

SPECIFICATION

1 GENERAL

1.1 Preliminaries

Health and safety considerations are as the Bloor Homes Trade Specifications.

The following specification is in line with the Trade Specification, however where there are specific requirements, these notes take precedence over the general guidance outlined within the Trade Specification.

The Site Manager should possess and distribute information to the relevant contractors regarding all underground services, engineering, drainage, lighting and ecological constraints and current proposed landscaping prior to external works and landscaping operations.

Trees and hedgerow protection, subsoil cultivation, topsoiling and leveling/grading operations outlined below are the responsibility of the Site Agent unless stated otherwise.

Trees in hard surfaces will require engineered tree pits which will require construction when surfaces and service routes are being installed. Reference should be made to the appropriate tree pit detail drawing provided by the engineers and on the landscape drawings where applicable.

Where tree pits are within 5m of roads and services, and within 3m of other paved surfaces a linear root barrier to be installed in accordance with the manufacturer's instructions. The barrier should be as near as possible to the surface or service route to be protected to provide as much rooting area as possible for the tree.

*Distances may vary according to requirements.

1.2 Soft Landscaping Considerations

All soft landscaping should be carried out by specialist landscape sub-contractor who is either British Association of Landscape Industries (BALI) accredited or can demonstrate a proven track record.

All plants shall conform to the specification details shown on this drawing, which are taken from the National Plant Specification, and must be well rooted, healthy stock. Plants required for hedging or massing must be uniform in every respect.

Plants must be in accordance with the relevant section of the current BS 3986 Nursery Stock Specification, and trees to the most current BS 8545 Trees: From Nursery to Independence in the Landscape.

Supplying nurseries shall be registered under the RHS Nursery Certification Scheme.

All plants shall be packed, transported and handled in accordance with the Code of Practice for Plant Handling as produced by the Committee for Plant Supply and Establishment (CPSE) and handling of trees to the most current BS 8545.

Any variance from the specification stated on each landscape drawing may result in a request to replace planting, at the contractors expense.

1.3 Tending and Implementation

Landscaping Contractors are required to tender and implement as per the schedule and specification.

It is recognised that there are seasonal variations in plant availability and so it may be necessary for plant specifications to be revised. However any substitutions should be with a suitable alternative of comparable size to meet the schedule requirements, and should be approved by the Bloor Homes Landscape Design Department/ Commercial Department.

All landscape implementation will be audited. Plant material not approved will be rejected and replaced at the Landscape Contractor's own expense, as stated in 1.2.

The site should be found in a condition as described in the Ground Worker's Trade Specification document which includes the removal of all builder's debris and the hardcore base set for scaffolding.

2 RETENTION OF EXISTING TREES AND HEDGEROWS

Precautions must be taken to ensure that trees and hedges shown for retention remain undisturbed with roots and branches protected with robust barriers in accordance with the most current BS 5837 Trees in Relation to Design, Demolition and Construction. Any tree surgery work should be in accordance with the most current BS 3998 Recommendation for Tree Work and must comply with any Conservation Area, Tree Preservation Orders or specific planning conditions where appropriate.

Reference must be made to Tree Protection Drawings.

3 PRE-PLANTING AND PRE-TURNING GROUND PREPARATION (Groundworking)

3.1 Subsoil Cultivation

Prior to any topsoiling all subsoil should be thoroughly 'tipped' to relieve compaction using suitable machinery, or by hand in confined areas or in proximity to existing tree roots to a depth of 150mm.

3.2 Imported and Stored Topsoil

Wherever possible store and re-spread existing topsoil to POS areas to encourage re-generation of localised native species.

Topsoil, all topsoiling and soil storage operations are to be carried out in accordance with the current BS 5882 Specification for Topsoil. Topsoil spreading should be carried out to the depths shown below and all topsoiled areas should be covered with all appropriate mulch, weed, mesh and covers greater than 25mm in any dimension which should be removed from site to a Recycling Facility.

Minimum depths of topsoil after firming and of subsoil cultivation to be achieved:

Type of Soft Landscaping	Topsoil Depth	Depth of subsoil to be broken up
Planting areas* <td>300mm</td> <td>150mm</td>	300mm	150mm
Wildflower and Grass Areas	300mm	150mm

* Remove extraneous matter within cultivated subsoil above 75mm in any dimension.

