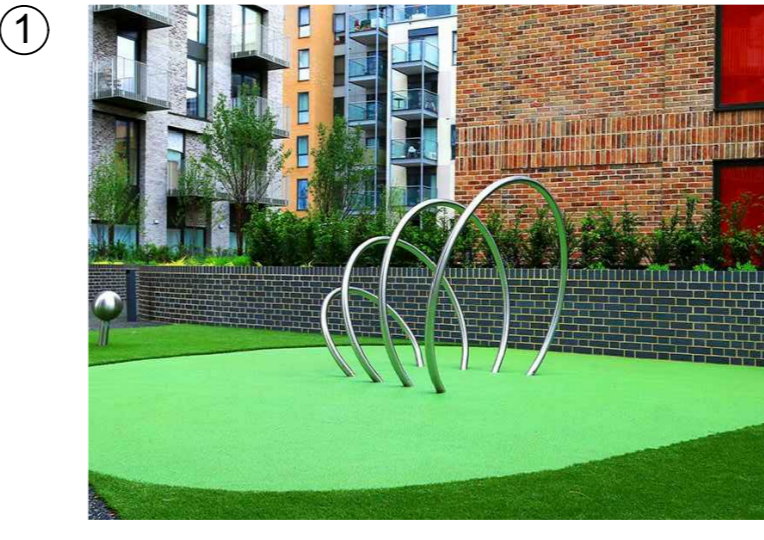
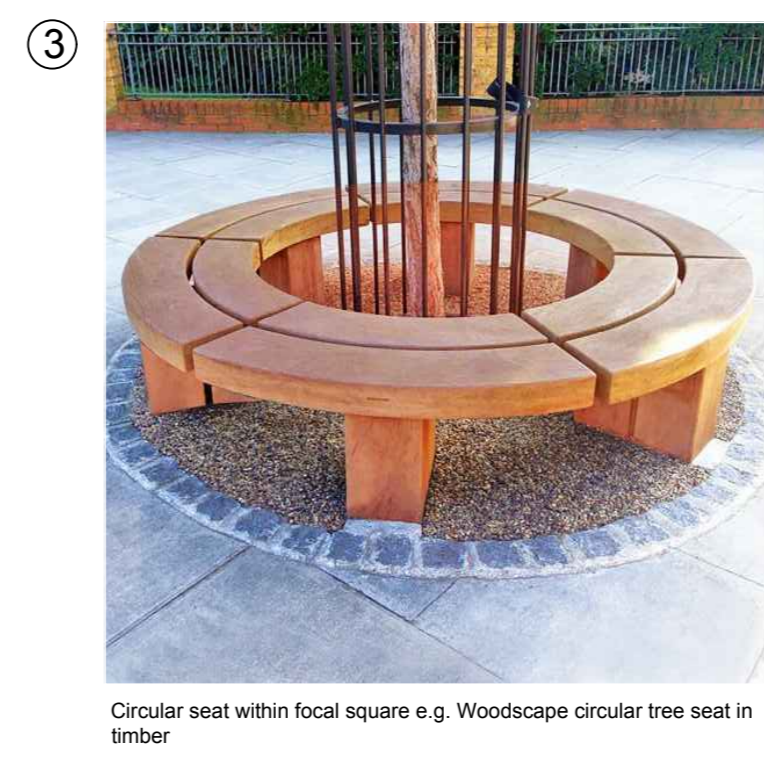




Play Equipment:

