

# 555 BS8683:2021 BIODIVERSITY NET GAIN SPECIFICATION

REAR OF WESTERLEY BACK BANK WHAPLODE DROVE SPALDING

For

LG Design & Build Ltd



Prepared by

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# 1. Scope

This Biodiversity Net Gain Small Site Metric (BNGSSM) Calculation assessment covers 2,558m<sup>2</sup> of terrestrial ground located at the rear of Westerley Back Bank Whaplode Drove Spalding Grid Ref (TF 31869 13080)<sup>1</sup>. The BNGSSM is a requirement of Planning decision H23-0698-22 condition 5<sup>2</sup>. Figure 1.

*When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.*

*Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development. The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).*

*Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.*

*This Condition is imposed in accordance with Policies 2 and 3 of the Southeast Lincolnshire Local Plan, 2019.*

The Planning decision and condition was made on 08/09/2022. The Small Sites Metric did not come into law until April 2024<sup>3</sup>, where the following excerpt describes the exemption from the planning condition<sup>4</sup>:

- 3.—(1) The biodiversity gain planning condition does not apply in relation to planning permission for small development where—
- (a) the application for planning permission for small development was made before 2nd April 2024; or
  - (b) planning permission is granted for small development which has effect before 2nd April 2024.

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<sup>1</sup> [https://gridreferencefinder.com/#gr=TF3186913080|PE12\\_s\\_0TN|1,TF3171413378|Point\\_s\\_B|1](https://gridreferencefinder.com/#gr=TF3186913080|PE12_s_0TN|1,TF3171413378|Point_s_B|1)

<sup>2</sup> Residential development (maximum two plots).

<sup>3</sup> <https://cieem.net/wp-content/uploads/2025/01/CIEEM-BNG-for-Small-Sites-report.pdf>

<sup>4</sup> The Biodiversity Gain Requirements (Exemptions) Regulations 2024

## 1.1 Preparation

TLC Environmental Limited was invited to prepare a landscape proposal to purify planning condition 5. Appointed by JKDS<sup>5</sup> on behalf of the Client LG Design & Build Ltd<sup>6</sup> to join the design team. The landscape proposal has been developed in the 'spirit' of the BNG Legislation as the development proposal falls within an exemption from BNG, as described above. That said. The whole Small Sites Metric Calculation process has been followed, and this report is set out in accordance with BS8683:2021<sup>7</sup>

## 1.2 Design

This BNG Small Sites Metric<sup>8</sup> landscape design proposal serves to replace lost habitat from the development footprint, with a sustainable urban landscape that will extend biodiversity of the site by 10%. This issue 3 report reassesses the original metric calculation and recommends additional planting to achieve or extend the 10%.

## 1.3 Implementation

The implementation of the landscape proposal will be covered in section 7, where proposals to protect existing habitat are discussed.

## 1.4 Maintenance and management

The requirements to manage and maintain are discussed in section 8.



Figure 1 Site area and boundary

<sup>5</sup> <https://find-and-update.company-information.service.gov.uk/company/02395989>

<sup>6</sup> Ivy Cottage Guntons Road Newborough PE6 7RU

<sup>7</sup> BS8683:2012 Process for designing and implementing biodiversity net gain

<sup>8</sup> Version 1.2.2 24/07/2024

## 2. Planning

In England, biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This statutory framework is referred to as 'biodiversity net gain' in Planning Practice Guidance to distinguish it from other or more general biodiversity gains.

The relevant primary legislation for the statutory framework for biodiversity net gain is principally set out under Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990. This legislation was inserted into the 1990 Act by Schedule 14 of the Environment Act 2021 and was amended by the Levelling Up and Regeneration Act 2023. The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 made consequential amendments to other parts of the 1990 Act.

Planning condition 5 was written in 2022, two years before BNG as describe above was entered into Law. As discussed, the development falls within the exemption list of South Holland District Council BNG Policy<sup>9</sup>.

The landscape proposal is designed to return the maximum amount of practicable habitat.

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<sup>9</sup> The Biodiversity Gain Requirements (Exemptions) Regulations 2024

### 3. Methodology

This report is based on the Small Site Metric using Small Sites Metric Statutory Biodiversity Metric 4.0 (SBM) Calculation Tool using The Small Sites Metric SBM users guide<sup>10</sup>.

The calculations are applied following a survey of the site to determine habitat and species range and organised using the Calculation Tool criterion.

The site was surveyed to identify all accessible species across, shrubs, trees, hedging, wildflowers, grasses, sedges, rushes and ferns.

All wildflowers were identified using, The Wildflowers of Britain and Northern Europe<sup>11</sup>.

All grasses, sedges, rushes and ferns were identified using, Collins's Guide to Grasses, Sedges, Rushes and Ferns<sup>12</sup>.

All trees and shrubs identified using, Phillips Trees in Britain<sup>13</sup>

The overall assessment of the habitat type was identified using Britain's Habitats<sup>14</sup>.

The information gathered during the survey was collected on a Trimble TDC600 (Handheld device) connected to a DA2 Trimble Catalyst<sup>15</sup> data receiver. All data was uploaded to K-Portal and used to construct the BNG site survey drawing and landscape proposal.

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<sup>10</sup> DEFRA. The Small Sites Metric (Statutory Biodiversity Metric) User Guide July 2024. OGL.2024

<sup>11</sup> R. Fitter, A Fitter. The Wild Flowers of Britain & Northern Europe. Collins. Glasgow 1978

<sup>12</sup> R. Fitter, A Fitter. The Guide to Grasses, sedges, rushes and ferns of Britain & Northern Europe. Collins. Glasgow 1984

<sup>13</sup> Phillips.R. Trees in Britain-Europe & Northern America. Pan Books.1978

<sup>14</sup> Lake.S, Liley.D, Still.R, Swash.A. Britains Habitats – a field guide to wildlife habitats of Great Britain and Ireland.Princeton University Press. Oxford. 2020.

<sup>15</sup> <https://go2.trimble.com/bcfs-layout-1.html?msclkid=f36e45dcc88f142364ac2d73ca926e3a>

## 4. Requirements for BNG

This section sets out the requirements that apply throughout the BNG process. This relates to the projects impact assessment and mitigation and is as follows:

- a) Project documents and evidence, Ecological & Environmental surveys and impact assessments and mitigation design (Appendix A);
- b) All relevant BNG documentation undertaken by a competent person using accepted industry practices (Appendix G);
- c) Implementation of ecological management and maintenance to be carried out by a competent person using accepted industry practices;
- d) All projects to follow BNG Good Practice Principles for Development<sup>16</sup>;
- e) The site survey was carried out 31 July 2025;
- f) This report and process has followed BS8683:2021 Process for designing and implanting Biodiversity Net Gain. Specification<sup>17</sup>;
- g) The Small Sites Metric (Biodiversity Metric 4.0) was used to carry out the assessment<sup>18</sup>.

The authors comments are in italics where appropriate to illustrate the steps taken to comply with BS8683:2012.

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<sup>16</sup> <https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/>

<sup>18</sup> <https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development#which-version-of-the-metric-tool-to-use>

## 5. Preparation

The BNG process starts with a commitment from the developer and their design team at the inception of the project to fully commit to the site habitat and preservation of the habitat and where practicable enhance the biodiversity of the site. *This commitment resulted in TLC Environmental Limited being appointed to purify planning condition 5 in respect of a Landscape proposal that will demonstrate BNG will be achieved.*

### 5.1 Commitment to BNG

The design team shall record their commitment to investigate the potential to achieve BNG within this document, describing their vision, purpose and objectives and shall be as follows:

- a) Commit to the implementation of the BNG Good Practice Principles in the mitigation hierarchy throughout the project's lifecycle avoiding impacts on biodiversity – *The landscape proposal was predicated on maximising habitat onsite, preserving what could be realistically retained and introducing new habitat that will increase and enhance biodiversity – The whole Small Site Metric for the BNG process at this stage is moot, as the development is exempt from the process, however, it is the responsibility of the author to purify the planning condition to the best of their ability, without simply saying BNG does not apply;*
- b) Include a measurable target for BNG – *The measurable target is that identified as plus 10%;*
- c) Describe the project teams intended funding stream to design and implement BNG – *Not required;*
- d) Reference the 'drivers' for achieving BNG, such as the developer's voluntary commitment BNG or a policy requirement – *This report demonstrates the developers commitment;*
- e) State that project wide claims of BNG cannot be made for projects that affect irreplaceable habitats and – *There are no irreplaceable habitats;*
- f) Maximise opportunities for BNG to generate positive social outcomes – *The landscape proposal provides positive social outcomes through increased security through new housing, boundary fencing and a positive new habitat through hedging and tree planting.*

The project team shall communicate the commitment to achieving BNG to relevant organisations and within the projects supply chain and to stakeholders as appropriate.

## 5.2 Feasibility of BNG

A competent person shall assess the feasibility of achieving BNG on the project, given the projects potential size and complexity and the impact on biodiversity.

The competent person shall gather information on ecological and social issues on the projects baseline using desk-based studies or if available a PEA (Preliminary Ecological Assessment). Information at a minimum shall include:

a) Broad habitat types within the project footprint – *The broad habitat types are captured in the SSM Calculation tool, where Grassland and Heathland and shrub were identified as follows (see SSM spreadsheet for details):*

1. Grassland – Other lowland acid grassland;
2. Heathland & shrub - Bramble scrub;
3. Woodland and forest – Other woodland mixed;
4. Non-native and ornamental hedgerow;
5. Line of trees.

b) Irreplaceable habitats and designated sites as deemed by Natural England<sup>19</sup> - *not applicable;*

c) Information of protected or priority species within or nearby the project footprint – *Badger survey maybe required;*

All components of the BNG Feasibility assessment shall be reported including:

- 1) The estimated projects biodiversity baseline – Appendix A shows the Baseline;
- 2) The risks and opportunities of achieving BNG – (Appendix A);
- 3) Limitations and assumptions – (Appendix A).

The BNG feasibility can be reported within the initial ecological assessment/ project feasibility report – *BNG as stated for this development is exempt.*

## 5.3 Project Option Appraisal

The competent person shall assess the cost benefits of achieving BNG on different project options. A cost benefit assessment of BNG shall take into account the potential costs and benefits for stakeholders and the contribution the BNG measures could make towards local plans and/ or other land use strategies covering the area. The cost and benefit shall be reported based on project investment/ viability assessment.

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<sup>19</sup> <https://www.gov.uk/government/organisations/natural-england>

Evidence shall be provided on how cost and benefit assessment of a BNG informed project optioneering decisions to optimise BNG outcomes.

*The cost benefit assessment lies in the fact the small trees and hedging plants will be planted to offset habitat losses in the short term, that will grow in size and stature to provide long term habitat and an increase in nesting birds, insects and invertebrates and foraging mammals.*

*The two native oaks recommended are the English or pedunculate oak (*Quercus robur*) and sessile oak (*Quercus petraea*). These trees support 2,300 species, 326 of which depend on the Oak for survival and facilitate 229 species that are rarely found on any other species<sup>20</sup>.*

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<sup>20</sup> <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/british-trees/oak-tree-wildlife/>

## 6. Design

This stage of the BNG process builds on the preparation stage. It is separated into impact assessment and design, although often undertaken in parallel. The design seeks to maximise biodiversity where the development envelope will allow and enhance where practicable – *The SSM provided the assessment of the loss against what could be realistically planted to offset the losses (Appendix A).*

### 6.1 Impact assessment (IA)

During the preparation stage an initial assessment was made of the projects biodiversity baseline to inform the BNG feasibility assessment and project optioneering decisions (Appendix A).