4.1 Levelling/Grading

In final grading operations finished soil levels adjacent to buildings are to be 150mm below damp proof course. For planted areas where 75mm depth bark mulch is specified the soil should be graded down towards adjacent paved surfaces to form a slight slope to the paving or grass. This allows for final topsoil of bark mulch with 15mm clearance. For turfed areas final soil levels should be 10mm above the adjacent paving ready to receive the turf and for seeded areas at least 20mm above.

4.2 Weed Treatment

Where necessary, because significant weed growth has started or been detected, weed killing should be a non-residual based, herbicide and allow a suitable period as recommended by the manufacturer for this to take effect. Herbicide should be used strictly in accordance with the Pesticides Act 1999 (or otherwise updated/superseded legislation), according to manufacturer's instructions and only by qualified staff. Use products that are approved by the Soil Association.

Remove annual weeds of ground covering shrub beds by hand at time of planting.

4.3 PLANTING

4.3.1 Ground Preparation

Planting shall not be carried out when the ground is waterlogged, from hauled or during periods of cold dry winter.

All planting, seeding and turfing operations are to be in accordance with latest BS 4428 Code of Practice for General Landscaping Operations.

A general purpose organic slow release fertilizer at the rate of 100g/m² is to be incorporated into the top 150mm of topsoil during final cultivations.

4.3.2 Setting Out

Shrubs and hedges are to be set out as shown on the drawing at the specified densities and centers. The operatives carrying out the works should be able to interpret drawings, set out landscaping areas and communicate any discrepancies with our Site Manager.

Ornamental hedges are to be planted in a single row unless otherwise stated.

Trees are to be planted in the positions shown on the drawing ensuring that they are at the correct distances from adjacent buildings and 1.5m from drainage runs.

It is imperative that trees are planted with the correct species and location as specified in the drawings in accordance with the NHC Standards Chapter 4.2, or the LAHC Standards, whichever is applicable.

It is the contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation to avoid damage to any underground services or cables.

4.3.3 Planting

Base rooted and root balled stock to be planted between mid-November and end-February.

Planting pit sizes should be relative to the container size or root ball of the plant and shall be sufficiently large enough to accommodate the plants without root damage and to allow for backfill of topsoil and planting compost.

Plants are to be pit planted into the prepared soil incorporating peat free tree and shrub planting compost in quantities shown below, and firming in.

Quantities of peat free tree and shrub planting compost:

Plant Type	Quantity
2.5m Shrubs and Herbaceous	3 litres
2.5m Shrub	3 litres
25L Specimens	10 litres
Trees	20 litres plus 100g/m ² organic slow release fertilizer and 100ml neomonal dressing such as 'Rootgrow'

All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

4.4 Tree Planting

Tree planting operations should be in accordance with part 10 of the current BS 8545 'Trees from Nursery to Independence in the Landscape'.

Tree pits are to be excavated to a minimum of 5m x 3m x 600mm with the sides well scarified to prevent overtopping, the base of tree pits are to remain undisturbed and should only be broken up if there is a drainage problem and/or soil pan. If conditions make drainage necessary this should be provided away from the tree, with the base of the pit aligned to direct water into a drainage pipe.

Backfill of tree pits should be in layers of 150mm at a time starting with subsoil followed by layers of topsoil with compost etc. as shown above.

Root flare of the newly planted tree should be clearly visible at the soil surface. It should not be buried by excess soil or by mulch.

Ground trees in hard surfaces and restricted areas are planted in accordance with the appropriate tree planting detail with sufficient volumes of tree soil.

All trees are to be watered thoroughly, immediately after planting. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

Each tree to receive at least 30 gallons when watered.

4.5 Tree Support

All multi stem trees up to and including selected standards are to be supported with single 75mm diameter stakes.

Unless otherwise specified on drawing all root balled trees and container grown heavy standard size and over shall be double staked with 100mm diameter stakes and a half round timber cross brace fitted to the windward side of the tree within 20mm of the top of the stakes ensuring that the tree is vertical and straight. Stakes are to be securely driven into the ground prior to planting to a height above ground that is one third of the above ground of the tree when planted to allow free movement of the crown.

Secure POS trees with a non-degradable tension tie, securing the material round itself to form a spacer and railing to the stake or cross brace.

Each tree should be fitted with a tree irrigation system external to the tree fully surround the root ball in accordance with the details. Refer to specific tree planting details.

