

Sales Area, Ford Lane, Yapton, West Sussex

Soft Landscape NBS Specification

August 2020

D2831_FAB_00_XX_SP_L_002 – Rev PL00



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Revisions

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Q28

Topsoil and soil ameliorants

D2831 Ford Lane, Yapton, West Sussex

Sales Area
D2831_FAB_00_XX_SP_L_002

Q28 Topsoil and soil ameliorants

To be read with Preliminaries/ General conditions.

SYSTEM OUTLINE

- 135 PLANTING BED SOIL SYSTEM FOR FLOWERING SHRUBS
- Composition:
 - Topsoil: Site sourced topsoil and Imported topsoil to BS 3882.
 - Ameliorants: to be confirmed by agronomist.
 - Accessories: Mycorrhizal inoculant.
- 145 PLANT PIT BACKFILLING SOIL SYSTEM FOR FLOWERING SHRUB PITS
- Composition:
 - Topsoil: Site sourced topsoil and Imported topsoil to BS 3882.
 - Ameliorants: to be confirmed by agronomist.
 - Accessories: Mycorrhizal inoculant.
- 145A PLANT PIT BACKFILLING SOIL SYSTEM FOR TREE PITS
- Composition:
 - Topsoil: Site sourced topsoil and Imported topsoil to BS 3882.
 - Ameliorants: to be confirmed by agronomist.
 - Accessories: Mycorrhizal inoculant, Biochar Tree Fertiliser and Carbon Gold
- 155 MULCHING AND TOP DRESSING SYSTEM FOR FLOWERING SHRUBS
- Composition:
 - Material: Organic materials.
- 155A MULCHING AND TOP DRESSING SYSTEM FOR SHRUB BEDS
- Composition:
 - Material: Organic materials.

PRODUCTS

- 300 PREPARATION MATERIALS GENERALLY
- Purity: Free of pests and disease.
 - 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.
 - Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Corrosive, explosive or flammable.
 - Hazardous to human or animal life.
 - Detrimental to healthy plant growth.
 - Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
 - Objectionable odour: None.
 - 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

- Materials:
 - Composted bark;
 - Composted cocoa shell;and
 - Composted green/ food waste certified to PAS 100;.
- Give notice: before ordering or using.
- Declaration of compliance in accordance with BS EN 13650: Required.

310 MATERIALS NOT PERMITTED

- Materials:
 - Peat;
 - Products containing peat; and
 - River and canal dredgings.

315A IMPORTED TOPSOIL TO BS 3882 FOR ALL SOFT LANDSCAPE AREAS

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
 - Standard: To BS 3882.
 - Classification: Multipurpose.
 - Grade - to be confirmed by appointed aggronomist
 - Source: Contractor's choice.
 - Product reference: Submit proposals.
- NOTE: The above only applies to circumstances where soil is imported. The intention is to use site won top soil after screening to be used for landscape purposes. It is recommended that site won soil is tested prior to being used for landscape purposes

380 MYCORRHIZAL INOCULANT to be used in all top soil that is to be used for landscape planting

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.

401 ORGANIC FERTILIZERS INCORPORATED INTO TOPSOIL AND MANUFACTURED TOPSOIL FOR ALL PLANTING AREAS INCLUDING LAWNS

- Manufacturer/ source: Contractor's choice.
 - Product reference: Submit proposals.
- Standard: In accordance with the Fertilizer Industry Assurance Scheme (FIAS).
- Purpose: General purpose fertilizer.
- Type: Sanitized and stabilized compost.
- Availability to plants: Slow release.

EXECUTION

610 TOPSOIL ANALYSIS

- Soil to be analysed:
 - Imported topsoil;
 - Manufactured topsoil; and
 - Topsoil stockpile.
- Soil analyst: Appointed agronomist to be identified by Redrow.
- Samples: Collect in accordance with BS 3882.
- Submit:
 - Declaration of analysis: In accordance with BS 3882, clause 6 and Table 1.
 - Additional analysis:
 - Chemical analysis;
 - Chemical contaminants;
 - Phytotoxic and CLEA elements; and
 - Potentially toxic elements (PTEs).
 - Report detailing soil analyst's recommendations.