#### 6.1.1 Baseline

The projects biodiversity baseline shall include:

- a) A qualitative assessment of biodiversity, a description of biodiversity that could be affected by the project and an explanation of its wider context – *The site sits within significant number of arable fields. The existing vegetation being removed provides habitat for a limited range of species, whereas vegetation preserved including hedges and trees will continue to provide more valuable habitat.*
- b) A quantitative assessment of biodiversity using recognised methodology – *(Appendix A)(Appendix B);*
- c) An assessment negative impacts onsite/ off site where proposed BNG can be achieved – *The negative impacts are illustrated through the removal of existing vegetation to facilitate the development;*
- d) Other information such as environmental data or peoples use of biodiversity on the site – *The site provides no obvious use or any significant biodiversity.*

#### 6.1.2 Mitigation hierarchy

Evidence to be presented that the projects commitment to BNG was incorporated into the brief to assess any impacts. The Impact assessment shall include:

- a) Assess and quantify losses of biodiversity attributable to project pre-mitigation – *the qualification for the loss of habitat is based on the low value and that existing valuable habitat will be retained;*
- b) Assess and quantify losses of biodiversity with avoidance and minimisation measures incorporated into the project design – *Appendix A shows the losses and the gains;*

c) Assess and quantify losses that would occur following restoration measures or additional avoidance. These residual impacts determine a need for additional actions – The losses in terms of the SSM assessment cannot be replaced onsite, nor is there an offsite option. The Landscape proposal will deliver a higher content and quality of habitat through the planting of 1375no mixed native hedging plants, 18 native trees and 1167m<sup>2</sup> of lawns;

d) Assess and quantify gains required to achieve BNG. - *As discussed above this cannot be achieved nor is required;*

e) All quantitative assessments shall be undertaken using a recognised methodology<sup>21</sup> - *Appendix A shows the headline results.*

### 6.1.3 Report the Impact Assessment

The process and outcomes of the impact assessment and application of the mitigation hierarchy shall be reported and shall include:

a) All possible measures for each stage of the mitigation hierarchy – avoidance, minimisation, restoration and offsetting – *Appendix C Landscape proposal illustrates the mitigation through avoidance and minimisation, showing restoration of hedging and offsetting through planting new hedges and trees;*

b) Evidence justifying measures that could/ or not be incorporated into the project design for each stage of the mitigation hierarchy. This shall include justifying the restoration of damaged biodiversity or offsetting of residual biodiversity – *The justification is that the loss of habitat has been minimised to facilitate the smallest footprint and retain habitat where practicable in line with the Planning decision. The maximum amount of offsetting habitat is being proposed that will enhance the overall biodiversity of the site through diversity of introduced native plants (Appendix D);*

c) Evidence that proposed mitigation and/ or compensation measures are proven to be effective and include management, maintenance and monitoring – *The proposed hedge planting consisting of 1375no plants that will include Blackthorn, Hawthorn, Hazel, Dogwood and Field maple is proven to encourage and extend biodiversity<sup>22</sup>. The tree planting will consist of 9 Pedunculate Oak and 9 Sessile Oak. These species will support the largest number of species<sup>23</sup>.*

d) The assessment of other impacts relevant to the design of the BNG – *Other impacts will centre around timing of works to be out with the bird nesting season and following the results of a Badger survey.*

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<sup>21</sup> SSM Calculation tool (Spreadsheet assessment)

<sup>22</sup> <https://hedgelink.org.uk/guidance/hedgerow-biodiversity/>

<sup>23</sup> <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/british-trees/oak-tree-wildlife/>

## 6.2 Design

This stage of the process is to design the BNG as an iterative process between what can be achieved against what is practicable for the development.

The process is driven by the Small Sites Metric -Calculation tool, where what is lost to development is accommodated in a combination of retention of habitat to be improved and where lost habitat is replaced with as high a contribution of rich habitat encouraging planting as possible – Appendix A illustrates BNG 10% can be met and exceeded.

Headline Results			
Headline		BNG Targets Met ✓	
Trading Rules		Trading Rules Not Satisfied ▲	
Next steps		Scheme alterations or offsite units required	
If BNG targets cannot be reached on-site, the main Biodiversity Metric 4.0 should be used.			
Baseline Units	Habitat units	5.1642	
	Hedgerow units	0.1770	
	River units	Zero Units Baseline	
Post-development Units	Habitat units	5.8048	
	Hedgerow units	2.3025	
	River units	0.0000	
Total net unit change	Habitat units	0.6406	✓
	Hedgerow units	2.1255	✓
	River units	0.0000	✓
Total net % change	Habitat units	12.40%	✓
	Hedgerow units	1200.87%	✓
	River units	% target not appropriate	
Habitats units required to meet target		0.0000	
Hedgerow units required to meet target		0.0000	
River units required to meet target		0.0000	

Figure 2 Appendix A extract

### 6.2.1 BNG Targets

The BNG targets shall be refined and updated throughout the design stage and subsequent stages in the project development, with a clear rationale being documented for refinements and updates – *The landscape design process included the adding of trees where practicable to reduce impacts as useful.*

The BNG Target shall include qualitative aspects in order to encompass a broad set of natural features, such as enhancing resources or connectivity for wildlife or enhancing the ecological functionality of the site – *The BNG target (not applicable) has been considered to mitigate the losses where practicable and possible. This has been a useful measure to apportion a value of the landscape proposal, delivering 12.40% habitat units and 1200.87% hedgerow units.*

## 6.2.2 Like for Like or Better principle

The principle will be to assess what habitat will be lost and how it can be replaced with better across a smaller area, based on the like for like or better principle. Figure 3.

Residual impacts after applying the mitigation hierarchy on:	Example application of the like-for-like or better principle to achieve BNG
Habitat of high conservation priority	BNG targets are achieved by net gains in the same type of habitat as that affected (i.e. like for like).
Habitat of medium to high conservation priority	BNG targets are achieved by net gains in the same type of habitat, or in the same broad type of habitat that has a higher conservation priority (i.e. like for like or better).
Habitat of low conservation priority	BNG targets are achieved by net gains in the same broad type of habitat that has a higher conservation priority.
	BNG targets are achieved by net gains in a different type of habitat than that affected, when the habitat affected is of low conservation priority and the net gains are of a significantly higher conservation value (i.e. an out-of-kind approach).
<small>NOTE 1: Habitats of high conservation priority could be, for example, habitats that are challenging and difficult to restore. Here, the emphasis on BNG is to recreate or restore the same specific type of habitat.            NOTE 2: For habitats of high to medium conservation priority, the emphasis on BNG is to recreate or restore the same habitat type or the same broad type of habitat that has a higher conservation priority.            NOTE 3: Habitats of low conservation priority are often habitats that are widespread, and here the emphasis on BNG is to recreate or restore habitats of a higher conservation priority. In some situations, 'out of kind' gains are permissible although this approach should be confirmed with the consenting authority and regulatory stakeholders.            NOTE 4: Conservation priorities could be identified, for example, through a local nature recovery strategy or biodiversity action plan, or BAP priority habitats.            NOTE 5: An example of a habitat classification system can be found at <a href="http://www.jninh.org">www.jninh.org</a>.</small>	

Figure 3

*The better principle has been adopted to improve biodiversity, where percentage net changes equal 12.40% habitat units and 1200.87% hedgerow units are returned. The planting proposed will return an enhancement of biodiversity and a more socially acceptable environment.*

## 6.2.3 Project design

Evidence shall be documented that the projects BNG targets informed the project design to achieve target outcomes for biodiversity – *Appendix A, C & D demonstrate the necessary evidence.*

The following examples have been applied to inform the design:

- a) Changing the project design to avoid/ reduce impacts on biodiversity during the early stages – *Each stage of the design involved assessing the habitat units to seek to increase these units where appropriate;*
- b) Early appointment of an Ecologist to identify opportunities and constraints to achieving BNG targets – *The BNG process requires a competent person only;*
- c) Using a biodiversity metric to quantify BNG requirements for the different design options – *The design option used has been informed through the SSM (Appendix C);*
- d) Including measures for BNG with design models, e.g. BIM<sup>24</sup> - *Not applicable on a small exempt development site and would be prohibitively expensive and deliver little value and a huge expense<sup>25</sup>;*

<sup>24</sup> [https://en.wikipedia.org/wiki/Building\\_information\\_modeling](https://en.wikipedia.org/wiki/Building_information_modeling)

<sup>25</sup> <https://revizto.com/en/bim-process-management-explained/>

e) Undertaking a collaborative design process to achieve BNG – *The landscape proposal is driven by the BNG metric through not required, to deliver a qualitative and quantitative design solution to be approved by the client and clients agents;*

f) Maintaining a log of the BNG recommendations from an ecologist that could be acted upon or not as the case may be – *the landscape proposal is the recommendation made from a competent person;*

g) Smaller projects could appoint an Ecologist to include BNG recommendations in a PEA report or similar – *at this stage this was considered unnecessary.*

#### 6.2.4 Stakeholders

*For the purposes of this report the stakeholder engagement is reference through the South Holland District Council Local Plan<sup>26</sup>, the planning decision and submission to purify condition 5 and 6.*

#### 6.2.5 BNG Options

*The BNG design is based on a limited range of options to achieve BNG, where, the maximum amount of habitat has been preserved with a view to enhance, along with developable space being planted with new and enhancing habitat.*

#### 6.2.6 Habitat change

*The BNG design strives to meet BNG where possible with by reducing the loss of habitat area. The BNG design will justify the ecological and environmental benefits through the introduction of 1375no native hedge plants, and 18 no Oak trees planted.*

#### 6.2.7 Time lag

Any time lags incurred between construction and planting will be highlighted to the contractor at time of tender – *this will be factored into the tender process.*

#### 6.2.8 Additionality

The development shall enhance the overall biodiversity of the site, through the introduction of a diverse range of species that will enhance biodiversity. *The additionality of 1375no hedging plants and 18 Oak trees would not be possible if not for the development.*

#### 6.2.9 Conservation priorities

The conservation priorities will be in accordance with the South Holland District Council Local plan and adhere to their BNG Policy<sup>27</sup> - *the landscape proposal ensures the*

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<sup>26</sup> <https://www.sholland.gov.uk/article/5307/Planning-Policy>

<sup>27</sup> <https://www.sholland.gov.uk/article/25565/Biodiversity-Net-Gain>

*maximum contribution has been made to conservations through the species section and the likely habitat and species the plants and trees will attract.*

### **6.2.10 Prioritise**

The BNG design shall first and foremost set out the achieve the BNG targets expected. *There are limitations experienced with the Small Site Metric, where BNG in certain cases cannot be achieved<sup>28</sup>.*

### **6.2.11 Feasibility of BNG**

The feasibility of the BNG design is assessed throughout the design process, to achieve the greatest level of BNG contribution to meet the limitations of the project whilst meeting the South Holland District Council BNG Policy – *the landscape proposal goes beyond that which is required to deliver a standard of 10% biodiversity replacement.*

### **6.2.12 Finalise BNG Design outputs**

*Separately to BNG, negative impacts on biodiversity (in square area/ removed vegetation) for which net gains are not possible, shall focus on improved and enhanced biodiversity elements to create and promote wildlife accessibility that will achieve the maximum level of BNG as practicable for the site in accordance with SHDC BNG Policy.*

### **6.2.13 Handover**

*All landscape design/ proposals and specifications shall be made available at time of tender to the contractor to advise of the planning requirement to honour and deliver on the BNG exception. This will ensure that the maximum and practicable level of BNG can be delivered in a condition that can be effectively managed and maintained post completion.*

### **6.2.14 Design changes**

*Any and all modifications as necessary shall be modelled through the SSM Calculation tool and shown in updated landscape proposal drawings to meet all requirement set out in the BNG Specification report illustrating the landscape proposal, its components and specification.*

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<sup>28</sup> <https://cieem.net/wp-content/uploads/2025/01/CIEEM-BNG-for-Small-Sites-report.pdf>

## 7. Implementation

*Implementation of the BNG specification shall be carried out in accordance with BS 42020:2013<sup>29</sup>, BS 4428<sup>30</sup> and landscape specification 555.*

### 7.1 Competence

*Only contractors competent in the delivery and establishment of BNG works and shall be suitably qualified and experienced.*

### 7.2 Site setup

*Site set up shall be carried out prior to construction works onsite, where exclusion zones will be enforced to protect existing biodiversity areas. The contractor shall be inducted to all landscape documents prior to construction.*

### 7.3 Existing Biodiversity

*BS 42020:2013 shall be implemented to protect existing areas to be preserved and fenced in accordance with BS 5837:2012<sup>31</sup>.*

### 7.4 Seasonality

*All landscape works shall be carried out in accordance with the landscape specification (Appendix E).*

### 7.5 Recording

*All recording shall be carried out in accordance with the landscape specification (Appendix E).*

### 7.6 BNG Agreement

*To be agreed during the tender process.*

### 7.7 Implementation

*The implementation will be carried out in accordance with the Planning decision and the SHDC Policy on BNG and BS8683:2021 where practicable and where required.*

---

<sup>29</sup> <https://www.bsigroup.com/LocalFiles/en-GB/biodiversity/BS-42020-Smart-Guide.pdf>

<sup>30</sup> BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces) (AMD 6784)

<sup>31</sup> BS 5837:2012 Trees in retaliation to design demolition and construction: Recommendations

## 8. Maintenance & Management

*To be agreed during the post contract period.*

### 8.1 Management & Monitoring Plan

*To be agreed during the post contract period.*

### 8.2 Monitoring

*To be agreed during the post contract period.*

### 8.3 Reporting

*To be agreed during the post contract period.*

### 8.4 Record management

*To be agreed during the post contract period.*

### 8.5 Handover

*To be agreed during the post contract period.*

*This report purifies planning conditions 5 through the Landscape proposal drawings, specification and BNG assessment (SS Metric Assessment). The development is exempt from BNG<sup>32</sup>, however, the report has followed the process out of respect for the 'spirit' BNG and commitment to good stewardship of the landscape.*

---

<sup>32</sup> The Biodiversity Gain Requirements (Exemptions) Regulations 2024

## 9. Compliance

*5. When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post planting maintenance and such a scheme shall require the approval of the Local Planning Authority before any development is commenced. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.*

*Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development. The submitted landscaping proposals shall demonstrate that Biodiversity Net Gain will be achieved on site, using the Biodiversity Metric 3.1 (or any successor).*

*Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.*

*This Condition is imposed in accordance with Policies 2 and 3 of the Southeast Lincolnshire Local Plan, 2019.*

The above condition and its requirements through this report, drawings, schedules and specifications are submitted towards purification. It is confirmed a scheme of landscaping and tree planting indicating, inter alia, the number, species, heights on planting and positions of all trees in respect of the land to which that application relates, together with details of post planting maintenance. Maintenance shall be carried out by the contractor for the first year, thereafter, carried out by owners.

