stones over 50mm.

2.10 Topsoiled areas are to be maintained weed free and friable if there is any waiting period between re-spreading and planting. Allowance is to be made for additional cultivations every two weeks to achieve this, and topsoiled areas are to be protected from contamination or compaction.

All topsoil, existing and imported, shall conform **to B.S. 3882:2015** and is to be genuine topspit soil with a stone content under 1% ph between 6.5 – 7.5, light to medium loam without harmful chemicals or mineral pollutant.

MATERIALS

2.11 Herbicides, Insecticides and Fungicides :

Where possible the use of chemicals is discouraged, however where chemicals are to be used in accordance with the manufacturer's label recommendations and the Contractor is to comply in all respects with the Control of Pesticides Act 1986 using fully trained, certified and equipped operatives, taking great care to avoid irregular application. The Contractor is to verify the specified rates of application. All pesticides to be used are to be non-residual.

2.12 Tree Planting Compost :

Greentree Peat Free Planting and Mulching compost PAS 100 supplied by :
Green Tech Ltd.
Sweethills Park
Nun Monkton
York
YO6 8ET

2.13 Bark mulch :

Melcourt Amenity Grade or equivalent with no fine materials, wood or saw dust. Sample to be approved.

Supplied by :-
Melcourt Industries Ltd.
Boldridge Brake
Long Newton
Tetbury
Glos.
GL8 8RT - Tele No. 01666 502711 ("e" mail :- mail@melcourt.co.uk)

2.14A Slow release fertilizer : Mycotabs Fertiliser tablets or equivalent.

Supplied by :
Amenity Land Solutions (ALS)
Unit 2/3 Allscott
Telford
TF6 5DY

Tele No. – 01508 528763
Fax – 01508 528775 ("e" mail :- acorns-p-p.co.uk **)**

PREPARATION OF PLANTING BEDS / PLANTING MATERIALS

2.15 Preparation Materials generally :-
Do not use materials containing concentrations of toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

2.16 Herbicide :-Apply a suitable non-residual type to perennial weeds and allow period of time to elapse as recommended by manufacturer before cultivation.

2.17 Cultivation :-
Break up any compacted topsoil to full depth.
Reduce top 100mm. of all topsoil to a tilth suitable for blade grading (10mm. down particles) Remove undesirable material brought to the surface including stones and clay balls larger than 50mm. in any dimension, roots, tufts of grass and foreign matter.

2.18 Latest Recommendations for Plant Handling are to be complied with, published by :

The HTA National Plant Specification Appendix 1.
19 High St.
Theale
Reading, Berks. 01189 303132

Ensure that all plants are obtained from a nursery, which adheres to these recommendations. All plant material and procedure to comply with B.S. 3969 and B.S. 4428 latest versions respectively.

2.19 All plant material is to be supplied growing on its own roots. Grafted, budded or top worked stock is not acceptable.

2.20 Do not plant when the ground is frozen or waterlogged, or in periods of drought, hot sunshine or in persistent dry or cold winds.

2.21 All labels are to be removed from plant material prior to planting.

2.22 All trees and shrubs are to be planted at the depth at which they were growing in the nursery, and in no case is the soil around the plant to be dished below the surrounding soil level after settlement.

2.23 Shoots or roots, which have suffered minor damage, should be pruned back to sound wood. Damaged bark should be pared back to sound wood. Trees, which have suffered major damage in transit or planting, should be replaced.

2.24 Great care should be taken to prevent the roots of bare – rooted plant material from drying out in transit and before planting. Plants are to be kept standing in water or heeled in until needed. Any bundles of plants found on site with their roots exposed to the open air may be condemned and must be replaced by the Contractor at his own cost.

2.25 Bare-rooted plants are to be well-grown, healthy stock with a good fibrous root system.

2.26 Bare-rooted plants shall have their entire root system and the lower 150 mm. of their stems dipped in a 1:3 alginate / water solution, or a similar approved product, on site and immediately before planting.

2.27 Container – grown plants are to be well grown, healthy stock, true to type and free from pests and diseases in weed – free containers. The plant is to fill the container without being pot - bound.

2.28 Container – grown shrubs are to have a spread equal to their height except where a number of breaks are specified or where they are prostrate varieties in use as ground cover where the specified size refers to the distance from the stem to the end of the longest shoot.
All shrubs are to be well – branched, bushy plants with several main stems arising from or near ground level.

2.29 Container-grown stock, which is not planted on the day of delivery, should be set together in a sheltered position, with wet straw or peat covering the pot.

TREE PLANTING

2.30 **Containerised trees**: minimum size to be as shown on Plant Schedule. All trees to be obtained from a recognised Nursery. 1.8m high x 75mm dia. tree stakes. Planting holes should be 750 mm. diameter x 600mm. deep or larger if necessary to accommodate the roots. 1.8m. high x 75mm. dia. Tree stakes.
Apply Mycotabs fertiliser tablets in accordance with manufacturer's recommendations.