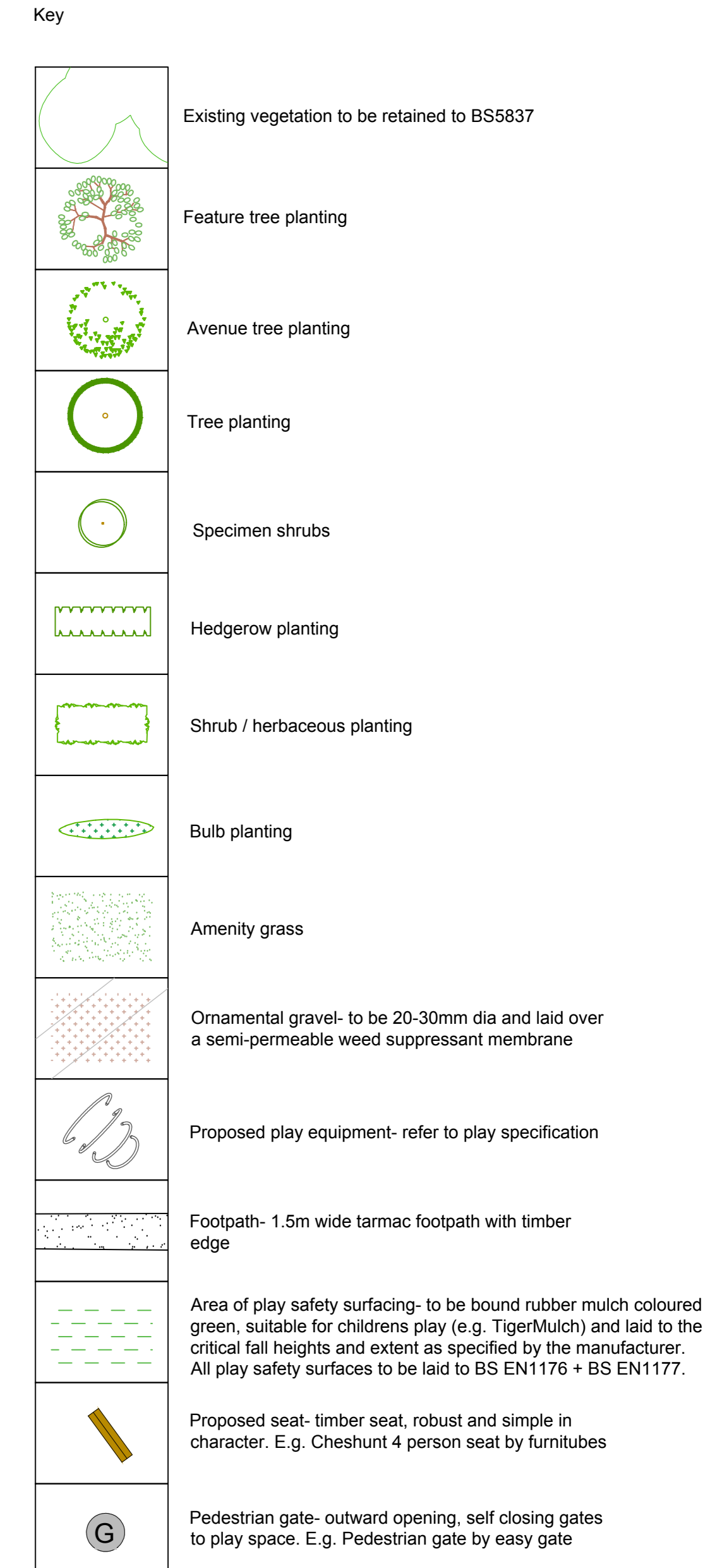


Focal square street furniture



SUMMARY 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 to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation.
 - All plants shall conform to BS 3038 and be in accordance with the National Plant Specification. Supplying nurseries shall be registered under the H14 Nurseries 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. Tree 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.
- 2. TREE PLANTING**
- Ground Preparation and Tree Pit Excavation**
- Where necessary treat existing weeds with a glyphosate based herbicide and 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 excavated 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 a suitable subsoil provides the remainder of the required rooting depth.
 - The root system of the tree should be well 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 top 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 (between 300mm deep) backfilled with a high sand content subsoil. Subsoil should be added gradually, in layers of 150mm to 230mm depth, ensuring the tree is held upright. At each stage the soil should be firmed to provide the correct support to 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 fertilizer (at the rate of 75g/m²) and Tree Planting and Mulching Compost (at the rate of 20t/ha) are to be incorporated into the top 150mm of topsoil during cultivation.
 - Extra heavy standard trees shall be double staked with 75mm dia. Stakes shall 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 above ground cover.
 - 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 1.0m dia circle around individual trees, ensuring that the root flare and base of the stem, along with any ground cover plants, are not buried.
 - In the autumn following planting the CA/Landscape contractor will prepare a list of all trees which are dead, dying or diseased and 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 quarterly throughout the year to undertake the following operations:
 - Weed clearance: All tree pits are to be kept weed free by hand weeding or herbicide treatment. 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 chafing is occurring. Any broken stakes are to be replaced. All grilles, grids and 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. SHRUB / HERBACEOUS PLANTING**
- Shrub/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 existing and pit filled in.
 - Recommended rooting depths are 600mm for shrub/herbaceous plants. Multi-purpose topsoil depths shall be 300mm for shrub/herbaceous, ensuring that a suitable subsoil shall provide the remainder of the minimum rooting depth. Before replacing topsoil, subsoil 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 subsoil.