620A IMPORTING TOPSOIL

- Give notice: Before stripping topsoil for transfer to site.
 - Notice period: 5 days.
- NOTE: All topsoil used is to be sourced from won stock piles where possible. All soil is to be screened and ameliorated in line with agronomist report

630 DOCUMENTATION FOR IMPORTED TOPSOIL FOR ALL PLANTING BEDS, LAWNS AND TREE PITS

- Timing: Submit at handover.
- Contents:
 - Full description of all soil components.
 - Record of source for all soil components.
 - Record drawings showing the location and depth of all soils by type and grade.
 - Declaration of analysis: in accordance with BS 3882, clause 6 and Table 1.
- Number of copies: Two.

650 NOTICE

- Give notice before:
 - Setting out.
 - Spreading topsoil.
 - Applying herbicide.
 - Applying fertilizer.
 - Visiting site during maintenance period.
- Period of notice: 3 working days.

655 MECHANICAL TOOLS

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

660 GRADING SUBSOIL FOR

- GRASSED AREAS;
- ORNAMENTAL PLANTING BEDS; and
- AMENITY PLANTING AREAS
- Standard: In accordance with BS 8601.
- General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
- Areas of thicker topsoil: Excavate locally.
- Avoid compaction.
- Excess subsoil: Remove.

- 665 SUBSOIL SURFACE PREPARATION FOR
- GRASSED AREAS;
 - ORNAMENTAL PLANTING BEDS; and
 - AMENITY PLANTING AREAS
 - Standard: In accordance with BS 3882.
 - General: Excavate and/ or place fill to required profiles and levels, as section D20.
 - Loosening:
 - When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to specified depth:
 - Light and noncohesive subsoils: 300 mm.
 - Stiff clay and cohesive subsoils: 450 mm.
 - Rock and chalk subgrades: Lightly scarify to promote free drainage.
 - Wet conditions: Do not loosen subsoils.
 - Stones: Immediately before spreading topsoil, remove stones larger than 75 mm.
 - Remove from site: Arisings, contaminants and debris and Builders rubble.
- 670 INSPECTING FORMATIONS
- Give notice: Before spreading topsoil for planting beds.
 - Notice period: 7 days.
- 675 PREPARATION OF UNDISTURBED TOPSOIL
- Standard: In accordance with BS 4428.
 - Grading and cultivation: To suit cultivation operations specified in Q30.
 - Hard ground: Break up thoroughly.
 - Clearing: Remove visible roots and large stones with a diameter greater than 75 mm.
 - Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
 - Fallow period (minimum): One month.
 - Weed control: At appropriate times re-cultivate at fortnightly intervals to suppress weed growth.
- 680 SURPLUS TOPSOIL TO BE RETAINED
- Generally: Spread and level on site:
 - Locations: Any areas where topsoil is required for new planting.
 - Protected areas: Do not raise soil level within root spread of trees that are to be retained.
- 685 SURPLUS MATERIALS TO BE REMOVED
- Topsoil removal from site: Topsoil remaining after completion of all landscaping work .
 - Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.
- 690 TOPSOIL STORAGE HEAPS
- Location: Throughout the site .
 - Height (maximum): 2.0 m.
 - Width (maximum): 5.0 m.
 - Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.
 - Protection:
 - Do not place any other material on top of storage heaps.
 - Do not allow construction plant to pass over storage heaps.
 - Prevent compaction and contamination, by fencing and covering as appropriate.

700 GRADING OF TOPSOIL

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

705 HANDLING TOPSOIL

- Standard: In accordance with BS 3882.
- Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Plant: Select and use plant to minimize disturbance, trafficking and compaction.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil.
- Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
- 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.

710A SPREADING TOPSOIL -

- Standard: In accordance with BS 3882.
- Temporary roads/ surfacing: Remove before spreading topsoil.
- Layers:
 - Depth (maximum): 150 mm.
 - Gently firm each layer before spreading the next.
- Depth after firming and settlement: minimum.
 - 150mm to areas to receive amenity grass
 - 30mm to areas to receive wildflower meadow grass
 - 300mm to hedge planting
 - 300mm to ornamental shrub and herbaceous planting
 - Tree Pits to be confirmed by agronomist
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715 LOOSE TIPPING OF TOPSOIL

- Standard: In accordance with BS 3882.
- General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

718 FINAL CULTIVATION FOR TURFING

- Compacted topsoil: Break up to full depth.
- Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
- Depth: 75 mm.
- Particle size (maximum): 5 mm.
- Timing: Within a few days before planting.
- Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels: 25 mm above adjoining paving or kerbs and Minimum 150 mm below dpc of adjoining buildings.
- Undesirable material brought to the surface:
 - Remove visible weeds.
 - Remove roots and large stones with any dimension exceeding 30 mm.