2.31 **Standard Trees** : minimum dimensions : 2m. high, 8cm. girth at 1m. above ground level. Grown sufficiently well-spaced to develop a well-branched and balanced crown and root-pruned or transplanted at regular intervals to give a good fibrous root system. Planting holes should be 750 mm. diameter x 600mm. deep or larger if necessary to accommodate the roots. 1.8m. high x 75mm. dia. Tree stakes.
Apply Mycotabs fertiliser tablets in accordance with manufacturer's recommendations.

2.32 **Heavy Standard Trees** : minimum dimensions : 3m. high, 12cm. girth at 1m. above ground level. Grown sufficiently well-spaced to develop a well-branched and balanced crown and root-pruned or transplanted at regular intervals to give a good fibrous root system. Planting holes should be 1m. diameter x 600mm. deep or larger if necessary to accommodate the roots. A single stake 3.5m. long x 100mm.
Apply Mycotabs fertiliser tablets in accordance with manufacturer's recommendations.

2.35 Holes for all bare rooted trees are to be large enough to spread the roots out to their full extent in all directions.

2.36 After excavation, the tree pits are to be broken up to a depth recommended in B.S. 8545 : 2014.

2.37 Long single stake to be positioned close to the tree on windward side and driven vertically at least 300mm. into bottom of pit before planting. Consolidate material around stake during backfilling. Cut stake off just below lowest branch of tree. Secure tree firmly but not rigidly to stake with at least two belts and one block tie. Use three ties if necessary to prevent tree touching stake. Position top tie within 25mm. of top of stake and lower tie approximately halfway down.
Stakes should be hammered into the base of the pit before the trees are planted. Ties should be fixed to the stakes by nailing and the trees attached firmly using the buffer to prevent chafing.

2.38 Tree pits should be backfilled in layers, taking care not to damage the roots or disturb the root balls, and treading firmly to eliminate voids.

2.39 The area of the tree pit should be treated with herbicide as specified for shrub beds. Treatments should be repeated during the defects liability period as specified for shrub beds.

2.40 Two tree ties are to be used to attach each single staked tree to it's stake, spaced to give maximum support. All ties should be approved rubber or plastic webbing with spacer / buffer to prevent abrasion.

2.41 Apply 50mm. depth of bark mulch to the whole area of the tree pit.

SHRUBS, HEDGE & CLIMBERS.

2.42 Shrubs should be in accordance with **B.S. 3936**. Planting holes for shrubs are to be 100mm. outside the root ball in every direction. Plants are to be firmed in well.

2.43 Backfill for planting shrubs is to consist of the excavated material mixed with approved fertiliser, carefully placed at or around the roots and firmed in layers.

2.44 Peat free tree planting and mulching compost are to be incorporated into each planting station, mixing thoroughly with the soil before planting.

2.45 After planting the soil is to be raked to give a fine, firm tilth free from clods, weeds and stones.

2.46 Shrubs should be watered immediately after planting using appropriate quantities of water per shrub.

2.47 Shrub beds are to be maintained weed-free by hand cultivation, or appropriate chemical applications at regular intervals until all planting is complete, and during the maintenance period.

2.48 50mm. depth Bark Mulch ornamental grade or similar approved, should be applied over topsoil after treatment with post-planting herbicide to shrub beds.

2.49 Shrubs should be planted at even spacing in irregular groups. Where two shrubs are shown in the same area, plant in an even mix at their respective spacing.

2.50 Self-clinging climbers should be planted at 150mm. clear of walls and attached with lead headed nails, one per climber with roots spread outwards. Twining climbers should be loosely tied to the fence or trellis. Retain canes of plants which are too small to reach support.

2.52 Hedge Plants to be pit planted in double staggered rows at agreed centres (or as scheduled). Water plants well immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free and protected from rabbits if applicable.

GRASS SEEDING

2.60 Grass may be seeded in late August / early September or April / May in warm, moist weather and may be offered for handover after the first two cuts, which should be included in the seeding price. Allowance should be made for watering as necessary up to handover.

2.61 Obtain grass seed from a specialist seed house approved by the Landscape Architect. Only use seed from bags delivered sealed to site, retain the labels stitched to the inside and outside of each bag and hand to the Landscape Architect. Seed supplied shall comply with EEC Seed Regulations.

2.62 Cultivate subsoil when dry enough not to stick to a spade, removing stones and rubbish and breaking down lumps to form a seed bed, firm evenly with a fine surface tilth. Seeding is not to be carried out until the seed bed has been approved.

2.63 Where soil has not been allowed to lie fallow apply a suitable pre-emergent herbicide immediately after sowing.

2.64 Protect newly seeded areas. Maintain protection until grass is well established then remove and reinstate ground. Make good any damage to grass until area is accepted.