A Chartered Landscape Architect was appointed to prepare the landscape scheme. The landscape scheme was informed through the BNG process. BNG could not be achieved in this instance, however, the development scheme is exempt as previous stated.

The Landscape scheme meets all the requirements of the reason of condition 5 including exceeding BNG 10%, and that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

*6. When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging. The details so approved shall be implemented in full before the development is first brought into use and retained thereafter.*

*Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.*

*Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.*

*This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.*

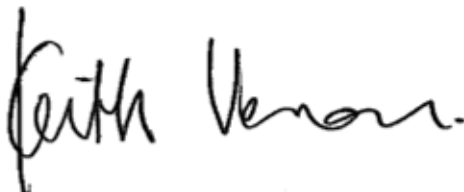
The boundary treatments through fencing and hedging are provided through the drawings and specifications to show materials, style and heights. All fencing shall be installed to the even rises and fall across the site. The hedging and species suggested are also enclosed in the documentation.

The landscape scheme meets all the requirements of the reason of condition 6, where the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers have been taken into consideration along with fencing and paving types showing in the proposed hard landscaping drawing (25.3651.05) (Appendix C).

Furthermore, the Landscape scheme meets the main requirement of condition 13 in the delivery of the details of ecological measures taken.

The development is exempt from BNG as described based on the planning permission was issued prior to the enforcement of BNG<sup>33</sup> and is exempt through The Biodiversity Gain Requirements (Exemptions) Regulations 2024<sup>34</sup>, however, good stewardship of the landscape facilitated through responsible landscape design is essential to all our wellbeing's and out collective futures.

TLC Environmental Limited

A handwritten signature in black ink that reads 'Keith Vernon'.

Keith Vernon MLA DMS DipHort Cert ArbL2(ABC) ISAMembProf F Arbor A CEnv CMLJ

<sup>33</sup> The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024

<sup>34</sup> <https://www.legislation.gov.uk/uksi/2024/47/regulation/3/made>

## Appendix A

555-SSM BNG Headline results

Site Name	Rear of Werterly Back Bank Whaplode Drive
Sheet Name	Headline Results

#### Headline Results

Headline	BNG Targets Met ✓
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Trading Rules	Trading Rules Not Satisfied ▲
---------------	-------------------------------

Next steps	Scheme alterations or offsite units required
------------	--

If BNG targets cannot be reached on-site, the main Biodiversity Metric 4.0 should be used.

Baseline Units	Habitat units	5.1642	
	Hedgerow units	0.1770	
	River units	Zero Units Baseline	

Post-development Units	Habitat units	5.8048	
	Hedgerow units	2.3025	
	River units	0.0000	

Total net unit change	Habitat units	0.6406	✓
	Hedgerow units	2.1255	✓
	River units	0.0000	✓

Total net % change	Habitat units	12.40%	✓
	Hedgerow units	1200.87%	✓
	River units	% target not appropriate	

Habitats units required to meet target	0.0000
Hedgerow units required to meet target	0.0000
River units required to meet target	0.0000

## Appendix B

555-Species list

Species List

Project: 555 WESTERLEY  
 Location: WHAPLOADE DROVE  
 Date: 28/08/2025  
 Drawing: 555-TLC-EX-00-DR(L)94-1001-S5







	Genus/ species	Common name			
	Senecio jacobea	Ragwort			
	X Festulolium loliaceum	Hybrid fescue			
	Dactylis glomerata	Coltsfoot			
		Nettle			
		Thistle			
	Cotula coronopifolia	Buttonweed			
	Buddlia davidii	Buddlia			
	Euphorbia lathyris	Caper spurge			
		Docken			
	X Cuprocyparias leylandii	Leyland Cypress			
	Malus sylvestis	Crab Apple			
	Laburnum anagyroides	Laburnum			
	Salic caprea	Goat Willow			
	Ilex aquifolium	Holly			
	Syringa spp	Lilac			
	Acuba japonica	Japanese laurel			

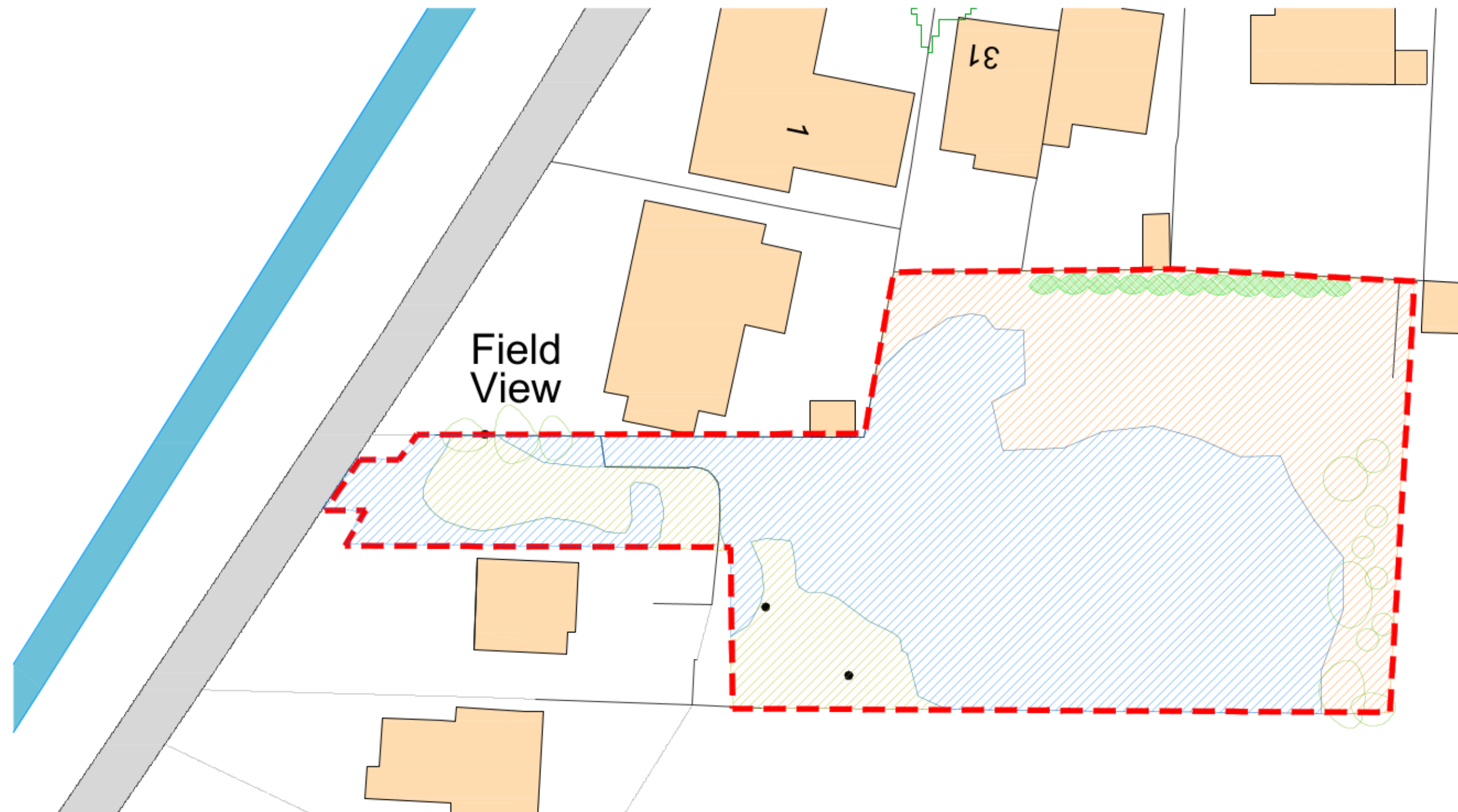
## Appendix C

555-TLC-EX-00-DR(L)94-1001 - 1003-S5-P01 & 25.3651.05



Dimensions and levels to be read from this drawing checked on site. Any discrepancies to be reported to the Landscape Architect. Do not scale from this drawing. All work to be executed in accordance with the specification and in conjunction with all other working practices and legislation relevant to the activity. Where indicated all drawings to be read in conjunction with all documents issued by TLC Environmental Limited.  
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-  Grassland-Other lowland acid grassland
-  Heathland & scrub - Mixed scrub
-  Sparsely vegetated land - Ruderal/ Ephemeral
-  Individual trees - Urban/ rural tree
-  Existing scrub hedge
-  Boundary



Revision	Date	Details	Drawn	Checked
P01	18/10/25	Revised/SHG/Herz & additional parking	KV	JD/AS

Drawing title: **S5 - PLANNING**

Client: LG DESIGN & BUILD LTD C/O JKDS LIMITED

Project info: PROPOSED RESIDENTIAL DEVELOPMENT AT WESTERLEY BACK BANK WHAPLODE DROVE FOR LG DESIGN & BUILD C/O JKDS LIMITED

Drawing info: BIODIVERSITY NET GAIN ASSESSMENT EXISTING SURVEY

Scale	Drawn by	Date	Checked by
1:200@A1	KV	18/10/25	JD/AS

Drawing No: 555-TLC-EX-00-DR-L-94-1001-S5 P01




Dimensions and levels to be read from this drawing checked on site. Any discrepancies to be reported to the Landscape Architect. Do not scale from this drawing. All work to be executed in accordance with the specifications and in conjunction with all other working practices and legislation relevant to the activity. Where indicated all drawings to be read in conjunction with all documents issued by TLC Environmental Limited.  
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 Grassland-Other lowland acid grassland retained and protected

 Heathland & shrub - Mixed scrub - retained and protected


 15 Individual trees - Urban/ rural tree - retained

 Existing hedging - retained and improved through beating up and maintenance.