Linear root barriers where required should be installed as near to the surface or service route to be protected as possible to provide as much rooting area for the trees as possible. Ensure that there are no sharp objects close to the outer side of the barrier and that the top edge of the root barrier remains 30mm above the surface on the tree side with no growing medium over the top of the barrier. Overlapping ends should be joined by lapping both sides with joining tape.

4.6 Whip Planting

Base root plants are to be notch planted, ensuring the notch is vertical and deep enough for the roots to hang freely. The notch is to be closed and the soil well firmed around the roots. Any container grown or root balled plants are to be pit planted. All stock is to be fitted with a 60cm minimum clear plastic spiral rabbit guard secured to a bamboo cane, or with a tree shelter secured to a stake as appropriate.

All planting is to be watered thoroughly, to full ground capacity, immediately after planting.

4.9 Mulch

Ornamental bark 5-25mm to be applied at a depth of 75mm following planting to control weeds, retain moisture and insulate the soil. Ensure the area to be mulched is entirely free from annual and perennial weeds, and that the planting is fully watered prior to applying an even spread of the mulch.

Mulch only ornamental hedges and Sensory Mix. Bed areas as indicated on the plans. Not all POS areas require mulch.

Finished mulch levels should be no higher than 15mm below adjacent pavement or grass levels to avoid any spillages.

All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at own cost. Trees damaged by the incorrect use of trimmers / mowers shall also be similarly replaced.

5 GRASS

5.1 Preparation

The area to be seeded shall be cultivated to a minimum depth of 100mm, eradicating all weeds and removing these, and debris and stones over 25mm diameter, from site. The surface shall be raked to smooth flowing contours with a medium till and well finished. Finished finished soil levels for seeded areas are to be at least 10mm above adjacent paving / paths.

5.2 Amenity Grass Seeding

All grass seed is to be sown in March / April or September during calm weather conditions and not when the ground is frost bound or waterlogged.

After sowing the contractor shall lightly rake the seed into intimate contact with the soil. When newly seeded areas reach 30mm in height they should be lightly rolled and cut to a height of 40mm. All arising shall be removed from site. Any bare patches shall be made good at this time.

5.3 Wild Flower Seeding

All wildflower seed mixes are to be from a certified source with local provenance seed stock. Bring topsoil to a medium till and remove zones over 25mm, do not apply fertiliser. Sowing applications will be carried out in early spring or late autumn at 4g/m², or the rate indicated and lightly raked into intimate contact with the soil.

7 GENERAL AFTERCARE & MAINTENANCE

The landscape contractor shall maintain all non-private landscape areas for a period of 12 months following practical completion to ensure successful establishment. All stock deemed to be dead, dying or diseased within the 12 months defects period shall be replaced by the contractor at own cost.

The contractor should factor in 12 months of repeat visits, sufficient for the establishment and aftercare of all planting. Non-private areas can be identified for each site.

Private plot landscaping will be handed over to the householder as and when each house is occupied, the site will be responsible for watering until handover.

All areas are to be kept litter free.

7.1 Weed Clearance

All planting areas are to be kept weed free by hand weeding.

7.2 Watering

Watering to planted areas is to be undertaken as necessary to ensure plants become established.

All trees and shrubs are to be watered thoroughly, to full ground capacity, immediately after planting and before the application of mulch. The landscape contractor shall allow for provision of all equipment to complete this initial watering, using water supply point as directed on site.

Each tree to receive at least 30 gallons when watered.

During maintenance visits, watering should take place as required. Watering visits should be factored in within the 12 months defects period, especially during times of prolonged dry weather.

7.3 Deadening Trees

All tree ties and stakes are to be checked, adjusted if too loose, too tight or chaffing is occurring and replaced if damaged or missing. Any broken stakes are to be replaced.

7.4 Formative Pruning

Any damaged shoots/branches are to be pruned back to healthy wood. Plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

All hedges are to be clipped to help form hedge to dimensions on drawing. Cut back off pavement and keep ornamental hedges to a maximum height of 1.2m unless specified otherwise.

All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at own cost. Trees damaged by the incorrect use of trimmers / mowers shall also be similarly replaced.