718A FINAL CULTIVATION FOR PLANTING BEDS

- Compacted topsoil: Break up to full depth.
- Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
- Depth: 75 mm.
- Particle size (maximum): 5 mm.
- Timing: Within a few days before planting.
- Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels: 25 mm above adjoining paving or kerbs and Minimum 150 mm below dpc of adjoining buildings.
- Undesirable material brought to the surface:
 - Remove visible weeds.
 - Remove roots and large stones with any dimension exceeding 30 mm.

720 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

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

820 APPLYING GENERAL FERTILIZER SLOW RELEASE TO ALL PLANTING AREAS

- Application: Spread evenly, carefully incorporating below mulch materials.
 - Timing: Immediately before cultivation.
 - Application rate: 75 g/m².
 - Other requirements: None.

825 APPLYING FERTILIZER TO PROPOSED GRASS AREAS TO TURFED AREAS

- Application: Before final cultivation and three to five days before seeding/ turfing.
- Coverage:
- Spread evenly, in transverse directions.
 - Rate: 70 g/m².

830 APPLYING TOP DRESSING TO ALL GRASSED

- Rate: 2 kg/m².
- Timing: Apply prior to cultivation.

845 APPLYING LOOSE MULCH FOR PLANTING BEDS

- Timing: Immediately after planting.
- Preparation: Ensure that soil is thoroughly moistened, applying water where necessary.
- Coverage of mulch (minimum):
 - Planting beds (depth): 50 mm depth.
 - Trees: 50 mm depth.
 - Container planting: 50 mm depth.
- Finished level of mulch: 30 mm below adjacent grassed or paved areas.

COMPLETION

905A APPLYING MAINTENANCE FERTILIZER TO SOIL TO PLANTING BEDS

- Duration: Carry out the following operations from completion of seeding/ turving until the end of the rectification period.
- Time of year: March or April.
- Application: Evenly spread, carefully incorporating below mulch materials.
- Rate: To suit soil report recommendations.

920 APPLYING MULCH

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to mulching, applying water where necessary.
- Planting beds: Re-mulch.
 - Depth (minimum): 50 mm.
- Trees: Remulch.
 - Depth (minimum): 50 mm.
- Container planting: Remulch.
 - Depth (minimum): 50 mm.

Q30
Seeding/turfing

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Q30 Seeding/turfing

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/REQUIREMENTS

- 115 **SEEDED AND TURFED AREAS**
- Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
 - Appearance: A closely knit, continuous ground cover of even density, height and colour.
- 120 **CLIMATIC CONDITIONS**
- General: Carry out the work while soil and weather conditions are suitable.
- 145 **WATERING**
- Quantity: Wet full depth of topsoil.
 - Application: Even and without displacing seed, seedlings or soil.
 - Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.
- 150 **WATER RESTRICTIONS**
- 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**
- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.
 - Preparing seed bed.
 - Seeding or turfing.
 - Visiting site during maintenance period.
 - Period of notice: 1 week.
- 170 **SETTING OUT**
- Boundaries: Mark clearly.
 - Delineation: In straight lines or smoothly flowing curves as shown on drawings.

PREPARATION

SEEDING

- 311 **GRASS SEED GT2**
- Supplier: Emersgate.
 - Mixture reference: EG22 Strong lawn grass mixtrure.
 - Application rate: 25g/m².
- 311A **GRASS SEED GT3**
- Supplier: Emersgate.
 - Mixture reference: EM1 General Purpose Meadow Mixture.
 - Application rate: 4 g/m².

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319 QUALITY OF SEED FOR ALL GRASSED AREAS

- Freshness: Produced for the current growing season.
- Certification: Blue label certified varieties.
 - Standard: EC purity and germination regulations.
 - Official Seed Testing Station certificate of germination, purity and composition: Submit when requested.
- Samples of mixtures: Submit when requested.

330 SOWING

- General: Establish good seed contact with the root zone.
- Method: To suit soil type, proposed usage, location and weather conditions during and after sowing.
 - Distribution: 4 equal sowings.

336 WILDFLOWER SOWING SEASON

- Wildflower seed generally: March to May or August to October.

