

Landscape Maintenance and Plant health monitoring

GENERALLY

REINSTATEMENT

Damage or disturbance to soil structure, planting, grass, trees : Reinstatement to original condition.

WATERING

Supply: Potable mains water.
Quantity: Wet full depth of topsoil .
Application: Do not damage or loosen plants.
Frequency: As necessary for the continued thriving of all planting.
BS8545 - 11.3 Irrigation

11.3.1 The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics, and the response of the tree species to water deficits or periods of prolonged soil saturation.
11.3.2 Any given volume of soil has the capacity to hold a given volume of The water-holding capacity of the soil should be assessed and taken into account when determining irrigation needs.
11.3.3 In addition to water-holding capacity, the amount of water available to the tree should be assessed. Applying this to all newly planted trees is often impractical, but sample assessments should be made.
NOTE Guidance on determining the amount of available water is given in BS8545 Annex G, Table G.1.
11.3.4 The frequency of irrigation is more important than the volume of water given at any one time. Increased water volumes cannot compensate for a lack of frequency. This should be accounted for in irrigation plans. Irrigation plans should also take into account the findings of the original site assessment and the subsequent species choice made.
NOTE It might not be sufficient to apply a given amount of water arbitrarily at a certain frequency after transplanting.
11.3.5 Monitoring is recommended if there are 10 consecutive days during the growing season at ≥25 °C. Water should only be added if soil moisture probe/tensiometer values indicate that it would be appropriate to do so.
11.3.6 The frequency and extent of irrigation should take into account the prevailing weather conditions (e.g. prolonged dry periods or rainfall patterns).
11.3.7 If the use of irrigation tubes is proposed, it should be fully assessed in relation to the site constraints. **NOTE** The use of irrigation tubes does not necessarily preclude the need for top watering.

During prolonged dry spells all new trees watered with min. 40L of water per tree, 2 x per week min

GRASSED AREAS

MAINTENANCE OF GRASSED AREAS
General: Maintain turf in a manner appropriate to the intended use.
Grass height: Maintain within range 25-50mm.
Soil and grass condition:
Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
Waterlogging and compaction: Prevent by aerating soil.
Damage: Repair trampling, abrasion or scalping caused by mowing.
Litter and fallen leaves: Remove regularly.

REINSTATEMENT OF WORN OR DAMAGED LAWNS

Worn or damaged areas: Make good by returfing or reseeded:
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.

TREES/SHRUBS/HEDGES

ESTABLISHMENT OF NEW PLANTING

Weed control:
- Method: Keep planting beds clear of weeds by maintaining full thickness of mulch.
- 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.
Trees: When in leaf, spray crowns in the evening during warm weather.

ESTABLISHMENT OF NEW PLANTING - FERTILIZER

Time of year: March or April.
Type: Slow release.
Spreading: Spread evenly. Carefully lift and replace any mulch materials.
- Coverage: As manufacturer's recommendations.

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: During spring when no longer required to support the tree after three successive healthy years of plant establishment.
- Fill stake holes with lightly compacted soil.

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.

PRUNING GENERALLY

Pruning: In accordance with good horticultural and arboricultural practice.
- Removing branches: Do not damage or tear the stem.
- 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.
Tree clear stem to be maintained at a minimum of 2m

PRUNING OF EXCESSIVE OVERHANG

Timing: Annually.
Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, and sightlines.
Special requirements: Allow ground cover plants to partially overlap paths and lawns.

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: Extensive pruning of young trees and any surgery to larger trees must be carried out by an approved member of the Arboricultural Association or other approved specialist.

TRIMMING SLOWLY ESTABLISHING HEDGES

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

REFIRMING OF SHRUBS

Timing: After strong winds, frost heave and other disturbances.
Refirming: Tread around the base until firmly bedded.

PRUNING GENERALLY

Pruning: In accordance with good horticultural and arboricultural practice.
Removing branches: Do not damage or tear the stem.
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.
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.

DEAD AND DISEASED PLANTS

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

HAND WEEDING

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

SOIL LEVEL ADJUSTMENT

Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface. Arisings (if any) to be spread evenly over the bed.

MAINTENANCE OF LOOSE MULCH

Thickness (minimum): 50 mm .
Top up: Annually.
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.

Notes:

Landscape Implementation Guidelines.

The approved soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.

All planting and landscape operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One, BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces) and BS8545 Trees from nursery to independence in the landscape. Topsoil to meet BS3882:2015.

Any plant species shown on the approved landscape scheme which within a period of 5 years from the completion of the development dies, is removed or in the opinion of the LPA becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with identical species unless the LPA gives written consent to any variation.

Proposed Tree Planting

Stock size proposed is as shown.
Tree support for heavy standards to be two softwood stakes @ 7.5cm diameter @ 230cm length and should be driven into the ground to knee-height with ties and horizontal cross support.

There shall be a 1m diameter weed free mulched border to every tree, with a minimum of 50mm approved bark mulch applied.
Each tree shall have protective guarding appropriate to species to prevent damage from pests.