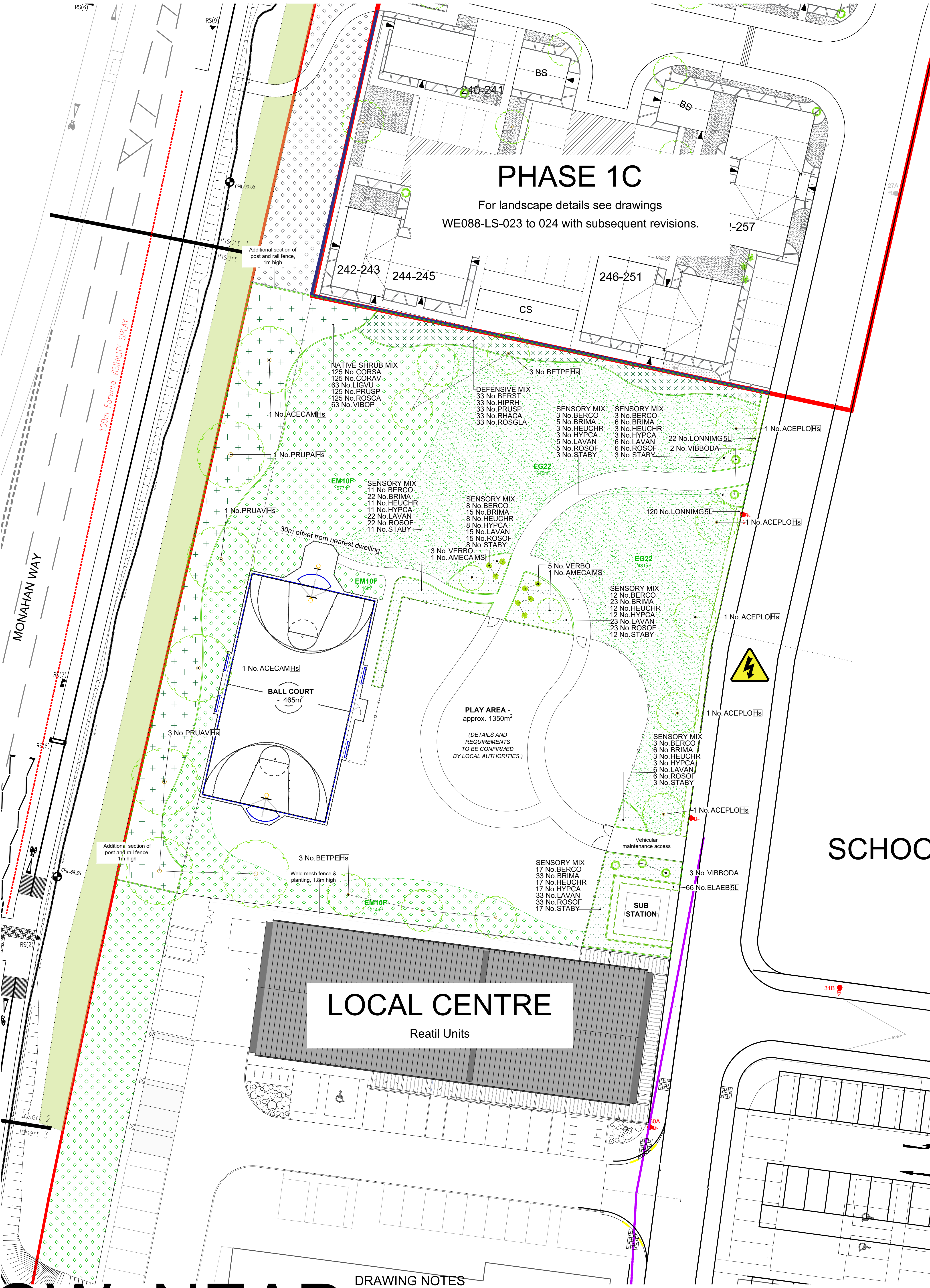
7.5 Seeded Areas

When grass within amenity grass areas and mown path areas reaches 50mm it should be lightly rolled and cut to a height of 40mm. All arising shall be removed. Any bare patches shall be made good at this time. The areas should then be cut at appropriate intervals during the growing season to maintain a 40mm high sward. Weeding, removal of invasive weed species and repair of all erosion and settlement with re-seeding shall be undertaken as required to establish a healthy stand of grass.

Wild flower seeded areas should be cut at appropriate intervals and times dependent on the species mix, and in accordance with seed supplier's recommendations.

