

**PLANTING SPECIFICATION**  
These implementation and maintenance guidelines are for planning purposes only to indicate the level of workmanship to be specified and do not constitute a detailed specification.

**1. GENERAL**

- All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, the relevant certificates will be made available for inspection. All work is to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.
- All plants shall conform to BS 3936 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the NTA Nursery Certification Scheme. All plants shall be packed and transported in accordance with the Code of Practice for Plant Handling as produced by CPSE.
- Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bare-root planting stock will be kept covered until actually planted in order to minimise water loss and prevent the roots from drying out. Trees handling, storage and planting shall be in accordance with BS 8545 Chapters 9 to 10 and Annexes E to F.
- The landscape contractor shall maintain all areas of new planting for a period of 12 months following practical completion. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.
- A minimum intervention approach will be used in terms of weed control. In areas of transplant trees/shrub or ornamental shrub planting this is to be achieved by using mulch mats and hand-weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.

**2. TREE PLANTING**

Ground Preparation and Tree Pit Excavation

- Where necessary remove existing weeds by hand. Chemical removal using a glyphosate based herbicide will be avoided unless large areas need clearing - following which allow a suitable period to elapse, as recommended by the manufacturer, for the herbicide to take effect.
- Tree pits of at least 75mm diameter greater than the root system and no deeper than the rootball / container depth are to be excavated and the sides well scarified to prevent smearing. All extraneous matter such as plastic, wood, metal and stones greater than 50mm in any dimension shall be removed from site.
- During excavation of the pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

Tree Planting

- Trees shall be planted as per the planting arrangement as set out on the planting plan and plant schedule.
- The typical rooting depth for trees is 900mm. The first 300mm shall be made up of topsoil; it shall be ensured that a suitable subsoil provides the remainder of the minimum rooting depth.
- The root system of the tree should be wetted prior to planting. The tree should be planted at the correct depth taking into account the position of the root flare and the finished level - the rootball or root stem transition should be level with the existing host soil or surface. The base of the rootball should typically sit on subsoil, for larger rootballs the subsoil will sit around the lower portion of the rootball.
- Tree pits should be backfilled with the excavated topsoil. If the original topsoil is not available or deemed unsuitable, a multi-purpose topsoil should be used. Any subsoil excavated should be discarded and the subsoil depth (beyond 300mm deep) backfilled with a high sand content subsoil. Backfill should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright. At each stage the fill should be firmed in to eliminate all air pockets under and around the root system, but with care being taken not to excessively compact the soil. The final layer should not be consolidated.
- General-purpose slow release fertiliser (at the rate of 75g/m<sup>2</sup>) and Tree Planting and Mulching Compost at the rate of 200litres/m<sup>2</sup> are to be incorporated into the top 150mm of topsoil during final cultivations.
- Extra heavy standard size trees are to be double staked with 75mm dia stakes. Stakes should be driven at least 300mm into undisturbed ground before planting the tree, taking care to avoid underground services and cables etc. and should typically be one third the height of the tree stem above ground.
- Staked trees shall be secured to stakes with suitable proprietary rubber tree ties and spacers.
- Immediately after planting, but before applying the below bark mulch, all trees should be saturated to field capacity.
- Ornamental composted bark mulch will be spread to a depth of 75mm across a 0.8m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.

Maintenance

- In the autumn following planting the CA/landscape contractor will prepare a list of all trees which are dead, dying or diseased and are to be replaced during the following planting season. All stock deemed to be dead, dying or diseased within the defects period shall be replaced by the contractor at his own cost.
- The site is to be visited monthly throughout the year to undertake the following operations.
  - Weed clearance: All tree pits are to be kept weed free by hand weeding. The bark mulch shall be topped up at least once annually.
  - Litter clearance: All litter is to be removed from tree planting areas.
  - Watering: All trees are to be watered during the growing season following any dry periods of 7 days.
  - Checking trees: All tree ties and stakes are to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any broken stakes are to be replaced. All guards shall be checked at least once annually, where no longer necessary or physically damaging the tree these should be removed.
  - Formative pruning: Any damaged shoots/branches are to be pruned back to healthy wood. Trees are to be pruned in accordance with good horticultural practice (BS 3998) to maintain healthy well-shaped specimens which are appropriately shaped for their circumstances.

**3. HEDGE TRANSPLANTS**

Ground Preparation

- Where necessary existing weeds will be treated with a glyphosate-based herbicide and a suitable period allowed to elapse, as recommended by the manufacturer, for the herbicide to take effect.
- All extraneous matter such as plastic, wood, metal and stones greater than 50mm diameter will be removed from site to a registered waste disposal facility.