TURFING

400A LAWN TURF FOR ALL GRASSED AREAS GT1

- Supplier: Rowlawn or similar and approved.
 - Product reference: Medallion Turf.
- Properties of soil used for turf production: Well drained sandy loam.

420A DELIVERY AND STORAGE

- Timing: Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
- Frosty weather or waterlogged ground: Do not lift turf.
- Delivery: Arrange to avoid need for excessive stacking.
- Stacking height (maximum): 1 m.
- Dried out or deteriorated turf: Do not use.
- Certification:
 - Standard: To BS 3969.
 - Declaration: Species mix, including percentage of specified species

NOTE: All turf delivered will need to be laid and watered the on the same day. It is advised to stagger deliveries.

427A COMPOST DRESSING FOR TURF -

- Type: Sanitized and stabilized compost
- SUPPLIER: Contractors choice -.
- PRODUCT REFERENCE: Submit proposals
- Standard: to PAS 100
- Horticultural parameters:
- pH (1:5 water extract): 7.0-8.7
- Electrical conductivity (Maximum, 1:5 water extract): 200mS/m
- Moisture content (m/m or fresh weight): 35-55%
- Organic matter content (minimum): 25%
- Grading (air dried samples): 100% passing screen mesh aperture of 5mm
- Carbon: Nitrogen ratio (maximum): 20:1
- Texture: Friable
- Objectionable odour: None
- Composting Association Certification: Required
- Declaration of analysis: Not required
- Samples: Supply 5kg sample before ordering
- Application Rate: 2 kg/m²
- Timing: Apply prior to cultivation

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430 TURFING GENERALLY

- Time of year: Autumn or early winter.
- Timing of laying:
 - Spring and summer: Within 18 hours of delivery.
 - Autumn and winter: Within 24 hours of delivery.
- 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.
- Working access: Planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.
- Jointing: Laid with broken joints, well butted up. Do not stretch turf.
- Edges: Whole turfs, trimmed to a true line.
- Adjusting levels: Remove high spots and fill hollows with fine soil.
- Consolidating: Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.
- Dressing, brushed well in to completely fill all joints: None.
- Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

PROTECTING/CUTTING

530 FIRST CUT OF GRASSED AREAS

- Timing: When grass is reasonably dry.
 - Height of initial growth: 75 mm.
- Preparation:
 - Debris and litter: Remove.
 - Stones and earth clods larger than 25 mm in any dimension: Remove
- Height of first cut: 40 mm.
- Mower type: Cylinder.
- Arisings: Remove from site.

590 CLEANLINESS

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

MAINTENANCE

610 FAILURES OF SEEDING/TURFING

- Duration: Carry out the following operations from completion of seeding/ turfing until: practical completion.
- Defective materials or workmanship: Areas that have failed to thrive.
 - Exclusions: Theft or malicious damage.
- Method of making good: Recultivation and reseedling/ returfing.
- Timing of making good: The next suitable planting season.

620 MAINTAINING GENERAL GRASSED AREAS

- Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
- Maximum height of growth at any time: 50 mm.
- Preparation: Before each cut remove all litter and debris.
- Cutting: As and when necessary to a height of 25 mm.
 - Arisings: Remove.
- Bulb planting areas: Do not cut until bulb foliage has died down.
- Trimming: All edges.
 - Arisings: Remove.
- Weed control: Substantially free of broad leaved weeds.
 - Method: Application of a suitable selective herbicide.
- Stones brought to the surface: Remove regularly.
 - Size: Exceeding 25 mm in any dimension.
- Areas of settlement: Make good.
- Watering: Contractor's choice.

Q31
External planting

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Q31 External planting

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/ REQUIREMENTS

112 SITE CLEARANCE GENERALLY

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with any dimension exceeding 50 mm.
- Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
- Additional requirements: none.

118 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
- 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

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

125A TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.
 - Watering and weed control: Provide as necessary.
- Dried bulbs, corms and tubers: September/ October.
- Colchicum (crocus): July/ August.
- Green bulbs: After flowering in spring.

130 MECHANICAL TOOLS

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

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

150 WATER RESTRICTIONS

- 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

- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.
 - Delivery of plants/ trees.
 - Planting shrubs.
 - Planting trees into previously dug pits.
 - Watering.
 - Visiting site during maintenance period.
- Period of notice: One week.