Areas specified as 'tussock' grass should generally be left undisturbed and uncut for 2 to 3 years when half the area at a time should receive one cut rotationally between October and February. Cutting only half the area at a time preserves habitat and provides a refuge for wildlife.

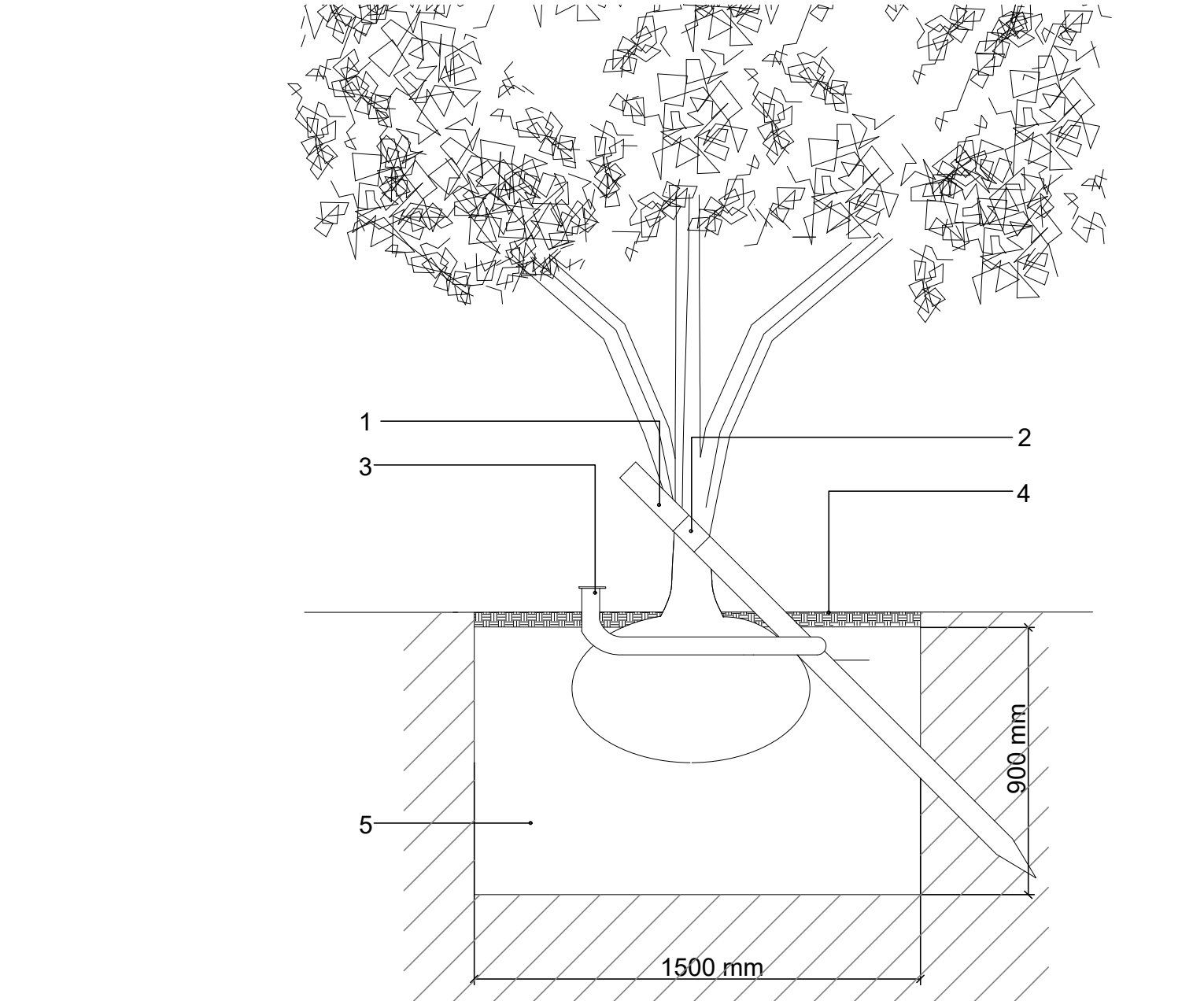
For detailed, site specific, on-going maintenance refer to the detailed Landscape Management Plan (LMP).