Planting

- The planting arrangement shall be as set out in the plant schedule on the relevant planting plan.
- Bare-root hedge plants shall be notch planted in a double staggered row at the rate of 5 plants per linear metre (using L-shaped notches) using spades of a design suitable for this purpose. The notches must be vertical and deep enough for the roots to hang freely, with the transplant being planted so that the root collar is exactly level with the ground surface. The notch must then be closed and the soil well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).
- All bare-root hedge planting stock will be protected from rabbit damage using approved proprietary 600mm clear plastic spiral guards, supported with 0.7m 12/14lb canes as advised by the manufacturer.

Maintenance during first growing season

- All dead, dying or diseased hedge plants will be replaced with plants of similar size and species. If the failure of the plant is due to disease and the disease is considered likely to re-occur then an alternative species may be used as replacement if agreed with the LPA.
- The planting area will be kept weed free throughout the maintenance period using approved herbicides in April, June and August.

**4. SHRUB/HERBACEOUS PLANTING**

- Shrubs/herbaceous plants are to be set out as shown on the drawing and pit planted into the prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.
- Recommended rooting depths are 600mm for shrubs/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrubs/herbaceous, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment, this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.
- Within the day of planting shrub/herbaceous plants should be saturated to field capacity, this shall be done before applying the below bark mulch.
- Spread ornamental pine bark mulch to a depth of 75mm across all new planted areas, taking care not to bury groundcover plants.

**5. AMENITY GRASS**

Preparation

- Areas to be turfed or seeded shall be sprayed out with a glyphosate herbicide and cultivated to a depth of 100mm removing all weeds, debris and stones over 25mm diameter. The surface shall be raked to smooth flowing contours with a fine tith. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m<sup>2</sup>.
- The minimum overall recommended rooting depth for grass is 450mm, the first 150mm shall be made up of a multi-purpose topsoil, it shall be ensured that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before receiving topsoil, subsoils should be loosened using ripping equipment; this shall be done when the subsoil is dry to encourage soil shattering. All stones and other objects larger than 50 mm shall be removed from the prepared surface.

Turf

- Turf shall be supplied in accordance with BS3949. It shall be close textured and green in colour and be sufficiently fibrous to withstand handling. Turves shall be regular in shape, 300mm wide and of uniform thickness (minimum 25mm). The grass shall be closely mown and shall not exceed 25mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days. Turfing operations shall be in accordance with BS 4428. Whole turves shall be laid around the perimeter of the area to be turfed. The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid. The turf shall be watered on completion. Any unevenness shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.

Seeding

- Grass seed shall be sown either in April/May or September/October during calm weather and not when the ground is frost bound or waterlogged. Seed shall be sown in two equal sowings in transverse directions at 35 g/m<sup>2</sup> for amenity grass. After sowing the contractor shall lightly rake the seed into intimate contact with the soil.

Initial Cut

- When newly seeded amenity grass areas reach 50mm they should be lightly rolled and cut to a height of 25mm. All arisings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 50mm during the first season after sowing.



**PLANTING SCHEDULE**

Tree Planting

Quantity	Species	Girth (cm)	Height (cm)	Form	Clear Stem (cm)	Container Size
5	Amelanchier lamarckii 'Robin Hill'	12-14	min 400	Extra Heavy Standard	min 200	RB
2	Pyrus calleryana 'Chanticleer'	12-14	475-480	Extra Heavy Standard	min 200	RB

Hedgerow Planting (planted at 5 per linear m in a double staggered row)

Quantity	Species	Height (cm)	Habit	Age	Root Condition
248	Amelanchier lamarckii	100-120	Transplant	3	RB

Ornamental Planting

Quantity	Species	Height/ Diameter (D) cm	Habit	Root Condition	Planting Density (m <sup>2</sup> )
14	Ceanothus 'Skylark'	40-40	Leader with laterals	3L	3
12	Cornus sanguinea 'Midwinter Fire'	30-40	Branching	3L	3
13	Deschampsia cespitosa	30-40	Branching	2L	4
16	Geranium macrorrhizum 'Album'	15-20	Bushy	2L	4
5	Hebe rakiensis	15-20	Bushy	2L	4
5	Hebe 'Yongii'	15-20	Bushy	2L	5
5	Lavandula angustifolia 'Hidcote'	20-30	Bushy	3L	3
17	Nepeta 'Six Hills Giant'	30-40	Branching	3L	4
4	Philadelphus 'Manteau d'Hermaine'	30-40	Branching	3L	3
9	Rosmarinus officinalis	30-40	Bushy	3L	3
9	Spirea japonica 'Goldflame'	30-40	Bushy	3L	3