170 SOIL REQUIREMENTS

- Type
 - Planted beds: Planting bed soil system, as section Q28.
 - Tree pits, shrub pits and other backfilling: Plant pit backfilling soil system, as section Q28
 - External container planting: Container planting growing media system, as section Q28.
 - Mulch applied after planting: Mulching and top dressing system, as section Q28.

200 PLANTS/ TREES - GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
 - Standard: The National Plant Specification.
- Species: True to name.
- Origin/ Provenance: British provenance.
Definition: Origin and Provenance have the meaning given in the National Plant Specification.

215A PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification (available on CS Design Software Limited's website).
- All plants require biosecurity, plant passports and Defra certificates.

235 CONTAINER GROWN PLANTS/ TREES

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 LABELLING AND INFORMATION

- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:
 - Full botanical name.
 - Total number.
 - Number of bundles.
 - Part bundles.
 - Supplier's name.
 - Employer's name and project reference.
 - Plant specification, in accordance with scheduled National Plant Specification categories.
- Additional information: Submit on request:
 - Country of origin;
 - Date supplied and consignment details or reference;
 - Impact of pest/ disease;
 - Name or designation of rootstock of budded or grafted plants;
 - Potting dates;
 - Propagation method and dates;
 - Pruning dates; and
 - Type of container.

255 PLANTS/ TREES RESERVED AT SUPPLIER'S PREMISES

- Types/ Species: As plant schedule.
- Predelivery inspection: Give notice.
- Labelling: Identify inspected plants/ trees as reserved for use on this project.

260 PLANT/ TREE SUBSTITUTION

- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
 - Price.
 - Difference from specified plants/ trees.
- Approval: Obtain before making any substitution.

265A PLANT HANDLING, STORAGE TRANSPORT AND PLANTING

- Standard: To CPSE 'Handling and establishing landscape plants'.
- Frost: Protect plants from frost.
- Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: Coextruded polyethylene bags with black interior and white exterior.
- Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.
- Planting: Upright or well balanced with best side to front.
- All trees are to be handled using a tree hook

280 TREATMENT OF TREE WOUNDS

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

290 SURPLUS MATERIAL

- Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

401A REGULAR PLANT LAYOUT TO ALL PLANTING

- Spacing: In regular, staggered rows.
- Density: As plant schedule.

NOTE: Landscape Architect is to inspect staging out of plants prior to Planting

405 SHRUB PLANTING PITS

- Timing: Excavate 1-2 days (maximum) before planting.
- Sizes: 150 mm wider than roots when fully spread and 200 mm deep.
- Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of slow release fertilizer per planting pit.

470 FORMAL HEDGES

- Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

480 AFTER PLANTING

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- 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.
- Top dressing: Mulching and top dressing system, as section Q28.
 - Depth: 25-30 mm.

485 MULCHING PLANTING BEDS

- Material: Medium grade bark mulch
 - Purity: Free of pests, disease, fungus and weeds
 - Recycled Content: 100% to BS EN ISO 14021
- Preparation: Clear all weeds. Water soil thoroughly
- Coverage: 50mm depth
 - Finished level of mulch: 30mm below adjacent grassed or paved areas

PLANTING TREES

505A TREE PITS

- Sizes: As Drawing D2831 Detailed Planting Plan .
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Pit bottoms: Excavate with slightly raised centre: Break up base to a depth of 200 mm.
 - Treatment: Soil ameliorant worked into pit bottoms.
- Pit sides: Scarify.
- Backfilling material: Proprietary tree backfilling material, as section Q28.
- Accessories:
 - Tree Pit Drainage Layer;
 - Root Barrier as required. To be co-ordinated with services engineer drawing when available

510 TREE PIT ROOT BARRIERS

- Locations: Wherever the installed rootball will be within 2 m of a building foundation.
- Manufacturer: Greenleaf.
 - Product reference: ReRoot 1000.
- Thickness: 1.0 mm.
- Barrier depth: 1000 mm.
- Foil liner: Not required .
- Top of root barrier in relation to finished topsoil level: 25 mm below ground level.
- Installation: With sides vertical. Remove all sharp objects adjacent to barrier.