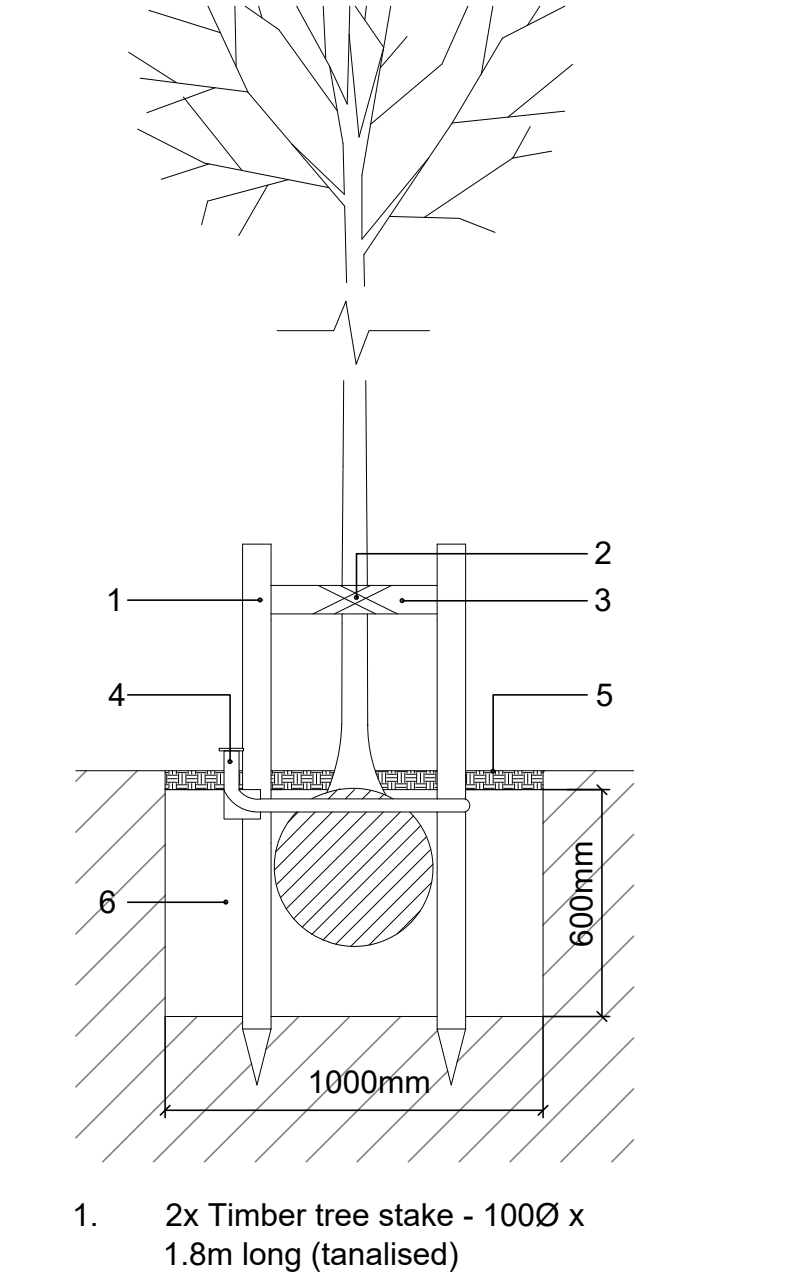
PROPOSED PLANTING SCHEDULE - NEAP

PROPOSED TREES - Heavy Standard			
Number	Abbreviation Species	Girth	Height
5	ACECAM	12-14cm 350-425cm	45-85L
6	ACEPLO	Acer platanoides 'Omsted'	Heavy Standard: 5 brks: 3x: B: Clear Stem min. 200cm
6	BETPE	Betula pendula	Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm
4	PRUAV	Prunus avium	Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm
1	PRUPA	Prunus padus	Heavy Standard: 5 brks: 3x: B: Clear Stem 175-200cm
Total: 18			
PROPOSED TREES - Multi-stem			
Number	Abbreviation Species	Height	Pot Size Specification
2	AMECA	Ametelcher canadensis 150-175cm	25L Multi-Stemmed: Bushy: 5 Stems min.: C
Total: 2			
SHRUBS - Specimen			
Number	Abbreviation Species	Height	Diameter Pot Size Specification
2	AMECA	Ametelcher canadensis 150-175cm	25L Multi-Stemmed: Bushy: 5 Stems min.: C
2	VIBBODA	Viburnum x bodanense 'Dawn' 100-125cm	15L Branched: 6 brks: C
Total: 7			
ORNAMENTAL HEDGE			
Number	Abbreviation Species	Height	Diameter Pot Size Density Specification
10	ELAES	Eleagnus x ebbingei 60-100cm	10L 3m Bushy: 10 brks: C
142	LONNIMG	Lonicera nitida 'Malgain'	40-60cm 10L 3m Bushy: 10 brks: C
Total: 208			
HERBACEOUS - Specimen			
Number	Abbreviation Species	Pot Size Specification	
6	VERBO	Verbena bonariensis 2L	Full Pot: C
Total: 8			
NATIVE SHRUB MIX - Individual species to be planted together in groups of 5 minimum. - Copy			
Number	Abbreviation Species	Height	Pot Size Density Specification
125	CORAV	Corylus avellana 60-80cm	1.5m ² 1+2 Transplant - seed raised: Branched: 3 brks: B
125	CORSA	Cornus sanguinea 60-80cm	1.5m ² 1+1 Transplant - seed raised: Branched: 3 brks: B
63	LIGVU	Ligustrum vulgare 60-80cm	1.5m ² 02 Cutting: Branched: 3 brks: B
125	PRUSP	Prunus spinosa 60-80cm	1.5m ² 1+1 Transplant - seed raised: Branched: 2 brks: B
125	ROSCA	Rosa carina 60-80cm	1.5m ² 1+1 Transplant - seed raised: Branched: 3 brks: B
63	VIBOP	Viburnum opulus 60-80cm	1.5m ² 1+2 Transplant - seed raised: Branched: 3 brks: B
Total: 626			
SENSORY MIX - Individual species to be planted together in groups of 5 minimum			
Number	Abbreviation Species	Height	Pot Size Density Specification
17	BERCO	Berberis cordifolia 40-60cm	2L Bushy: 3 brks: C
110	BRIMA	Brija maxima 2L	3m ² Full Pot: C
57	HEUCHR	Heuchera 'Chocolate Ruffles'	2L Full Pot: C