2.65 During establishment of grass areas ensure that sufficient water is applied using a fine sprinkler or oscillating spray to maintain healthy growth.

2.66 Establishment and Maintenance regimes to be carried out in accordance with recommendations from Seed House.

2.67 After germination and prior to first cut, gently rake over and remove all stones over 15mm. dia. and other extraneous matter and remove from site. Roll with a light roller to firm grass.

TURFING - to Front Gardens.

2.69 Turf:- to be Purpose grown Grade “A” cultivated turf not less than 15mm. thick consisting of fine grasses free from broad leaved weeds, ryegrass and other coarse grasses.

2.70 Supply turf rolled or laid flat grass-to-grass. Deliver to site within 36 hours of lifting and protect from drying out. Turf, which is stored for excessive periods such that it becomes yellow, will be rejected.

2.71 Cultivate topsoil to a firm tilth, removing stones over 50mm.

2.72 Do not lay turf in exceptionally dry weather, or when the ground is frozen or waterlogged.

2.73 Lay turf stretcher bond, with the joints closely butted. Work off planks placed over previously laid turf with wooden beaters. Lay edges with whole turves.

2.74 Lay turf right up to buildings, walls, fences and paving. The finished level is to be 150mm. or more below DPC and exactly flush with paving after settlement.

2.75 Water turf immediately after laying.

2.76 On banks over 1 in 4 turves are to be laid diagonally and firmly pinned using 4 mm. wire pins at least 200 mm. long hairpin pattern. The pins should be removed after the grass has been cut twice.

2.77 Top dress in accordance with manufacturer's recommendations.

MAINTENANCE AND DEFECTS LIABILITY for SOFT LANDSCAPE WORKS

2.89 The maintenance and defects liability period is to extend for a **MINIMUM of 12 months** from a practical completion of landscape works.

2.90 Planting prices should include for the replacement of all plant material which dies during the defects liability period from any cause whatsoever, except theft or vandalism, or which is not in full leaf at the end of the growing season after planting. Such plants should be replaced in the Autumn following planting and any further losses made good at the end of the defects liability period.

2.91 Maintenance operations are to be carried out within one week of a verbal request by the landscape architect, to be confirmed immediately in writing.

2.92 Planting is to be inspected once a month throughout the defects liability period, plants loosened by wind or frost firmed in and any weed growth reported to the landscape architect with details of size, frequency and species. Attacks by pests are also to be reported, also diseases or any signs of stress in trees and shrubs.

2.93 Planted areas are to be maintained weed-free for a minimum of one year by whatever means the contractor chooses. Annual weeds must be controlled and perennial weeds fully eradicated during the defects liability period.

2.94 Allowance should be made for as many watering visits as the contractor thinks necessary to maintain healthy growth. Watering is to be carried out before the plants show any signs of drought stress using the quantity of water specified at planting time.
The landscape architect is to be notified by telephone before the site is visited for the watering of plants.

2.95 Allowance should be made for each shrub to be pruned once as directed.

2.96 At the end of the defects liability period, areas of Bark Mulch should be topped up by the addition of a further 25 mm. of Bark Mulch.

2.97 If losses of plant material exceed 20%, the contractor will be required to extend his guarantee for a further 12 months beyond practical completion.

2.98 General grass areas are to receive 5 cuts (after the initial 2 cuts) at a minimum of 3 weekly intervals, reducing the height to approx. 25 mm. cutting edges and removing all cuttings during the growing season.

TYPICAL GUIDELINES for MANAGEMENT & MAINTENANCE

GUIDELINES FOR MANAGEMENT & MAINTENANCE

During establishment period – **up to year 5 and after.**
Carry out the following operations monthly during the growing season.

GENERALLY

REINSTATEMENT
Reinstate to original condition and within a reasonable period of time (according to season) any damage or disturbance occurring during the work, to soil structure, planting, grass, fencing.

CONTROL OF MAMMALIAN PESTS
Employ only approved firms and methods.

WATERING
Water as necessary to ensure the continued thriving of all planting.

DROUGHT CONDITIONS
If water supply is or is likely to be restricted by emergency legislation, ascertain availability and alternative source of supply.

DISPOSAL OF ARISINGS
Unless specified otherwise, dispose of arisings from all specified operations by chipping on site and spreading in appropriate locations.

LITTER COLLECTION
Collect and remove all extraneous rubbish not arising from the work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, or similar debris.

PROTECT EXISTING GRASS
During maintenance operations lay boards or tarpaulins. Do not place excavated or imported materials directly onto grass.

CLEANLINESS
Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition at completion and after any maintenance operations.