 Q30 Grass seeding 1167m<sup>2</sup>  
<https://theqaaspeople.com/thrive-sandy-soils>

 Q31 Tree planting 18 no 10-12cm RB short double staked using Quercus & Q.petraea

 Q31 Hedges planting using 722 (144 of each) 60-90cm, Blackthorn, Hawthorn, Hazel, Dogwood & Field Maple

 Q40 Fencing - 1.8m close board - see drawing 25.3651.05

 Q40 Fencing - 1.1m Post & wire see drawing 25.3651.05

 Patio area see drawing 25.3651.05

 Visibility at road 2.5m

Revision	Date	Details	Drawn	Checked
P01	18/10/25	Prepared/SHG/HerA additional parking	KV	JD/AR

Client:  
**S5 - PLANNING**

Client:  
LG DESIGN & BUILD LTD C/O JKDS LIMITED

Project Info:  
PROPOSED RESIDENTIAL DEVELOPMENT AT WESTERLEY BACK BANK WHAPLODE DROVE FOR LG DESIGN & BUILD LTD C/O JKDS LIMITED

Drawing Info:  
BIODIVERSITY NET GAIN ASSESSMENT PROPOSED LANDSCAPE

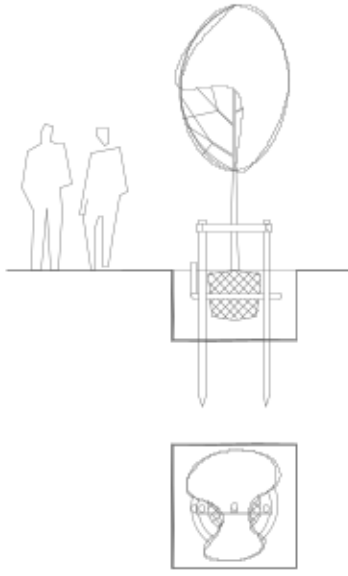
Scale	Drawn by	Date	Checked by
1:200@A1	KV	18/10/25	JD/AR

Drawing No: 555-TLC-EX-00-DR-L-94-1002-S5 P01

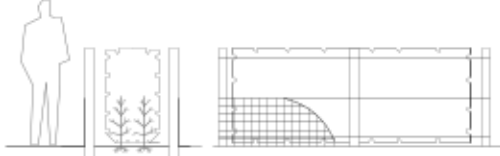
CHARTERED LANDSCAPE ARCHITECTS AND AGRICULTURAL CONSULTANTS  



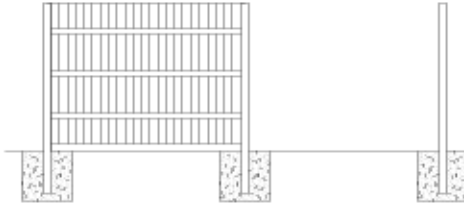

Tree planting detail with double short staking



Hedge planting 5 plants per m in a double row



Hedge fencing with rabbit netting & Open south fencing



Boundary fencing close board 1800mm high 2400mm centers



Boundary fence image



Post & Wire with Rabbit netting fence image



108m - Hedging plants 540 no 108 Prspi; 108 Crmon; 108 Coave; 108 Cosan; 108 Accam

70m - Hedging plants 350 no 70 Prspi; 70 Crmon; 70 Coave; 70 Cosan; 70 Accam

9no Qurob

9no Qupet

68m - Hedging plants 340 no 68 Prspi; 68 Crmon; 68 Coave; 68 Cosan; 68 Accam

25m - Hedging plants 125 no 25 Prspi; 25 Crmon; 25 Coave; 25 Cosan; 25 Accam

4m - Hedging plants 20 no 4 Prspi; 4 Crmon; 4 Coave; 4 Cosan; 4 Accam

Dimensions and levels to be read from this drawing checked on site any discrepancies to be reported to the Landscape Architect. Do not scale from this drawing. All work to be executed in accordance with the specifications and in conjunction with all other working practices and legislation relevant to the activity. Where indicated all drawings to be read in conjunction with all documents issued by TLC Environmental Limited.  
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Grassland-Other lowland acid grassland retained and protected

Heathland & shrub - Mixed scrub retained and protected

15 Individual trees - Urban/ rural tree - retained

Existing hedging - retained and improved through beating up and maintenance.

Q30 Grass seeding 1167m2  
<https://theqaaspeople.com/thrive-sandy-soils>

Q31 Tree planting 18 no 10-12cm RB short double staked using Quercus & Q.petraea

Q31 Hedge planting using 1575 (275 of each) 60-90cm Blackthorn, Hawthorn, Hazel, Dogwood & Field Maple

Q40 Fencing - 1.8m close board - see drawing 25.3651.05

Q40 Fencing - 1.1m Post & wire see drawing 25.3651.05

Patio area see drawing 25.3651.05

Revision	Date	Details	Drawn	Checked
P01	18/10/25	Revised/SHG Hec& additional parking	KV	JD/AR

Drawing title: **S5 - PLANNING**

Client: LG DESIGN & BUILD LTD C/O JKDS LIMITED

Project Info: PROPOSED RESIDENTIAL DEVELOPMENT AT WESTERLEY BACK BANK WHAPLODE DROVE FOR LG DESIGN & BUILD LTD C/O JKDS LIMITED

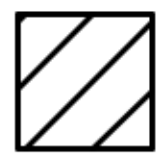
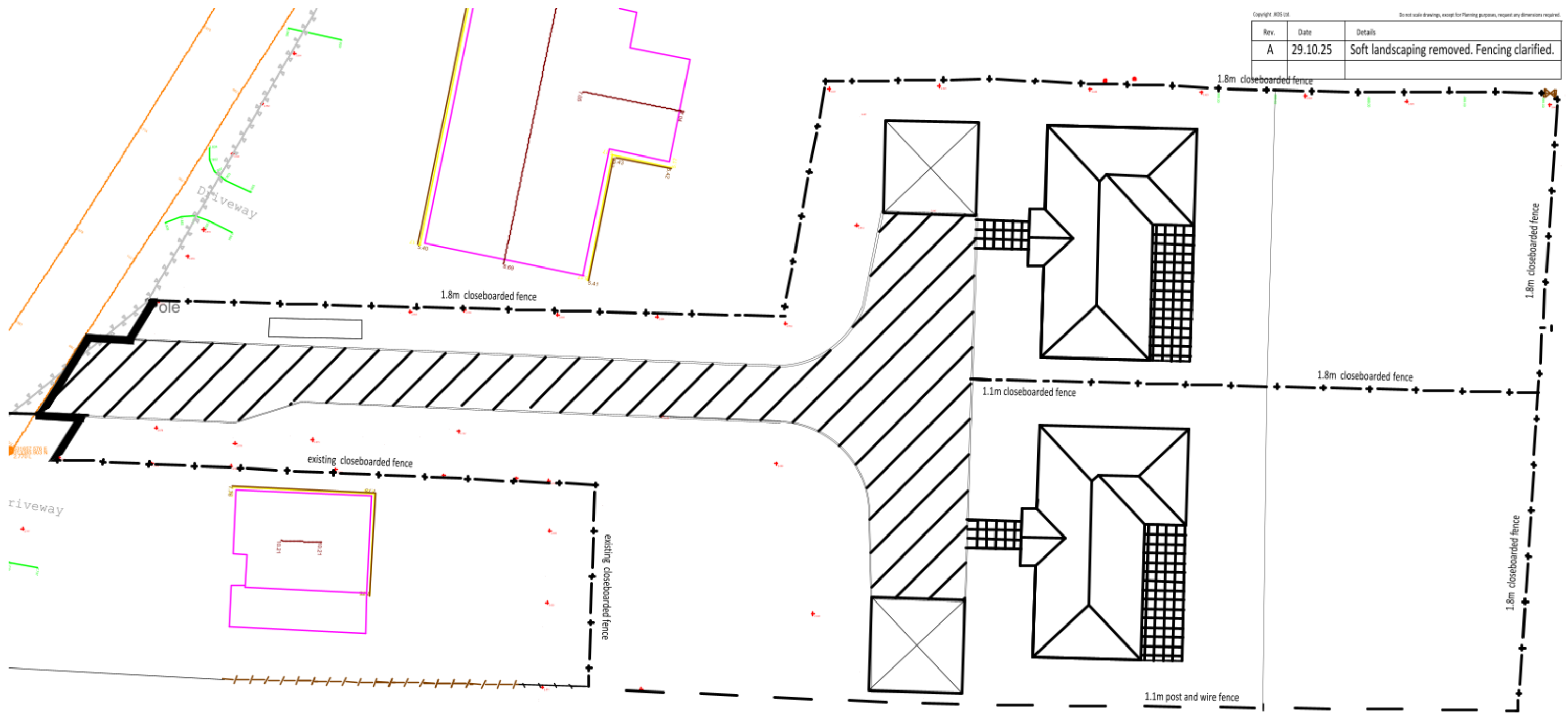
Drawing Info: BIODIVERSITY NET GAIN ASSESSMENT PLANTING PLAN & FENCING DETAIL

Scale	Drawn by	Date	Checked by
1:200@A1	KV	18/10/25	JD/AR

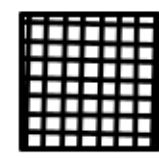
Drawing No: 555-TLC-EX-00-DR-L-94-1003-S5 P01



Rev.	Date	Details
A	29.10.25	Soft landscaping removed. Fencing clarified.



BRINDLE BLOCK PAVING  
TO ACCESS AND PARKING/  
TURNING AREAS.



BRADSTONE TEXTURED  
BUFF PAVING SLABS

- = 1.1m high post and wire fence.
- = 1.1m high close boarded fence
- = 1.8m high close boarded fence.



Client: <b>LGDESIGNAND BUILD</b>	Proposal: <b>WESTERLEY, BACK LANE, WHAPLODE DROVE</b>	Scale @ A3 <b>1 : 250</b>	Title <b>PROPOSED HARD LANDSCAPING</b>
<b>JANICE KENDRICK DESIGN SERVICES</b>	<b>e-mail- jkds@talk21.com    tel : 07711 007209</b>	Dwg No. <b>25. 3651. 05</b>	

## Appendix D

555 PLANTING SCHEDULE\_02

Planting Schedule\_02

Project: 555 WESTERLEY  
 Location: WHAPLOADE DROVE  
 Date: 18/10/2025  
 Drawing: 555-TLC-EX-00-DR(L)94-1001-1003-S5-P01

CHARTERED LANDSCAPE ARCHITECTS  
 ARBORICULTURAL CONSULTANTS



Item	Code	Genus/ Species	HAP	Size	Unit	Number	Rate	Total
		<b>Hedging (145m)</b>						
	Prspi	Prunus spinosa	.9m	60-90cm	pot	275		
	Crmon	Crataegus monogyna	.9m	60-90cm	pot	275		
	Coave	Corylus avellana	.9m	60-90cm	pot	275		
	Cosan	Cornus sanguinea	.9m	60-90cm	pot	275		
	Accam	Acer campestre	.9m	60-90cm	pot	275		
						<b>1375</b>		

\* Height at time of planting



Planting Schedule\_02

CHARTERED LANDSCAPE ARCHITECTS  
ARBORICULTURAL CONSULTANTS



Project: 555 WESTERLEY  
 Location: WHAPLOADE DROVE  
 Date: 18/10/2025  
 Drawing: 555-TLC-EX-00-DR(L)94-1001-1003-S5-P01

Item	Code	Genus/ Species	HAP*	Size	Unit	Number	Rate	Total
		<b>Trees</b>						
		<b>Tree Planting</b>						
	Qurob	Quercus robur	4m	10-12cm	RB	9		
	Qupet	Quercus petraea	4m	10-12cm	RB	9		
						18		

\* Height at time of planting

## Appendix E

### 555 LANDSCAPE SPECIFICATION

TLC Environmental Ltd

JKDS

# Whaploade Drove Back Bank

BNG & Landscape

27-08-2025

## Contents

Q05 Biodiversity and environmental conservation .....	1
Q28 Topsoil and soil ameliorants.....	3
Q30 Seeding/ turfing .....	9
Q31 External planting .....	14
Q35 Landscape maintenance .....	21
Q40 Fencing .....	27

## Q05 Biodiversity and environmental conservation

### System outline

#### 110 Habitat creation

---

1. Description: Hedging
2. Habitat type: Native mixed hedging
3. Location: As drawing 555-TLC-EX-00-DR-L-1002-S5
4. Surveys required
5. Scope of work: Tree/ shrub planting, as section Q31

#### 120 Habitat management and enhancement

---

1. Description: Hedge maintenance & protected areas as per drawing 555-TLC-EX-00-DR-L-1002-S5
2. Habitat type: Hedgerow
3. Designation: None
4. Scope of work: Tree/ shrub planting, as section Q31

#### 130 Habitat protection

---

1. Description: Exclusion zone/ existing habitat
2. Habitat type: Grassland & Mixed scrub
3. Designation: None
4. Location: As drawing 555-TLC-EX-00-DR-L-1002-S5
5. Surveys required
6. Scope of work: Tree/ shrub planting, as section Q31 Trimming established hedges, as section Q35