- 512B TREE PIT IRRIGATION AND VENTILATION ACCESSORIES to all trees
- Manufacturer: GreenBlue Urban Ltd.
 - Web: www.greenblue.com.
 - Email: enquiries@greenblueurban.com.
 - Product reference: RootRain Civic
 - Type: RRCIVIC2A.
- 526 UNDERGROUND GUYING FOR EXTRA HEAVY STANDARD TREES - 20-25cmg.
- Manufacturer: Submit proposals.
 - Product reference: Submit proposals.
 - Anchoring system: 3 no drive-in anchors.
 - Installation: Ensure tree is positioned correctly and vertically prior to tightening guy line tensioners.
- 535 TREE STAKES
- Stakes: Softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.
 - Preservative treatment: Not required.
 - Stake size (minimum): 50 mm diameter.
 - Stake length (minimum): 900 mm above ground level .
- 575A SHORT DOUBLE STAKING FOR STANDARD AND EXTRA HEAVEY STANDARD TREES WITHIN SOFT LANDSCAPING
- Staking: Drive stakes vertically at least 300mm into bottom of pit on either side of tree position before planting
 - Backfilling: Consolidate material around stakes
 - Height of Stakes: Cut to approximately 600mm above ground level
 - Cross Bar: Wood. as stake
 - Firmly fix on windward side of tree and as close as possible to stem
 - Ties: Adjustable Ties
 - Tying: Secure tree firmly but not rigidly to cross bar
- 680 SETTING OUT
- Planting density: As plant schedule.
 - Layout: Random groups of no less than 3 or more than 7 of the same species, ensuring that no three plants are aligned in any one direction.

PROTECTING/ MAINTAINING/ MAKING GOOD DEFECTS

- 710 MAINTENANCE
- Duration: Carry out the operations in the following clauses from completion of planting until ractical completion.
 - Frequency of maintenance visits: Fortnightly during growing season.
- 720 FAILURES OF PLANTING
- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
 - Exclusions: Theft or malicious damage after completion.
 - Rectification: Replace with equivalent plants/ trees/ shrubs.
 - Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
 - Timing of making good: In accordance with an agreed defects rectification programme.

740 CLEANLINESS

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

750 PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around each tree and shrub.
 - Diameter (minimum): The larger of 1 m or the surface of original planting pit.
 - Keep planting beds clear of weeds: By maintaining full thickness of mulch.
- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
- Trees: Spray crown when in leaf during warm weather.
 - Timing: After dusk.
- Tree accessories: Check condition of stakes, ties, guys, guards and irrigation and ventilation systems.
 - Broken or missing items: Replace.
 - Loose stakes: Re-firm in the ground or replace as necessary to provide support to the tree.
 - Loose guys: Re-firm anchor points and adjust as necessary to provide support to the tree.
 - Ties: Adjust to accommodate growth and prevent constriction or abrasion.
 - Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
 - Frequency of checks: At each scheduled maintenance visit.
- Watering: As required for healthy establishment, depending on weather conditions.

755 PLANTING MAINTENANCE - FERTILIZER

- Time of Year: March or April
- Fertilizer: Slow Release
 - Manufacturer: Contractor's choice
 - Product: Submit proposals
- Application: Evenly spread, carefully incorporating below mulch materials
- Application rate: 50 g/m²

760 PLANTING MAINTENANCE - PRUNING

- General: Prune to promote healthy growth and natural shape.
 - Dead, dying, diseased wood and suckers: Remove.
 - Timing: In accordance with the agreed maintenance schedule.
 - Trees: Favour a single central leading shoot.
- Arisings: Remove.

780 MAINTENANCE INSTRUCTIONS

- General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for 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

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
- Planting beds: Remulch.
Depth (minimum): 50 mm.
- Trees: Remulch.
Depth (minimum): 50 mm.

Q35
Landscape maintenance

D2831 Ford Lane, Yapton, West Sussex

Sales Area
D2831_FAB_00_XX_SP_L_002

Q35 Landscape maintenance

To be read with Preliminaries/ General conditions.

GENERALLY

105 MAINTENANCE OBJECTIVES

- Location: Sales Area .
 - Duration: 1 year.
- Aims: Establishment of new planting.
- Restrictions: none.
- Results: Establishment of all new landscape, prior to hand over to long term management contractor.

105A MAINTENANCE OBJECTIVES

- Once completion has been achieved the maintenance will be transferred to the company responsible for long term landscape maintenance and management plan

130 REINSTATEMENT

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

155 WATERING

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

160 WATER RESTRICTIONS

- 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.

175 DISPOSAL OF ARISING

- General: Unless specified otherwise, dispose of arisings as follows: remove from site.