GRASSED AREAS

MAINTENANCE OF GRASSED AREAS
Carry out operations in the following clauses as necessary in order to :-
Maintain grass height within the specified range.
Maintain ornamental turf and lawns reasonably free from moss, thatch, weeds, frost heave, worm and mole casts, and with neat well defined edges.
Ensure that soil and grass does not become compacted or water logged.
Maintain grass in a healthy vigorous condition, free from disease, fungal growth, discoloration, scorch or wilt.
Repair grassed areas damaged by trampling, abrasion or scalping during mowing.
Remove litter and fallen leaves regularly to maintain a neat appearance.
Maintain turf in a manner appropriate to the intended use.

GRASS CUTTING GENERALLY
Remove litter, rubbish and debris from grassed areas before mowing.
Cut to a neat and even finish, without rutting or compaction of the surface, especially when ground conditions are soft.
Leave edges neat and well defined.
Neatly trim all grass edges round the base of lighting columns, manholes and the like.
Sweep adjoining hard areas clear of arisings and remove.
Do not cut during periods of drought or when ground conditions or grass are wet.

TREE STEMS
Do not allow mowing machinery closer than 100 mm to any tree stem. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to tree stems.

GRASS CUTTING MACHINES
Must be appropriate to the grass cutting operation required, taking due regard to grass type, mowing specification, ground contour and condition. Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.

RE-FORMING GRASS EDGES
Re-form edges abutting paths, borders, manhole covers and the like with a suitable edging tool to clean straight lines or smooth flowing curves. Form a clean edge sloping slightly back from vertical.
Draw back soil from edges to permit the use of edging shears and remove arisings.

SPOT WEEDKILLING
Walk through rough grass areas with a suitable portable applicator and spot treat weeds with a suitable herbicide. Take particular care to treat injurious weed species listed in the Weeds Act 1959 and Countryside Act 1981.

SHRUBS / TREES / HEDGES

TREE STAKES AND TIES
Inspect at each maintenance visit and carry out the following :-
Check stakes for looseness, breaks and decay and replace as necessary to original specification. If a tree with a defective stake has grown sufficiently to become self-supporting, remove stake and fill hole with lightly compacted soil.
Adjust, refix or replace loose or defective ties as necessary, allowing for growth since planting and to prevent chafing. Where chafing has occurred reposition or replace ties to prevent further chafing.
Where stakes are longer than half the height of the clear stem of the tree, cut the stake to this height in Spring and re-tie to tree firmly but not too tightly with a single tie.
Remove redundant tapes, tags, ties, labels and other encumbrances.
Remove stakes and ties during Spring when no longer required to support tree.

REFIRMING
Ensure that trees and shrubs remain firmly bedded after strong winds, frost heave and other disturbances.
Refirm by treading around the base.
“Collars” at the base of tree stems, created by tree movement, to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary and refirmed.

PRUNING GENERALLY
Prune in accordance with good horticultural practice.
Prune larger branches and woody stems in accordance with good arboricultural practice.
Thin, trim and shape appropriately to each species, location, season, and stage of growth, leaving a well balanced natural appearance.
Use clean sharp secateurs, handsaws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
Remove branches without damaging or tearing the stem.
Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.

PRUNING OF EXCESSIVE OVERHANG
Remove annually any growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lightings.

PRUNING TREES AND SHRUBS
Except where otherwise specified, prune as recommended by BS 7370 Part4, clauses 3.6.3 to 3.6.5.

REMOVAL AND REPLACEMENT OF DEAD PLANTS
At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems. Replace any dead plants within the next scheduled round of replacement planting.

WEED CONTROL GENERALLY
Remove and / or prevent plant growth that is not required in the landscape to achieve the following levels of weed control:-
Keep the base of all trees / transplants weed free equal to surface area of original planting pit for a minimum period of 3 years.
Ensure that the methods used cause the minimum of damage to adjacent plants, trees or grass.

WEED CUTTING BY HAND OR MACHINE
Completely and cleanly cut down all undesirable grass, brambles and herbaceous growth to a maximum height of 300mm.
If herbicides are to be used, remove arisings before applying.

TREE AND PLANT STEMS
Do not allow nylon filament rotary cutters or other mechanical tools closer than 100 mm. to the stem of any tree or plant. Complete operations close to the stem using hand tools.

WEED CONTROL WITH WINTER HERBICIDE
Apply a suitable residual soil acting herbicide.
Re-apply as necessary to maintain required level of weed control.
Allow the recommended period before clearing arisings.
Complete before the 31st. March.

WEED CONTROL WITH SUMMER HERBICIDE
Apply a suitable foliar acting herbicide.
Re-apply as necessary to maintain required level of weed control.
Allow the recommended period before clearing arisings.

SOIL AERATION
Prick up trodden or otherwise compacted soil surfaces as necessary to aerate the soil of root areas. Do not damage plants and their roots.

APPENDIX 1

GRASS SEED MIXES
By EMORSGATE - EG22