#### 140 Species introduction

---

1. Description: New planting
2. Species: As drawing 555-TLC-EX-00-DR-L-1003-S5
  - 2.1. Source: Submit proposals
3. Site
  - 3.1. Habitat type: Hedgerow Deciduous woodland
  - 3.2. Designation: None
4. Scope of work: Tree/ shrub planting, as section Q31

### Performance

#### 220 Habitat protection

---

1. Description: Exclusion areas
2. Habitat type: Lowland scrub Hedgerow Deciduous woodland
3. Designation: None
4. Location: As shown on drawing 555-TLC-EX-00-DR-L-1002-S5
5. Requirement: No loss of species diversity
  - 5.1. Timescale: Prior to construction works commencing
6. Surveys required

## Products - Not Used

### Execution

#### 610 Timing of operations on-site

---

1. Avoid the following operations: No works within exclusion zone
  - 1.1. Timing: At all times

## Record keeping/ monitoring/ surveys - Not Used

### Documentation

#### 960 Environmental management plans

---

1. Description: See Q35
2. Site details: As drawing 555-TLC-EX-00-DR-L-1002-S5
  - 2.1. Existing conservation status/ designation: None
3. Source data provided for reference/ verification: None
4. Management outcomes
  - 4.1. Recommendations: Future management options
  - 4.2. Management costs.
    - 4.2.1. Objectives for surveying and monitoring.
    - 4.2.2. Features to be monitored: Connectivity of viable habitats

Ω End of Section

## Q28

# Topsoil and soil ameliorants

## System outline

### 115 Topsoil system for turfing and seeding

---

1. Description: FOR ALL GRASSED AREAS
2. Composition
  - 2.1. Topsoil: Site-sourced topsoil
  - 2.2. Ameliorants: Fertilizer to be incorporated into topsoil

### 135 Planting bed topsoil system

---

1. Description: FOR GENERAL PLANTING AREAS - TREE AND HEDGING PLANTING
2. Composition
  - 2.1. Topsoil: Site-sourced topsoil
  - 2.2. Ameliorants: Sanitized and stabilized composted materials certified to PAS 100 Fertilizer
  - 2.3. Accessories: None

### 145 Planting pit backfilling topsoil system

---

1. Description: FOR ALL TREE PITS & HEDGE PLANTING
2. Composition
  - 2.1. Topsoil: Site-sourced topsoil
  - 2.2. Ameliorants: Fertilizer Sanitized and stabilized composted materials certified to PAS 100
  - 2.3. Accessories: None

## Products

### 300 Preparation materials generally

---

1. Purity: Free of pests and disease.
2. Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
3. Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
  - 3.1. Corrosive, explosive or flammable.
  - 3.2. Hazardous to human or animal life.
  - 3.3. Detrimental to healthy plant growth.
4. Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
5. Objectionable odour: None.
6. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

### 305 Permitted materials

---

1. Materials: Composted green/ food waste certified to PAS 100
2. Give notice: before ordering or using.
3. Declaration of compliance in accordance with BS EN 13650: Required

### **310 Materials not permitted**

---

1. Materials: Products containing peat River and canal dredgings

### **360 Sanitized and stabilized composted materials certified to PAS 100**

---

1. Description: FOR TREE PITS & HEDGING
2. Standard: In accordance with PAS 100
3. Source: Contractor's choice
  - 3.1. Product reference: Contractor's choice
4. Horticultural parameters
  - 4.1. pH (1:5 water extract): 6.5-8.7
  - 4.2. Electrical conductivity (maximum, 1:5 water extract): 250 mS/m
  - 4.3. Moisture content (m/m of fresh weight): 35-55%.
  - 4.4. Organic matter content (minimum): 30%
  - 4.5. Grading (air dried samples): 100% passing 5 mm screen mesh aperture
  - 4.6. Carbon:Nitrogen ratio (maximum): 20:1.
5. Texture: Friable.
6. Objectionable odour: Not permitted.
7. Compost Certification Scheme certification: Required
8. Declaration of analysis: Submit.
9. Additional analyses: CLEA elements Phytotoxic elements
10. Samples: Supply 5 kg sample before ordering

### **405 Inorganic fertilizers**

---

1. Description: FOR TREE PITS FOR TURFING FOR GRASS SEEDING HEDGING
2. Manufacturer/ source: Green-Tech
  - 2.1. Product reference: ICL Sierrablen Flora Controlled Release Fertiliser 8 to 9 Month CRF Fertiliser 11-22-9+6%Mg
3. Standard: In accordance with The EC Fertilisers (England and Wales) Regulations 2006
4. Purpose: General purpose fertilizer
5. Type: NPK (macronutrient)
6. Availability to plants: Slow-release

## **Execution**

### **635 Documentation for compost and composted materials**

---

1. Description: FOR COMPOST
2. Timing: Submit at handover.
3. Contents
  - 3.1. Full description of all compost components.
  - 3.2. Record of source for all compost components.
  - 3.3. Analyst's report for each test carried out.
  - 3.4. Declaration of compliance: in accordance with PAS 100 and BSI PD CR 13456.
  - 3.5. Quality Compost Protocol certification: Required
4. Number of copies: One

## 650 Notice

---

1. Give notice before
  - 1.1. Setting out.
  - 1.2. Spreading topsoil.
  - 1.3. Applying herbicide.
  - 1.4. Applying fertilizer.
  - 1.5. Visiting site during maintenance period.
2. Period of notice: 1 week

## 655 Mechanical tools

---

1. Restrictions: Do not use within 100 mm of tree and plant stems. Do not damage adjacent planting.

## 660 Grading subsoil for:

---

1. Description: AMENITY PLANTING AREAS GRASSED AREAS
2. Standard: In accordance with BS 8601.
3. General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
4. Areas of thicker topsoil: Excavate locally.
5. Avoid compaction.
6. Excess subsoil: Remove.

## 670 Inspecting formations

---

1. Give notice: Before spreading topsoil for lawn areas planting beds.
2. Notice period: 7 days

## 675 Preparation of undisturbed topsoil

---

1. Standard: In accordance with BS 4428.
  - 1.1. Grading and cultivation: Category B
2. Hard ground: Break up thoroughly.
3. Clearing: Remove visible roots and large stones with a diameter greater than 50 mm.
4. Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
5. Fallow period (minimum): One month
  - 5.1. Weed control: At appropriate times treat with a suitable translocated nonresidual herbicide.

## 685 Surplus materials to be removed

---

1. Topsoil removal from site: Topsoil remaining after completion of all landscaping work
2. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

## 690 Topsoil storage heaps

---

1. Location: Contractor's choice
2. Height (maximum): 1.5 m
3. Width (maximum): 2.0 m
  - 3.1. Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.
4. Protection
  - 4.1. Do not place any other material on top of storage heaps.

- 4.2. Do not allow construction plant to pass over storage heaps.
- 4.3. Prevent compaction and contamination, by fencing and covering as appropriate.

## **700 Grading of topsoil**

---

1. Topsoil condition: Reasonably dry and workable.
2. Contours: Smooth and flowing, with falls for adequate drainage.
  - 2.1. Hollows and ridges: Not permitted.
3. Give notice: If required levels cannot be achieved by movement of existing soil.

## **705 Handling topsoil**

---

1. Standard: In accordance with BS 3882.
2. Aggressive weeds: Give notice and obtain instructions before moving topsoil.
3. Plant: Select and use plant to minimize disturbance, trafficking and compaction.
4. Contamination: Do not mix topsoil with:
  - 4.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
  - 4.2. Other grades of topsoil.
5. Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
6. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall, or when the moisture content is greater than the plastic limit.

## **710 Spreading topsoil on:**

---

1. Description: GRASSED AREAS ORNAMENTAL PLANTING BEDS
2. Standard: In accordance with BS 3882.
3. Temporary roads/ surfacing: Remove before spreading topsoil.
4. Layers
  - 4.1. Depth (maximum): 150 mm.
  - 4.2. Gently firm each layer before spreading the next.
5. Depth after firming and settlement: 300 mm
6. Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

## **718 Final cultivation**

---

1. Description: FOR GRASS SEEDING FOR TURFING FOR PLANTING BEDS
2. Compacted topsoil: Break up to full depth.
3. Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
4. Depth: 150 mm
5. Particle size (maximum): 10 mm
6. Timing: Within a few days before planting
7. Weather and ground conditions: Suitably dry.
8. Surface: Leave regular and even.
9. Levels: 25 mm above adjoining paving or kerbs
10. Undesirable material brought to the surface
  - 10.1. Remove visible weeds.
  - 10.2. Remove roots and large stones with any dimension exceeding 50 mm.

## 720 Finished levels of topsoil after settlement

---

1. In relation to adjoining paving, kerbs or hard surfaces: 25 mm above
2. In relation to dpc of adjoining buildings: Not less than 150 mm below.
3. In relation to adjacent grass areas: 25 mm above
4. Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
5. Sportsfields: To even levels and within the following permitted deviations:
  - 5.1. From levels or gradients shown on drawings:  $\pm 75$  mm.
  - 5.2. From line between boning rods 30 m apart:  $\pm 25$  mm.
6. Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
7. Adjoining soil areas: Marry in.
8. Thickness of turf or mulch: Included.

## 820 Applying general fertilizer

---

1. Description: LANDSCAPE AREAS
2. Application: Spread evenly, carefully incorporating below mulch materials.
  - 2.1. Timing: Immediately before cultivation.
  - 2.2. Application rate: 50 g/m<sup>2</sup>

## 825 Applying fertilizer to proposed grass areas

---

1. Description: GRASS AREAS
2. Application: Before final cultivation and three to five days before seeding/ turfing.
3. Coverage:
4. Spread evenly, in transverse directions.
  - 4.1. Rate: 50 g/m<sup>2</sup>

## 845 Applying loose mulch

---

1. Description: FOR TREE PITS AND HEDGE PLANTING
2. Timing: Immediately after planting
3. Preparation: Clear all weeds
4. Coverage of mulch (minimum)
  - 4.1. Planting beds (depth): 75 mm depth
  - 4.2. Trees: 75 mm depth
5. Finished level of mulch: 75 mm depth

## Completion

### 905 Applying maintenance fertilizer to soil

---

1. Description: TO TREE PITS HEDGE PLANTING GRASS AREAS
2. Duration: Carry out the following operations from completion of seeding/ turfing until the end of the rectification period.
3. Time of year: March or April
4. Application: Evenly spread, carefully incorporating below mulch materials.
5. Rate: 50 g/m<sup>2</sup>

Ω End of Section



## Q30

# Seeding/ turfing

## General information/requirements

### 115 Seeded and turfed areas

---

1. **Growth and development:** Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
2. **Appearance:** A closely knit, continuous ground cover of even density, height and colour.

### 120 Climatic conditions

---

1. **General:** Carry out the work while soil and weather conditions are suitable.

### 145 Watering

---

1. **Quantity:** Wet full depth of topsoil.
2. **Application:** Even and without displacing seed, seedlings or soil.
3. **Frequency:** As necessary to ensure the establishment and continued thriving of all seeding/turfing.

### 150 Water restrictions

---

1. **Timing:** If water supply is or is likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out, obtain instructions on watering.

### 160 Notice

---

1. Give notice before
  - 1.1. Setting out.
  - 1.2. Applying herbicide.
  - 1.3. Applying fertilizer.
  - 1.4. Preparing seed bed.
  - 1.5. Seeding or turfing.
  - 1.6. Visiting site during maintenance period.
2. Period of notice: 1 week

### 170 Setting out

---

1. **Boundaries:** Mark clearly.
2. **Delineation:** In straight lines or smoothly flowing curves as shown on drawings.

## Preparation

### 210 Herbicide

---

1. **Description:** FOR ALL GRASSED AREAS
2. **Type:** Suitable for suppressing perennial weeds.
3. **Timing:** Allow fallow period before cultivation.
  - 3.1. **Duration:** 3 weeks

### 212 Seed bed cleaning before sowing

---

1. **Description:** ALL GRASSED AREAS

2. Operations: Kill pernicious weeds with selective contact herbicide.

## 250 Soil requirements

---

1. Type
  - 1.1. Seeded areas: Existing topsoil
  - 1.2. Turfed areas: Existing topsoil

## Seeding

### 310 Grass seed

---

1. Description: FOR ALL GRASSED AREAS
2. Mixture: 40% Chewings fescue, 35% Sheeps fescue, 25% Strong creepings fescue
3. Application rate: 34–50 g/m<sup>2</sup>

### 319 Quality of seed

---

1. Description: FOR ALL GRASSED AREAS
2. Freshness: Produced for the current growing season.
3. Certification: Blue label certified varieties.
  - 3.1. Standard: EC purity and germination regulations.
  - 3.2. Official Seed Testing Station certificate of germination, purity and composition: Submit when requested.
4. Samples of mixtures: Submit when requested.