180 CHIPPING OR SHREDDING

- General: Not permitted on site.

181 MECHANICAL EQUIPMENT

- General: Minimize.
- Prohibited equipment: Chippers.
- Timing: AYR.

190 LITTER

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

197 CLEANLINESS

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

GRASSED AREAS

210 MAINTENANCE OF GRASSED AREAS

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

211 MAINTENANCE OF GRASSED AREAS

- Standard: To BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows:
 - Objectives: To BS 7370-3, table 6.
 - Programme: To BS 7370-3, clause 11.
 - Mowing methods: To BS 7370-3, table 3.

220 GRASS CUTTING GENERALLY

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

225 TREE STEMS

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

226 TREE STEMS

- Precautions: Do not allow nylon filament rotary cutters and other mechanical tools closer than 100 mm to the stem of any tree.
 - Operations close to stems: Complete using hand tools.

250 LEAF REMOVAL

- Operations: Collect fallen leaves.
- Special requirements: None.
- Disposal: Remove from site for recycling.

265 MOWING GENERAL AREAS

- Grass height: Maintain between 25 and 50 mm.
- Arisings: Remove.

320 LEVELLING HOLLOWES AND BUMPS IN TURF

- Standard: To BS 7370-3, clauses 12.4 and 12.5.

- 380 REINSTATEMENT OF DAMAGED LAWNS
- Damaged turf: Remove to a depth of 40 mm.
 - Preparation: Cultivate substrate to a fine tilth.
 - Reinstatement: Contractor's choice of returfing or topsoiling and reseeding:
 - Returfing: Quality and appearance to match existing.
 - Reseeding: Fill with fine topsoil to BS 3882 multi purpose class, free from stones, debris and weeds. Reseed with a seed mix to match existing grass in quality and appearance.
 - Protection and watering: Provide as necessary to promote successful germination and/ or establishment.
- 381 REINSTATEMENT OF WORN OR DAMAGED LAWNS
- Worn or damaged areas: Make good by returfing or reseeding:
 - Returfing standard: To BS 7370-3, Clause 12.2.
 - Reseeding standard: To BS 7370-3, Clause 12.6.
 - Turf or seed: To match existing in appearance and quality.
 - Protection and watering: Provide as necessary to promote successful germination and/ or establishment.
- 381A REINSTATEMENT OF WORN OR DAMAGED MEADOW GRASS
- Worn or damaged areas: Make good by returfing or reseeding:
 - Reseeding standard: To BS 7370-3, Clause 12.6.
 - Turf or seed: To match existing in appearance and quality.
 - Protection and watering: Provide as necessary to promote successful germination and/ or establishment.
- 500 ESTABLISHMENT OF NEW PLANTING
- Duration: 1 year.
 - Weed control:
 - Method: Keep planting beds clear of weeds by hoeing and screefing .
 - 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.
 - Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
 - Watering: To ensure establishment of shrubs.
- 502 ESTABLISHMENT OF NEW PLANTING - FERTILIZER
- Time of year: March or April.
 - Type: Organic.
 - Spreading: Spread evenly.
 - Application rate: As manufacturer's recommendations.
- 510 TREE STAKES AND TIES
- Inspection/ Maintenance times: As scheduled and immediately after strong winds.
 - Stakes:
 - Replace loose, broken or decayed stakes to original specification.
 - 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.
 - Ties: Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing.
 - Where chafing has occurred, reposition or replace ties to prevent further chafing.
 - Removal of stakes and ties: When instructed.
 - Fill stake holes with lightly compacted soil.