57	HYPCA	Hypericum calycinum 20-30cm	3L Bushy: 6 brks: C
110	LAVAN	Lavandula angustifolia 20-30cm	3L Bushy: 6 brks: C
110	ROSOF	Rosmarinus officinalis 40-60cm	3L Bushy: 5 brks: C
57	STABY	Stachys byzantina 40-60cm	3L Full Pot: C
Total: 558			
DEFENSIVE MIX - Individual species to be planted together in groups of 5 minimum			
Number	Abbreviation Species	Height	Pot Size Density Specification
13	BERCO	Berberis x stenophylla 40-60cm	2L Bushy: 3 brks: C
33	HIRPE	Hieracium mammosides 40-60cm	2L 1.5m ² Branched: 3 brks: C
33	ROSCA	Rosa carina 40-60cm	2L 1.5m ² Branched: 3 brks: C
33	RHICA	Rhamnus cathartica 40-60cm	2L 1.5m ² Branched: 3 brks: C
33	ROSGLA	Rosa glauca 40-60cm	2L 1.5m ² Branched: 3 brks: C
Total: 165			

TREE PLANTING DETAILS
Multi stem



Heavy Standard



CDM LEGEND

Symbol	Brief description of risk.
	Caution overhead / underground services.

NOTES

Principal contractor to ensure all health and safety procedures are being correctly followed in relation to all temporary works.

Revision		Date
A	NEAP layout and POS planting revised following Parish Council comments	28.04.22

Job: BRIZE MEADOW, NEAP

Title: POS Landscaping

Scale: 1:200 @A0

Date: January 2022

Drawn: ED

Checked: PJ

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BRIZE MEADOW, NEAP

DRAWING NOTES

All tree and shrub locations and species must be taken into consideration by the project Structural Engineer to ensure that foundation design accords with the specifications set out in Chapter 4 of the NHBC Standards.

The landscape Contractor must ensure that plant material is planted in the locations shown and with NO SUBSTITUTIONS made without consulting the Group Landscape Design Department. It is the Landscape Contractor's responsibility to ensure that all underground services have been located and identified in advance of tree pit excavation so that no services are damaged or compromised by tree planting. Any changes to tree positions, species or specifications must be approved by the Group Landscape Design Department. Underground service strips are to be kept free of all plant material.

Contractors must comply with all Health and Safety regulations and be aware of project/site specific information including referring to the information set out in the CDM drawings.