### 330 Sowing

---

1. General: Establish good seed contact with the root zone.
2. Method: Manually broadcast, raked and rolled
  - 2.1. Distribution: 2 equal sowings at right angles to each other and diagonally to main axis

### 335 Grass sowing season

---

1. Grass seed generally: April to October

### 340 Pre-emergent herbicide

---

1. Description: FOR ALL GRASSED AREAS
2. Standard: Pesticide Safety Directorate approved.
3. Application rate: In accordance with manufacturer's written recommendation.
  - 3.1. Timing: Immediately after sowing.

### 350 Turf edging to seeded areas

---

1. Description: ALL EDGES
2. Standard: To BS 3969, with no perennial ryegrass.
  - 2.1. Seed mix: Similar to seeded area.
3. Timing: Before sowing.
4. Preparation: Rake back a 750 mm wide margin around prepared seed beds.
  - 4.1. Level of seed bed: Married in with turf.
5. Placement: Single row laid end to end and trimmed to a line.
6. Watering: On completion.

## Turfing

### 400 Cultivated turf

---

1. Description: FOR ALL GRASSED AREAS
2. Supplier: Submit proposals
  - 2.1. Product reference: Submit proposals
3. Properties of soil used for turf production: Peat-free, well drained sandy loam

### 410 Turf to BS 3969

---

1. Description: FOR ALL GRASSED AREAS
2. Standard: To BS 3969, free from undesirable grasses and weeds.
  - 2.1. Grade: General purpose utility turf with no perennial ryegrass
3. Source: Submit proposals.
4. Herbicide treatment: Apply not less than four weeks and not more than three months before lifting.
5. Dimensions: 1640 x 610 mm

### 420 Delivery and storage

---

1. Timing: Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
2. Frosty weather or waterlogged ground: Do not lift turf.
3. Delivery: Arrange to avoid need for excessive stacking.
4. Stacking height (maximum): 1 m.
5. Dried out or deteriorated turf: Do not use.
6. Certification
  - 6.1. Standard: To BS 3969.
  - 6.2. Declaration: Sward species composition

### 423 Inspection of turf

---

1. Description: FOR ALL GRASSED AREAS
2. Sampling method: To BS 3969.
3. Give notice: Before lifting turf.
  - 3.1. Period of notice: 1 week

### 430 Turfing generally

---

1. Time of year: Autumn or early winter
2. Timing of laying
  - 2.1. Spring and summer: Within 18 hours of delivery.
  - 2.2. Autumn and winter: Within 24 hours of delivery.
3. Weather conditions: Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
4. Working access: Planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.
5. Jointing: Laid with broken joints, well butted up. Do not stretch turf.
6. Edges: Whole turfs, trimmed to a true line.
7. Adjusting levels: Remove high spots and fill hollows with fine soil.
8. Consolidating: Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.

9. Dressing, brushed well in to completely fill all joints: Mulching and top dressing system, as section Q28
10. Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

### **450 Trimming turf**

---

1. Newly planted tree pits: Neatly cut away around individual trees.
  - 1.1. Diameter: 1200 mm
  - 1.2. Tree pit surface: Respread existing mulch

## **Protecting/cutting**

### **530 First cut of grassed areas**

---

1. Timing: When grass is reasonably dry.
  - 1.1. Height of initial growth: 75 mm
2. Preparation
  - 2.1. Debris and litter: Remove.
  - 2.2. Stones and earth clods larger than 25 mm in any dimension: Remove
3. Height of first cut: 50 mm
4. Mower type: Rotary
5. Arisings: Remove from site

### **590 Cleanliness**

---

1. Soil and arisings: Remove from hard surfaces.
2. General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

## **Maintenance**

### **610 Failures of seeding/ turfing**

---

1. Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
2. Defective materials or workmanship: Areas that have failed to thrive.
  - 2.1. Exclusions: Theft or malicious damage.
3. Method of making good: Recultivation and reseeding/ returfing.
4. Timing of making good: The next suitable planting season

### **620 Maintaining**

---

1. Description: GENERAL GRASSED AREAS
2. Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
3. Maximum height of growth at any time: 50 mm
4. Preparation: Before each cut remove all litter and debris.
5. Cutting: As and when necessary to a height of 50 mm.
  - 5.1. Arisings: Remove
6. Bulb planting areas: Do not cut until bulb foliage has died down.
7. Trimming: All edges.

- 7.1. Arisings: Remove.
- 8. Weed control: Substantially free of broad leaved weeds.
  - 8.1. Method: Application of a suitable selective herbicide.
- 9. Stones brought to the surface: Remove regularly.
  - 9.1. Size: Exceeding 25 mm in any dimension.
- 10. Areas of settlement: Make good.
- 11. Watering: When instructed

Ω End of Section

## Q31 External planting

### General information/ requirements

#### 112 Site clearance generally

---

1. Description: Landscape works
2. General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil
3. Stones: Remove those with any dimension exceeding 50 mm
4. Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life
5. Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings
6. Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas
7. Additional requirements: Remove remnants of old fence posts and mesh

#### 118 Soil conditions

---

1. Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged
2. Frozen or snow-covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing

#### 120 Climatic conditions

---

1. General: Carry out the work while soil and weather conditions are suitable
  - 1.1. Strong winds: Do not plant

#### 125 Times of year for planting

---

1. Deciduous trees and shrubs: Late October to late March
2. Conifers and evergreens: September/ October or April/ May
3. Container-grown plants: At any time, if ground and weather conditions are favourable
  - 3.1. Watering and weed control: Provide as necessary

#### 130 Mechanical tools

---

1. Restrictions: Do not use within 100 mm of tree and plant stems

#### 145 General watering

---

1. Quantity: Wet full depth of topsoil
2. Application: Even, and without damage or displacement of plants or soil
3. Frequency: As necessary to ensure that plant is established and continues to thrive

#### 150 Water restrictions

---

1. General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering

#### 160 Notice

---

1. Give notice before
  - 1.1. Setting out.

- 1.2. Applying herbicide.
  - 1.3. Applying fertilizer.
  - 1.4. Delivery of plants/ trees.
  - 1.5. Planting shrubs.
  - 1.6. Planting trees into previously dug pits.
  - 1.7. Watering.
  - 1.8. Visiting site during maintenance period.
2. Period of notice: One week

## **170 Soil requirements**

---

1. Type
  - 1.1. Planted beds: Planting bed soil system, as section Q28
  - 1.2. Tree pits, shrub pits and other backfilling: Plant pit backfilling soil system, as section Q28
  - 1.3. Mulch applied after planting: Mulching and top dressing system, as section Q28

## **200 Plants/ trees – general**

---

1. Standard: The [National Plant Specification](#)
2. Condition: Materially undamaged, sturdy, healthy and vigorous
3. Appearance: Of good shape and without elongated shoots
4. Hardiness: Grown in a suitable environment and hardened off
5. Health: Free from pests, diseases, discoloration, weeds and physiological disorders
6. Root system and condition: Balanced with branch system
7. Species: True to name
8. Origin/ provenance: Local provenance
9. Definition: Origin and provenance have the meaning given in the [National Plant Specification](#)

## **215 Plants/ trees – specification criteria**

---

1. Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the [National Plant Specification](#).
2. Name, forms, dimensions and other criteria: To [BS 3936-1](#) 'Trees and shrubs'

## **235 Container-grown plants/ trees**

---

1. Standard: The [National Plant Specification](#)
2. Growing medium: With adequate nutrients for plants to thrive until permanently planted
3. Plants: Centred in containers, firmed and well-watered
4. Root growth: Substantially filling containers, but not root-bound, and in a condition conducive to successful transplanting
5. Hardiness: Grown in the open for at least two months before being supplied
6. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems

## **245 Labelling to National Plant Specification and other information**

---

1. General: Provide each plant/ tree (or group of plants/ trees) of a single species or cultivar with the supplier's labelling for delivery to site, showing:
  - 1.1. Full botanical name.
  - 1.2. Total number.

- 1.3. Number of bundles.
  - 1.4. Part bundles.
  - 1.5. The supplier's name.
  - 1.6. The employer's name and project reference.
  - 1.7. Plant specification, in accordance with scheduled [National Plant Specification](#) categories.
2. Additional information: Submit on request: Country of origin

### **255 Plants/ trees reserved at supplier's premises**

---

1. Types/ species: As plant schedule
2. Pre-delivery inspection: Give notice
3. Labelling: Identify inspected plants/ trees as reserved for use on this project

### **265 Plant handling, storage, transport and planting**

---

1. Standard: To Committee of Plant Supply and Establishment (CPSE) [Recommendations for Plant Handling](#).
2. Frost: Protect plants from frost.
3. Handling: Handle plants with care. Protect them from mechanical damage and do not subject them to shock, e.g. by dropping them from a vehicle.
4. Plant packaging: Black polyethylene bags
5. Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink-wrapped
6. Planting: Upright or well balanced, with best side to front.

### **280 Treatment of tree wounds**

---

1. Cutting: Keep wounds as small as possible.
  - 1.1. Cut cleanly back to sound wood using sharp, clean tools.
  - 1.2. Leave branch collars. Do not cut flush with stem or trunk.
  - 1.3. Set cuts so that water will not collect on cut area.
2. Fungicide/ sealant: Do not apply unless instructed.

### **285 Protection of existing grass**

---

1. General: Protect areas affected by planting operations using boards/ tarpaulins.
  - 1.1. Tools: Hand tools
  - 1.2. Excavated or imported material: Do not place directly on grass.
  - 1.3. Timing: October to March
  - 1.4. Duration: Minimum period.

## **Plant containers - Not Used**

## **Preparation of planting beds/ planting materials**

### **300 Herbicide**

---

1. Description: Site clearance
2. Manufacturer: Submit proposals
  - 2.1. Product reference: Submit proposals
3. Third-party certification: Registered by the [Health and Safety Executive \(HSE\)](#) and listed on the [HSE](#) website under plant protection products
4. Locations: Whole construction site

5. Type: Suitable for suppressing perennial weeds
6. Programme: Allow fallow period before cultivation
  - 6.1. Duration (minimum): Three weeks

## Planting shrubs/ herbaceous plants/ bulbs

### 405 Shrub planting pits

---

1. Description: hedging
2. Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system
3. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of slow-release fertilizer per planting pit.