Note: all planting should avoid man-made grids and lines, and should group species together in groups of 5-7 plants

**Play Specification**



1. Quad Rider  
Age: 18months - 6 years  
Skills: Bouncing and rocking; balance and co-ordination; and play co-operation.  
Ref. Playdale CQRD



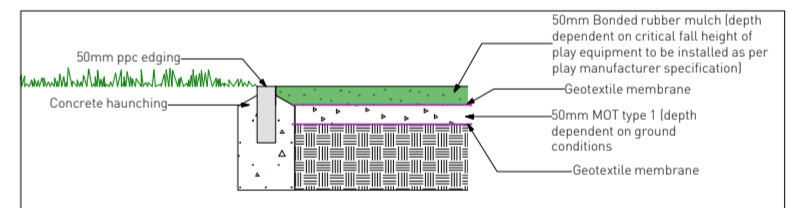
2. Tottelbank Plus  
Age: 2 - 5 years  
Skills: Climbing skills; balance & co-ordination; sliding; and social interaction.  
Ref. Playdale LTH/TOT



3. City Cradle Swing  
Age: 18 months - 3 years  
Skills: Speed and movement; social interaction and teamwork.  
Ref. Playdale SC5W

**KEY**

- Proposed tree planting
- Proposed amenity grass
- Proposed native hedgerow
- Proposed ornamental planting
- Play equipment with unit boundary - refer to play specification
- Play surfacing - Recycled bonded rubber eco-mulch safety surfacing in green/khaki mix and laid to the critical fall heights and extend as specified by the manufacturer. With pcc edging eg 50mm wide Marshalls Flat Top Edging (or similar approved). All play safety surfaces to be laid to BS EN1176 + BS EN 1177.
- Proposed information board located at entrance to space as shown on plan. The board is to be timber in construction and is to conclude the following information:
  - information on the space
  - operational information (rules of the space)
  - name and telephone number of the operator of the facility with an invitation to report any incident or damage
- Tree root barrier eg Green Blue Urban 600mm deep ReRoot Linear Ribbed Root Barrier (or similar approved).
- 1m high steel fencing e.g Steel Fencing (STEE0001) by Playdale in black (or similar approved). To be compliant with BS EN1176 and BS EN 1177.
- 2no. Pedestrian gates - 1m high, 1.2m wide single leaf self closing gate eg Self Closing Gate (SC1.2m) by Playdale to be a contrasting colour to play fencing (or similar approved). To be compliant with BS EN1176 and BS EN 1177 and open away from the play activity zone.
- 1no. Maintenance gate - 1m high, 2.4m wide double leaf maintenance gate with key lock and central gate stop. Style and finish to match pedestrian gate by Playdale. To remain securely locked and only used by contractor
- 1.4m wide macadam path with pcc edging eg 50mm wide Marshalls Flat Top Edging (or similar approved)
- Timber seat for 3 people (with back and arm rests) eg. Furnitubes Horizon Seat ZHN 6A 1890mm in length or similar approved.
- Litter Bin - cylindrical steel framed hardwood timber litter bin, to be in-ground fixed eg. Macintyre Litter Bin (158l capacity) supplied by Orchard Street Furniture. To be located on macadam surfacing.
- 'No Dog' Paving Sign - to be white concrete paving slabs with the shape of the sign design rebated within them - by Paragon Products & Services (or similar) Size: 450x450x55mm



Indicative PCC edging and safety surfacing detail (Scale 1:20)

- Revisions:  
First Issue - 13/12/2018 RVF  
A - (19/12/2018 RVF) Minor amend to boundary material  
B - (17/04/2019 ASK) Landscape amended to LPA comments  
C - (29/05/2019 ASK) Landscape amended to LPA comments  
D - (30/11/2020 JN) Landscape amended to LPA comments

**LAP Landscape Proposals (KMF)**  
**Kingsmere, Bicester**

Client: Linden Homes  
DRWG No: **P18-1003\_06** Sheet No: REV: D  
Drawn by: ASK/JN Approved by: NHA  
Date: 30/11/2020  
Scale: 1:100/GA2