Tree pit size to conform to **BS8545 Trees from nursery to independence in the landscape.**

10.5.4 Once a rootballed tree has been positioned in the planting pit, hessian, twine and the wire cage should be loosened. If wire encircles the stem diameter as part of the wire cage of the rootball, this should be cut and removed.

10.5.5 Any minor branch damage incurred during transport should be rectified by pruning, ensuring that any branch removal does not include the branch collar attachment.

10.5.6 At no time should trees at the planting site be left with their root systems exposed or vulnerable to drying out.

NOTE Bare root trees are particularly vulnerable to desiccation at this stage.

10.5.7 In general, only the number of trees which can be planted on any one occasion should be loaded for transport from the temporary storage site to the planting site. This avoids the need for excessive handling and reduces the potential for damage. If there is an occasion when all trees need to be delivered to the planting site, the trees should be heeled in or fully protected.

10.5.8 The planting pit should be no deeper than the existing rootball or container depth.

10.5.9 Tree pit sides should not have compacted, glazed or smeared sides from digging. Sides of a planting pit that have been smeared or smoothed during excavation should be scarified.

10.5.10 Tree pits should have a diameter at least 75 mm greater than that of the root system.

10.5.11 During excavation of the tree pit, the soil dug should be placed to one side separating topsoil and subsoil as far as is practical.

10.5.12 The tree's root system should be wetted prior to planting.

10.5.13 The tree should be planted at the correct depth taking into account the position of the root flare and the finished level. Allowance should be made for settling of the soil after planting.

10.5.14 The rootball or root–stem transition should be level with the existing host soil or surface.

10.5.15 Backfill should be added gradually, in layers of 150 mm to 230 mm 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.

10.5.16 The final layer of backfilling should not be consolidated, but should be of a sufficient depth to allow for settlement and mulching.

10.5.17 Immediately after planting, the tree pit should be saturated to field capacity.

10.5.18 A support system should be used if necessary.

Root barriers to be installed where trees are within 2m of services.

Proposed Shrub and Hedgerow Planting

Hedgerow and shrub planting to be planted as shown in the plant schedule, to be planted in the first available planting season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 400mm depth of clean topsoil, with a minimum of 50mm approved bark mulch applied.

Each shrub shall have protective guarding appropriate to species to prevent damage from pests.

Proposed Turfing / seeding

Turfing / seeding to be carried out in the first available seeding / turfing season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 150mm depth of clean topsoil.

Additional Notes.

Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012

Any necessary tree works to be carried out by an approved tree surgeon to BS 3998.

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the local planning authority.

New footing depths must be calculated to deal with all new tree, shrub and hedge planting in accordance with the latest NHBC recommendations.
Proposed tree positions are to be approved by the structural engineers responsible for foundation design.

Refer to AIA for tree protection measures

Notes.

1 Levels: Refer to Engineers drawings
2 Drainage: Refer to Engineers drawings and specification
3 Highway / Civils works: Refer to Engineers drawings and specification
4 Sub bases and foundations: Refer to Engineers drawings and specification
5 Walls, railings, balustrades: Refer to Engineers drawings and specification
6 Lighting: Refer to M&E Engineers drawings and specification
7 Road marking whitelining: Refer to Engineers drawings and specification
8 Refer to Project Health and Safety File for locations and details of existing services
9 Drawing to be read in conjunction with designer risk register

Landscape Legend

- Existing Tree**
Refer to arboricultural report
- Proposed Tree**
Refer to planting schedule
- Planting - Shrubs**
Refer to plant schedule
- Native Hedge planting**
- Ornamental Hedge planting**
- Existing shrub planting**
- Lawn**
- Animal field**
- Proposed Wildflower and Meadowgrass**
- Paving** - Hambleton Beige Stone
Effect Porcelain Paving
or similar approved
- Surfacing** - gravel drive / gravel path
- Fence** - existing close board fence 1.8m height
with integrated hedgehog holes
- Fence** - existing stock fencing
- Wall** - 1.8m Red Weathered Brick Wall
with Anthracite Grey Sliding Gate
- Gate** - to match fencing, 1.8m height

Notes.

For Landscape Implementation Guidelines
refer to drawing **m467-0100**

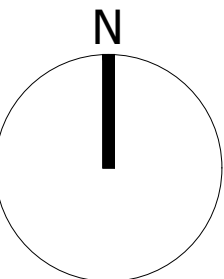
For plant schedule and notes
refer to drawing **m467-0202**

Drawing to be read in conjunction with designer risk
register

Revisions:

P02 Additional notes added to clauses, amendment to
native hedge species, tree sizes
Issued for planning June'25
P01 Issued for planning May'25

Landscape Architect:



ijLA

Contractors are not to scale from this drawing. All dimensions are to be checked on site. Any discrepancies, ambiguities and /or omissions between this drawing and information given elsewhere are to be reported to this office for clarification before proceeding.

Status:

PLANNING

Project Title:

**Hatts Copse Farm,
Botley**

Drawing Title:

Landscape Masterplan

Scale: 1:750@A1
Date: May'25

Project	Originator	Volume	Level	Type	Role	Number
M467	IJLA	VV	00	DR	L	0100

Revision:

P02

External references:
1 - Architect\revcd250509\HATTS COPSE FARM SITE MAY 2025