- 520 **REFIRMING OF TREES AND SHRUBS**
- Timing: After strong winds, frost heave and other disturbances.
 - Refirming: Tread around the base until firmly bedded.
 - 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.
- 530 **TREE SHELTERS**
- Loose or defective shelters: Adjust, refix or replace to original specification and to prevent chafing.
 - Removal: During spring when no longer required to protect the tree.
- 540 **PRUNING GENERALLY**
- Pruning: In accordance with good horticultural and arboricultural practice.
 - Removing branches: Do not damage or tear the stem or bark.
 - Wounds: Keep as small as possible and cut cleanly back to sound wood.
 - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
 - Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
 - Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
 - Disease or infection: Give notice if detected.
 - Growth retardants, fungicide or pruning sealant: Do not use unless instructed.
- 555 **PRUNING TREES AND SHRUBS**
- Standard: To BS 7370-4.
 - Special requirements: None.
- 570 **FORMATIVE PRUNING OF YOUNG TREES**
- Standard: Type and timing of pruning operations to suit the plant species.
 - Time of year: Do not prune during the late winter/ early spring sap flow period.
 - Young trees up to 4 m high:
 - 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.
 - Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
 - Whips or feathered trees: Do not prune.
 - Operatives: To be Qualified to carry out this operation.
- 575 **PRUNING ORNAMENTAL SHRUBS**
- General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
 - Suckers: Remove by cutting back level with the source stem or root.
- 580 **PRUNING FLOWERING SPECIES OF SHRUBS AND ROSES**
- Time of year:
 - Winter flowering shrubs: Spring.
 - Shrubs flowering between March and July: Immediately after the flowering period.
 - Shrubs flowering between July and October: Back to old wood in winter.
 - Rose bushes: Early spring to encourage basal growths and a balanced, compact habit.

- 600 TRIMMING RAPIDLY ESTABLISHING HEDGES
- General: Allow to reach planned height as rapidly as possible.
 - Form: Trim back lateral branches moderately.
- 620 REMOVAL OF DEAD PLANT MATERIAL
- 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.
- 635 REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS
- Dead and damaged plants: Remove.
 - Mulch/ matting materials:
 - Carefully move to one side and dig over the soil, leaving it fit for replanting.
 - Do not disturb roots of adjacent plants.
 - Replacement plants:
 - 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.
 - Additional requirements: None.
 - Dressing: Slow release fertilizer:
 - Type: Organic.
 - Application rate: As manufacturer's recommendations.
- 645A WEED CONTROL GENERALLY
- Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high.
 - Adjacent plants, trees and grass: Do not damage.
 - All weeding is to be done by hand
- 650 HAND WEEDING
- General: Remove weeds entirely, including roots.
 - Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
 - Completion: Rake area to a neat, clean condition.
 - Mulch: Reinstate to original depth.
- 680 SOIL AERATION
- Compacted soil surfaces:
 - Prick up: To aerate the soil of root areas and break surface crust.
 - Size of lumps: Reduce to crumb and level off.
 - Damage: Do not damage plants and their roots.
- 685 SOIL LEVEL ADJUSTMENT
- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
 - Arisings (if any): Spread evenly over the bed.
- 690 MAINTENANCE OF LOOSE MULCH
- Thickness (minimum): 50 mm.
 - Top up: Every 6 weeks.
 - Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
 - Weeding: Remove weeds growing on or in mulch by hand weeding.

695 FERTILIZING ESTABLISHED TREES AND SHRUBS

- Time of year: During February or March.
- Type of fertilizer: Organic.
- Application: Spread evenly.
 - Rate: 70 g/m².

TREE WORK

810 TREE WORK GENERALLY

- Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.
- Protection: As section A34.
- Standard: To BS 3998.
- Removing branches: Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Appearance: Leave trees with a well-balanced natural appearance.
- Chain saw work: Operatives must hold a Certificate of Competence.
- Tree work: To be carried out by an approved member of the Arboricultural Association.

815 ADDITIONAL WORK

- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

820 PREVENTION OF WOUND BLEEDING

- Standard: To BS 3998.

825 PREVENTION OF DISEASE TRANSMISSION

- Standard: To BS 3998.

835 CUTTING AND PRUNING GENERALLY

- Tools: Appropriate, well maintained and sharp.
- Final pruning cuts:
 - Chainsaws: Do not use on branches of less than 50 mm diameter.
 - Hand saws: Form a smooth cut surface.
 - Anvil type secateurs: Do not use.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
Large branches: Remove only if unavoidable.
 - Remove in small sections and lower to ground with ropes and slings.
- Dead branches and stubs: When removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

845 CROWN LIFTING

- Clearances: Remove branch systems to give clearance.
 - Height: 2.5 m above footpaths.
- Removing branches: Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sublateral buds or branches. Do not leave stumps.

865 BARK DAMAGE

- Wounds:
 - Do not attempt to stop sap bleeding.
 - Bark: Remove ragged edges using a sharp knife.
 - Wood: Remove splintered wood from deep wounds.
 - Size: Keep wounds as small as possible.
- Liquid or flux oozing from apparently healthy bark: Give notice.