### 471 Naturalized hedges

---

1. Description: All hedging
2. Trees and shrubs for hedges: Native species, with diversity in height, growth habit and seasonal interest to enhance biodiversity.
3. Planting: Plant in double row as per shrub planting 405

### 472 Fencing support for new hedges

---

1. Description: Post and wire with rabbit netting
2. Type: Timber post and general pattern wire mesh, as section Q40
3. Timing: After planting hedge.
4. Support: canes

### 480 After planting

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1. Description: Hedging
2. Watering: Immediately after planting, thoroughly, and without damaging or displacing plants or soil
3. Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows
4. Top dressing: Mulching and top dressing system, as section Q28
  - 4.1. Depth: 75 mm

## Planting trees

### 500 Tree planting

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1. Standard: Prepare trees and transplant in accordance with [BS 8545](#)

### 505 Tree pits

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1. Description: All trees
2. Sizes: 900 mm diameter x 600 mm deep
3. Excavated material: Separate topsoil and subsoil material and stockpile for backfilling
4. Pit bottoms: excavate with slightly raised centre: Break up base to a depth of 200 mm
  - 4.1. Treatment: Soil ameliorant worked into pit bottoms
5. Pit sides: scarify
6. Backfilling material: Proprietary tree backfilling material, as section Q28

## 512 Tree pit irrigation and ventilation accessories

---

1. Description: All trees
2. Manufacturer: Submit proposals
  - 2.1. Product reference: Submit proposals
3. Type: Perforated plastics irrigation pipe with inlet
4. Pipe diameter: 60 mm
5. Ring diameter: 1500 mm
6. Inlet: Black plastics, with cap
7. Installation
  - 7.1. Pipe: Lay in loop above root ball with slight fall away from inlet pipe. Trim length to ensure a close fit in the tree pit. Connect both ends of pipe securely into plastics tee junction on inlet
  - 7.2. Top cap of inlet: Protruding slightly above finished surround level
  - 7.3. Backfill material: Carefully compact in layers

## 535 Tree stakes

---

1. Description: All stakes
2. Stakes: Softwood, peeled chestnut, larch or oak; straight, free from projections and large or edge knots, and with pointed lower end
  - 2.1. Preservative treatment: Alkaline copper quaternary (ACQ)
3. Stake size (minimum): 75 mm diameter
4. Stake length (minimum): 2100 mm

## 550 Double staking

---

1. Description: Short staking
2. Staking
  - 2.1. Position: Either side of tree position, and perpendicular to wind direction
  - 2.2. Driving: Vertically at least 300 mm into bottom of pit before planting
  - 2.3. Backfilling: Consolidate material around stake
  - 2.4. Firming: Sufficiently firm to prevent movement of the root ball/ rootstock
3. Height of stakes: Cut off at approximately 600 mm above ground level
4. Horizontal bracing: Timber cross bar, 100 x 38 x 1000 mm
  - 4.1. Fixing: Firmly fix, using nails on the windward side of the tree, and as close as possible to the stem, without making contact with the bark. Position cross bar horizontally and 25 mm from the top of the stakes
5. Ties: Expanding
6. Tying: Secure tree firmly but not rigidly to cross bar. Prevent tree from touching cross bar using spacer blocks or cushions if required
7. Nails for fixing ties, belts and webbing: To [BS 1202-1](#), galvanized; a minimum of 25 mm long and with 10 mm diameter heads
8. Nails for fixing cross bars: To [BS 1202-1](#), galvanized round wire; a minimum of 75 mm long and 3.75 mm gauge

## 566 Tree protection

---

1. Description: spiral tree guards
2. Manufacturer: Submit proposals
  - 2.1. Product reference: Submit proposals

3. Type: Spiral
4. Material: Polypropylene
5. Size: 0.6 m high x 130 mm diameter
6. Colour: Transparent
7. Additional requirements: Ventilation holes added
8. General: Ensure that protection methods do not impede the natural movement of trees or restrict growth

## Woodland/ matrix/ buffer zone planting

### 605 Existing vegetation/ weed clearance

---

1. Surface vegetation clearance: Screef an area one metre in diameter around each planting location
2. Arisings: Remove

### 625 Cultivation

---

1. General: Rotary cultivate to full depth of topsoil
2. Consolidation: Leave for one month
3. Soil within root spread of trees to be retained: Do not plough or cultivate.

## Protecting/ maintaining/ making good defects

### 710 Maintenance

---

1. Duration: Carry out the operations in the following clauses from completion of planting until The end of the rectification period.
2. Frequency of maintenance visits: In accordance with the agreed maintenance schedule

### 720 Failures of planting

---

1. Defects due to materials or workmanship not in accordance with the contract: Plants/ trees/ shrubs that have failed to thrive
  - 1.1. Exclusions: Theft or malicious damage after completion.
  - 1.2. Rectification: Replace with equivalent plants/ trees/ shrubs.
2. Replacements: To match size of adjacent or nearby plants of the same species or to match the original specification: whichever is the greater
3. Timing of making good: During the next suitable planting season

### 740 Cleanliness

---

1. Soil and arisings: Remove from hard surfaces and grassed areas
2. General: Leave the works in a clean, tidy condition at completion and after any maintenance operations

### 750 Planting maintenance generally

---

1. Weed control: Maintain weed-free area around each tree and shrub
  - 1.1. Diameter (minimum): The surface of original planting pit
  - 1.2. Keep planting beds clear of weeds: By maintaining full thickness of mulch
2. Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools
3. Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs
4. Trees: Spray crown when in leaf during warm weather.

- 4.1. Timing: After dusk.
5. Tree accessories: Check condition of stakes, ties, guys, guards, and irrigation and ventilation systems
  - 5.1. Broken or missing items: Replace.
  - 5.2. Loose stakes: Re-firm in the ground or replace as necessary to provide support to the tree.
  - 5.3. Loose guys: Re-firm anchor points and adjust as necessary to provide support to the tree.
  - 5.4. Ties: Adjust to accommodate growth and prevent constriction or abrasion.
  - 5.5. Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
  - 5.6. Frequency of checks: At each scheduled maintenance visit
6. Watering: As required for healthy establishment, depending on weather conditions

## **780 Maintenance instructions**

---

1. General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the employer for the maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the rectification period.

## **790 Final mulching**

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1. Timing: At end of the maintenance period
2. Watering: Ensure that soil is thoroughly moistened prior to re-mulching, applying water where necessary
3. Planting beds: Re-mulch (Hedging)
4. Depth (minimum): 75 mm
5. Trees: Re-mulch
6. Depth (minimum): 75 mm

## **995 Verification on completion**

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1. Requirement: Final maintenance record sheet
2. Method: email
3. Submittals: email
  - 3.1. Format: email
  - 3.2. Timing: on satisfactory completion

Ω End of Section

## Q35 Landscape maintenance

### Generally

#### 105 Maintenance objectives

---

1. Location: ALL LANDSCAPE AREAS
  - 1.1. Duration: One year
2. Aims: Provide wildlife habitat and increase biodiversity
3. Restrictions: AS ABOVE
4. Results: AS ABOVE

#### 110 Notice

---

1. Give notice before
  - 1.1. Application of herbicide.
  - 1.2. Application of fertilizer.
  - 1.3. Watering.
  - 1.4. Each site maintenance visit.
2. Period of notice: Seven days

#### 130 Reinstatement

---

1. Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstatement to original condition.

#### 155 Watering

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1. Supply: Potable mains water
2. Quantity: Wet full depth of topsoil
3. Application: Do not damage or loosen plants.
4. Compacted soil: Loosen or scoop out, to direct water to rootzone.
5. Frequency: As necessary for the continued thriving of all planting

#### 160 Water restrictions

---

1. General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

#### 170 Disposal of arisings

---

1. General: Unless specified otherwise, dispose of arisings as follows:
  - 1.1. Biodegradable arisings: Remove to recycling facility
  - 1.2. Grass cuttings: Remove to recycling facility
  - 1.3. Tree roots and stumps: Remove from site
  - 1.4. Shrub and tree prunings: Remove to recycling facility
  - 1.5. Litter and nonbiodegradable arisings: Remove from site

#### 190 Litter

---

1. Extraneous rubbish not arising from the contract work: Collect and remove from site.

## 195 Protection of existing grass

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1. **General:** Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

## 197 Cleanliness

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1. **Soil and arisings:** Remove from hard surfaces.
2. **General:** Leave the works in a clean, tidy condition at completion and after any maintenance operations.

## Grassed areas

### 210 Performance-based maintenance of grassed areas

---

1. **General:** Maintain turf in a manner appropriate to the intended use.
2. **Soil and grass**
  - 2.1. **Condition:** Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
  - 2.2. **Waterlogging and compaction:** Prevent.
  - 2.3. **Damage:** Repair trampling, abrasion or scalping.
3. **Ornamental lawns:** Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
  - 3.1. **Edges:** Neat and well defined, in clean, straight lines or smooth-flowing curves.
4. **Litter and fallen leaves:** Remove regularly to maintain a neat appearance.

### 211 Maintenance of grassed areas

---

1. **Standard:** To BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows:
  - 1.1. **Objectives:** To BS 7370-3, Table 6.
  - 1.2. **Programme:** To BS 7370-3, clause 11.
  - 1.3. **Mowing methods:** To BS 7370-3, Table 3.

### 220 Grass cutting generally

---

1. **Before mowing:** Remove litter, rubbish and debris.
2. **Finish:** Neat and even, without surface rutting, compaction or damage to grass.
3. **Edges:** Leave neat and well defined. Neatly trim around obstructions.
4. **Adjoining hard areas:** Sweep clear and remove arisings.
5. **Drought or wet conditions:** Obtain instructions.

### 225 Tree stems

---

1. **Precautions:** Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other handheld mechanical tools carefully to avoid damage to bark

### 255 First cut of

---

1. **Description:** ALL GRASSED AREAS
2. **Height of initial growth:** 75 mm
3. **Preparation**
  - 3.1. **Debris and litter:** Remove.
  - 3.2. **Stones and earth clods larger than 25 mm in any dimension:** Remove
4. **Height of first cut:** 50 mm

5. Mower type: Rotary
6. Arisings: Remove

### **309 Edges to seeded areas**

---

1. Location: All edges
2. Timing: After seeded areas are well established.
3. Method: Cut to clean, straight lines or smooth curves. Draw back soil to permit edging.
4. Arisings: Remove.

### **350 Fertilizer – spring application**

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1. Type: Slow-release
2. Application rate: 60 g/m<sup>2</sup>

### **360 Fertilizer – autumn application**

---

1. Type: Slow-release
2. Application rate: 60 g/m<sup>2</sup>

### **380 Reinstatement of damaged lawns**

---

1. Damaged turf: Remove to a depth of 40 mm.
2. Preparation: Cultivate substrate to a fine tilth.
3. Reinstatement: Contractor's choice of returfing or topsoiling and reseeding:
  - 3.1. Returfing: Quality and appearance to match existing.
  - 3.2. Reseeding: Fill with fine topsoil to BS 3882 multipurpose class, free from stones, debris and weeds. Reseed with a seed mix to match existing grass in quality and appearance.
4. Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

### **381 Reinstatement of worn or damaged lawns**

---

1. Worn or damaged areas: Make good by returfing or reseeding:
  - 1.1. Returfing standard: To BS 7370-3, clause 12.2.
  - 1.2. Reseeding standard: To BS 7370-3, clause 12.6.
2. Turf or seed: To match existing in appearance and quality.
3. Protection and watering: Provide as necessary to promote successful germination and/ or establishment.

## **Flower beds/ seasonal beddings - Not Used**

## **Shrubs/ trees/ hedges**

### **500 Establishment of new planting**

---

1. Duration: One year
2. Weed control
  - 2.1. Method: Keep planting beds clear of weeds by Maintaining full thickness of mulch.
  - 2.2. Area: Maintain a weed-free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
3. Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
4. Watering: As schedule and when instructed

## 502 Establishment of new planting – fertilizer

---

1. Time of year: March or April.
2. Type: Slow-release
3. Spreading: Spread evenly.
  - 3.1. Application rate: 60 g/m<sup>2</sup>

## 510 Tree stakes and ties

---

1. Inspection/ maintenance times: As scheduled and immediately after strong winds
2. Stakes
  - 2.1. Replace loose, broken or decayed stakes to original specification.
  - 2.2. If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
3. Ties: Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.
  - 3.1. Where chafing has occurred, reposition or replace ties to prevent further chafing.
4. Removal of stakes and ties: When instructed
  - 4.1. Fill stake holes with lightly compacted soil.

## 520 Refirming of trees and shrubs

---

1. Timing: After strong winds, frost heave and other disturbances.
2. Refirming: Tread around the base until firmly bedded.
3. Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

## 525 Tree guards

---

1. Loose or defective guards: Adjust, refix or replace to original specification and to prevent chafing.

## 537 Nesting wild birds

---

1. Survey: Before starting hedge or tree work during the period of February to August (inclusive), carry out a survey by a qualified ecologist and submit report
2. Accidental disturbance: Report immediately.

## 540 Pruning generally

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1. Pruning: In accordance with good horticultural and arboricultural practice.
  - 1.1. Removing branches: Do not damage or tear the stem or bark.
  - 1.2. Wounds: Keep as small as possible and cut cleanly back to sound wood.
  - 1.3. Cutting: Make cuts above and sloping away from an outward-facing healthy bud, angled so that water will not collect on cut area.
  - 1.4. Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
2. Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
3. Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
4. Disease or infection: Give notice if detected.
5. Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

## 570 Formative pruning of young trees

---

1. Standard: Type and timing of pruning operations to suit the plant species.
2. Time of year: Do not prune during the late winter/ early spring sap flow period.
3. Young trees up to 4 m high
  - 3.1. Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader.
  - 3.2. Remove duplicated branches and potentially weak or tight forks. In each case, cut back to live wood.
4. Whips or feathered trees: Do not prune.
5. Operatives: Approved specialist contractor

## 605 Trimming slowly establishing hedges

---

1. Operations
  - 1.1. Timing: Cut back hard in June and September to encourage bushy growth down to ground level.
  - 1.2. Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

## 620 Removal of dead plant material

---

1. Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

## 630 Dead and diseased plants

---

1. Removal: As soon as possible
2. Replacement: In the next suitable planting season

## 635 Reinstatement of shrub/ herbaceous areas

---

1. Dead and damaged plants: Remove.
2. Mulch/ matting materials
  - 2.1. Carefully move to one side and dig over the soil, leaving it fit for replanting.
3. Do not disturb roots of adjacent plants.
4. Replacement plants
  - 4.1. Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
  - 4.2. Additional requirements: None

## 645 Weed control generally

---

1. Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high
2. Adjacent plants, trees and grass: Do not damage.