 - 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.
- 4. BULB PLANTING**
- Bulbs are to be planted at a depth suitable for each species with the base in contact with the bottom of the hole. The removed soil backfilled and firmed on top and, where relevant, the removed plug of turf replaced after planting.
 - Planting should avoid man-made grids and lines, and should group species together in groups of 7 or 9.
- 5. AMENITY GRASS**
- Preparation**
- Areas to be turf 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 tift. Amenity grass areas will receive pre-seeding fertiliser at 70 g/m². Meadow grass areas will not be fertilised for 12 months.
 - 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 replacing topsoil, subsoil 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 BS3699. It shall be close textured and green in colour and be sufficiently flexible 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 20mm in height. Turf shall be stacked in piles of up to 1 metre. It shall not be laid in frothy or waterlogged conditions and shall not be slackened in rolls for more than three days. Turfing operations shall be in accordance with BS 4426. 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 set down on completion. Any unweeded shall be made good by lifting the turf and adjusting the levels. Should shrinkage occur, fine topsoil shall be brushed into the joints.
 - 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/m² 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 airings shall be removed. Any bare patches shall be made good at this time. Amenity grass shall be regularly maintained between 25 and 30mm during the first season after sowing. Long or rough mown grass will be maintained between 50 and 75mm during the first season after sowing.



Planting Schedule

Date	Species	Qty	Height	Specification	Per Site	Density
1/10	Acer campestre	10	10-15m	Class 4	10	10
1/10	Amelanchier alnifolia	10	10-15m	Class 4	10	10
1/10	Betula pubescens	10	10-15m	Class 4	10	10
1/10	Castanea sativa	10	10-15m	Class 4	10	10
1/10	Prunus lauro-cerasus	10	10-15m	Class 4	10	10
1/10	Salix caprea	10	10-15m	Class 4	10	10
1/10	Sorbus domestica	10	10-15m	Class 4	10	10
1/10	Tilia cordata	10	10-15m	Class 4	10	10
1/10	Ulmus glabra	10	10-15m	Class 4	10	10

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1/10	Sorbus domestica	10	10-15m	Class 4	10	10
1/10	Tilia cordata	10	10-15m	Class 4	10	10
1/10	Ulmus glabra	10	10-15m	Class 4	10	10

Revisions: 26/09/2017 LCH
A- (05/10/2017 LCH) Updated site layout, proposals amended to suit

Detailed On Plot Landscape Proposals
Heyford Park, Parcel B4A

Client: Bovis Homes
DRWG No: B.0285_119 Sheet No: REV: A
Drawn by: LCH Approved by: RVF
Date: 05/10/2017
Scale: 1:200 @ A0