## 650 Hand-weeding

---

1. General: Remove weeds entirely, including roots.
2. Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
3. Completion: Rake area to a neat, clean condition.
4. Mulch: Reinstatement to original depth.

### **657 Herbicide to kill regrowth**

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1. Type: Suitable foliar-acting herbicide to kill regrowth.
2. Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

### **670 Weed control with summer herbicide**

---

1. Type: Suitable foliar-acting herbicide.
2. Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

### **690 Maintenance of loose mulch**

---

1. Thickness (minimum): 75 mm
  - 1.1. Top up: Maintenance at 75mm
2. Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
3. Weeding: Remove weeds growing on or in mulch by Hand-weeding.

### **Green walls - Not Used**

### **Tree work - Not Used**

### **Water areas - Not Used**

### **Hard landscape areas/ fencing**

### **920 Fencing**

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1. Fences: Inspect and repair to maintain protection against Rabbit.

Ω End of Section

## Q40 Fencing

### Fencing systems

#### 210 Wooden post and rail fencing

---

1. Description: HEDGE FENCING POST AND WIRE
2. Manufacturer: Contractor's choice
  - 2.1. Product reference: Contractor's choice
3. Height: 1100 mm
4. Wood: Contractor's choice
  - 4.1. Treatment: Alkaline copper quaternary (ACQ)
  - 4.2. Finish: None required
5. Maximum centres of posts: 1.8 m
6. Method of setting posts: Rammed earth to a minimum depth of 600 mm
7. Accessories: Additional mesh – wildlife netting

#### 310 Close-boarded fencing

---

1. Description: As drawing 555-TLC-EX-00-DR-L-94-1003-S5
2. Manufacturer: Submit proposals
  - 2.1. Product reference: Submit proposals
3. Height: 1800 mm
4. Wood: Contractor's choice
  - 4.1. Treatment: Alkaline copper quaternary (ACQ)
  - 4.2. Finish: None
5. Boards/ rails: Softwood feather-edged boards on arris rails
6. Posts: Wood
7. Maximum centres of posts: 2.4 m
8. Method of setting posts: 300 mm square or round holes, 600 mm deep, filled to not less than half the depth with concrete
9. Accessories: Wood post caps

### Gates, posts and stiles - Not Used

### Accessories - Not Used

### Execution

#### 710 Installation generally

---

1. Set out and erect
  - 1.1. Alignment: Straight lines or smoothly flowing curves
  - 1.2. Tops of posts: Following profile of the ground
  - 1.3. Setting posts: Rigid, plumb and to specified depth, or greater where necessary to ensure adequate support
  - 1.4. Fixings: All components securely fixed

## 715 Competence

---

1. Operatives: Contractors must employ competent operatives
2. Qualifications: Submit certification of training
  - 2.1. NHSS 'Sector Scheme 2A' subcategories: (f)
  - 2.2. NHSS 'Sector Scheme 2C' subcategories: Not required

## 720 Setting posts in concrete

---

1. Standard: To BS 8500-2.
2. Mix: Designated concrete not less than GEN1 or standard prescribed concrete not less than ST2
3. Alternative mix for small quantities: 50 kg Portland cement to 150 kg fine aggregate to 250kg 20 mm nominal maximum size coarse aggregate, medium workability
4. Holes: Excavate neatly and with vertical sides
5. Filling: Position post/ strut and fill hole with concrete to not less than the specified depth, well-rammed as filling proceeds and consolidated
6. Backfilling of holes not completely filled with concrete: Excavated material, well-rammed and consolidated

## 750 Driven posts

---

1. Damage to heads: Minimize
  - 1.1. Repair: Neatly finish post tops after installation

## 760 Nailed wood rails

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1. Setting out: Two bays, with joints in adjacent rails staggered
2. Fixing: Nail each length of rail to each post with two 100 mm galvanized nails
3. Rails with split ends: Replace

## 766 Arris rails

---

1. Fixing
  - 1.1. Rail end section: Shaped to adequately fill the post mortice or recess
  - 1.2. Recessed posts: Rails bolted to each post
  - 1.3. Top rails: Fixed at both ends using one 12 mm diameter wooden peg.
2. Rails with split ends: Replace

## 770 Site cutting of wood

---

1. General: Kept to a minimum
2. Below or near ground level: Cutting prohibited
3. Treatment of surfaces exposed by minor cutting and drilling: Two flood coats of solution recommended for the purpose by main treatment solution manufacturer

## Completion

### 910 Cleaning

---

1. General: Leave the works in a clean, tidy condition
2. Surfaces: Clean immediately before handover

### 920 Fixings

---

1. All components: Tighten

1.1. Timing: Before handover

### **995 Verification on completion**

---

1. Requirement:
2. Method:
3. Submittals:
  - 3.1. Format:
  - 3.2. Timing:

Ω End of Section



Specification created using NBS Chorus

## Appendix F

555 MAINTENANCE SCHEDULE\_01

Maintenance schedule\_01

Project: 555 WESTERLEY  
 Location: WHAPLOADE DROVE  
 Date: 28/08/2025  
 Drawing: 555-TLC-EX-00-DR(L)94-1001-1003-S5



Maintenance elements	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Tree Planting - water, prune, secure, fertilise and monitor listed requirements, frequencies and performance	620, 630	620, 630	620, 630	200, 215, 500, 502, 512, 520, 525, 535, 537, 540, 550, 555, 695, 155	(155)	(155)	(155)	(155)	(155)	(155)	620, 630	620, 630
Shrub Planting - water, prune, secure, fertilise and monitor listed requirements, frequencies and performance	620, 630	620, 630	620, 630	520, 537, 540, 555, 695, 155	(155)	(155)	(155)	(155)	(155)	(155)	620, 630	620, 630
Whip Planting - water, prune, secure, fertilise and monitor listed requirements, frequencies and performance	620, 630	620, 630	620, 630	500, 502, 520, 540, 555, 695, 155	(155)	(155)	(155)	(155)	(155)	(155)	620, 630	620, 630
Wildflower areas - monitor cut back as per schedule			272, 273							272, 273		
Rough Grass areas - cut grass as per performance, fertilise			350	360	255, 270, 170, 197					360		
Amenity Grass Lawns - first cut only (home owners to maintain)			350	360	255, 170, 197					360		
Amenity open space - cut grass as per performance, fertilise			350	360	255, 260, 265, 170, 197	255, 260, 265, 170, 197	220, 170, 260, 197	220, 170, 260, 197	220, 170, 260, 197	220, 170, 260, 197, 360		

Item numbers listed in section Q25 of the Specification. (155)=when instructed all other items scheduled - frequency as required in line with performance descriptions

## Appendix G

555 DI-FM-4.4.2(000)-5.50-V1-I1-04-03-11-2025 – Drawing Issue

TLCMS DRAWING REGISTER

Ref:

1 Project\_555\_7.5

Project Title:	WESTERLEY WHAPLOADE DROVE
Project No:	555
Drawing Level:	(94) LANDSCAPE
Field No:	00/ GENERAL

Issue No:	04
Date:	03/11/2025
Role:	(L) LA
Suitability:	SS PLANNING

Please see attached drawing as per date of most recent issue.

Drawing Title:	Dwg No	Scale	Issue	Revisions														
BNG SURVEY	555-TLC-EX-00-DR(L)94-1001-S5	1:200	v v P01 v															
LANDSCAPE LAYOUT	555-TLC-EX-00-DR(L)94-1002-S5	1:200	v v P01 v															
PLANTING PLAN & FENCE DETAIL	555-TLC-EX-00-DR(L)94-1003-S5	1:200	v v P01 v															
PROPOSED HARD LANDSCAPING	25.3651.05	1:250	v															

Issue date:	Day	28	31	18	03													
	Month	08	08	10	11													
	Year	25	25	25	25													

Size	A3	A3	A3	A3														
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Format	PDF	PDF	PDF	PDF														
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Distribution:		Organisation	Contact																
		JKDS	ALISTAIR REID	v	v	v	v												
		LG DESIGN & BUILD LTD	GARY BOTWRIGHT	v	v	v	v												

Issued by:	KV	KV	KV	KV														
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Purpose of issue:	555 BNG & Landscape proposal 01	555 BNG & Landscape proposal 02	555 BNG & Landscape proposal 03	555 BNG & Landscape proposal 04														
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TLC Environmental Limited SC549065 Shorehead Studios 6 Shorehead Kingskettle KY15 7PH ST1:  
01337832626 | ST2: 01337830075 - www.tlccenvironmental.uk



## Appendix H

### Competent Person - Qualifications

<b>Name:</b>	<b>Keith Lando Vernon</b>
<b>Post Nom</b>	<i>MLA DMS DipHortEdin CertArbL2 (ABC) ISAMembProf F Arbor A CEnv CMLI</i>
<b>Address:</b>	Shorehead Studios 6 Shorehead Kingskettle Cupar KY15 7PH
<b>Tel:</b>	01337832547/ 07525134913
<b>Email:</b>	keith@tlcenvironmental.uk
<b>Web:</b>	www.tlcenvironmental.uk

#### Membership of Professional Organisations

Organisation	Membership grade	Post nominal	Membership no
Landscape Institute	Chartered Landscape Architect	CMLI	15787
Landscape Institute	Registered Practice		21044
Arboricultural Association	Fellow	F Arbor A	FC03944
Society for the Environment - SocEnv	Chartered Environmentalist	CEnv	6253
International Society of Arboriculture	Professional	ISA Memb Prof	CSID 277105
Expert witness	Member	-	15076
VALID	Validator	-	56250457

#### Membership of other Organisations

Organisation	Membership grade	Post nominal	Membership no
CITB	SMSTS	-	3404674
CITB	CSCS Professional Member Landscape Architect		3404674
CQI IRCA	Practitioner		
Royal Horticultural Society	Member	-	26813286
Royal Caledonian Horticultural Society	Member	-	2436104
Scottish Garden History Society	Member	-	
The Tree Register (TROBI)	Member	-	
Constructionline	Gold Member	-	00394226

## Professional Qualifications & Associated Qualifications

Award	University/ College	Post nominal	Exam & grade
Master of Landscape Architecture	Herriot Watt/ Edinburgh College of Art (ECA)	MLA	Written/ Project - Credit
Chartered Landscape Architect	Landscape Institute	CMLI	Oral exam - Pass
Diploma in Horticulture	Royal Botanic Garden Edinburgh	DHE	Written/ Practical - Credit
Certificate in Arboriculture	Royal Forestry Society	CertArb L2(ABC)	Written/ Practical - Credit
NPTC Arboricultural Operations Certificate	National Proficiency Tests Council		Pass
Chartered Environmentalist	SocEnv	CEnv	Oral exam/ report - pass
Professional Tree Inspection	Arboricultural Association		Pass
Diploma in Management Studies	Abertay University Dundee	DMS	Written/ project - Credit
City & Guilds Ornamental & Amenity Horticulture Stage 1 - 2	Elmwood College Cupar	-	Credit
City & Guilds Ornamental & Amenity Horticulture Stage 3 Management	Elmwood College Cupar	-	Credit
ISO14001:2004 Internal Auditor	QCS Cumbernauld	-	Pass
ISO9001:2015 Internal Auditor	QCS Cumbernauld	-	Pass
OHSAS 18001:2007 Internal Auditor	QCS Cumbernauld	-	Pass
Managing Safety Certificate	IOSH	-	Pass
Certificate in Risk Assessment	ASET	-	Pass
Level 1 & 2 Safety Representative Certificate	NOCN	-	Pass
Strategic Leadership in Local Government Certificate	Caledonian University	-	Pass
VALID Tree Risk Benefit Assessment	University of Dundee Botanic Garden	-	Pass
CIEEMA Biodiversity Net gain - Course	Online	-	Pass