

Broadway Farm

OUTLINE SPECIFICATION FOR SOFT LANDSCAPE
IMPLEMENTATION, MAINTENANCE AND MANAGEMENT

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1. General

Introduction

- 1.1** This document is to be read in conjunction with approved drawing 'Landscape Proposals Plan with 15m buffer to woodland' – drawing number BLA43-08.

Implementation of planting scheme

- 1.2** The approved soft landscape scheme shall be fully implemented during the first planting season (September to April) following the practical completion of the approved hard works.

Clearance of Vegetation

- 1.3** No vegetation clearance shall occur during the bird nesting season (between 1 March & 31 August) unless supervised by an appropriately qualified ecologist

General

- 1.4** Existing trees on or adjacent to site are to be retained shall be protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations from commencement to completion of all works on site.
- 1.5** All excavated areas to be backfilled with imported subsoil to BS 8601:2013 Specification for subsoil and requirements for use (imported subsoil to be laid on site's existing subsoil profiles) and overlaid with topsoil to BS 3882:2015 Specification for topsoil BS 3882 – General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. Shrub areas to have a minimum depth of 400 mm topsoil. Grassed area to have a minimum depth of 150mm. Tree pit soil depth/volume in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.

- 1.6** All plants are to be supplied in accordance with Horticultural Trade Association's National Plant Specification and from a HTA certified nursery. Delivery and backfilling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants, Parts I, II and III.
- 1.7** All specimen and ground cover shrubs to be planted in accordance with BS 3936: - Specification for Nursery Stock. Part 1 Trees and shrubs (1992) and Part 10 Ground cover plants (1989)
- 1.8** All trees shall be planted in accordance with BS: 8545:2014.
- 1.9** All planting and grass establishment / maintenance operations to be in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces). Trees are to be established / maintained in accordance with BS8545.
- 1.10** Planting will not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds.
- 1.11** 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.
- 1.12** All bare-root planting stock will be root dipped in an approved water-retaining polymer.
- 1.13** If the formation level is compacted it should be ripped through before topsoiling. Recommended topsoil depths are 450mm for shrubs and 150mm for grass.

2. Native Structure Mix Transplants

Ground Preparation

- 2.1** 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.
- 2.2** 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

- 2.3** Bare-root structure mix plants shall be notch planted in a double staggered row at the rate of 5 plants per linear metre (using L-, T-, H-shaped or straight notches) using spades of a design suitable for this purpose.
- 2.4** 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 will be well firmed round the roots in line with the guidelines as set out in BS 4428 (1989).
- 2.5** All bare-root/bagged planting stock will be protected from rabbit damage using approved proprietary 0.6m (for shrub species) or 1.2m (for tree species) plastic shrub/tree guards, supported with 0.9m (or 1.35m for trees) x 32mm x 32mm softwood stakes as advised by the manufacturer.

Watering

- 2.6** All planting must be watered immediately following planting. See following section for details.

Maintenance during first growing season

- 2.7** All dead, dying or diseased 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.
- 2.8** The site is to be visited as required throughout the year to undertake the following operations:
- 2.9** Weed clearance: All planting areas will be kept weed free by hand weeding or herbicide treatment.
- 2.10** Checking trees: All ties, shelters and stakes will be checked and adjusted if too loose, too tight or if chafing is occurring. Any broken stakes will be replaced.
- 2.11** Formative pruning: Any damaged shoots/branches will be pruned back to healthy wood. Plants will be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens.

3. Wildflower/Grass Mix

Preparation

- 3.1** Clear all unwanted vegetation from the area to be sown. The area to be seeded will be cultivated to a maximum depth of 100mm so as to keep root disturbance of existing trees and shrubs to a minimum whilst exposing fresh soil. Remove all weeds, debris and stones over 25mm diameter. Harrow or rake to produce a medium tilth, and roll, or tread, to produce a firm surface.

Seeding

- 3.2** Grass seed will be sown in accordance with BS 4428 (1989), and will be sown in early spring March/April or autumn, during calm weather and not when the ground is frost bound or waterlogged. Seed will be sown in two equal sowings in transverse directions at 4g per metre for Habitataid Woodland Edge Seed Mix (or similar approved).

Grass/Wildflower Mix Cutting

First year management

- 3.3** Growth and establishment of the mix may be slow initially, especially at low sowing rates (2-5g/m²). There may be a flush of annual weeds from the soil in the first growing season. These annual weeds should not be cut until mid to late summer as they provide shelter to the emerging sown seedlings. Once cut, remove and compost the cuttings. Dig out any residual perennial weeds such as docks.

Management once established

- 3.4** In the second and subsequent years of the Habitataid Woodland Edge Seed Mix, an annual cut in mid-summer will give a managed appearance to the flower/grassland mix. The canopy cover of the adjacent woodland will be the greatest deterrent, through the restriction or otherwise of light and water, of the level and extent of the proposed ground cover

4. Watering

Native species structure mix

- 4.1 Use a watering can with a rose attachment on the end to water, a hose pipe or other such method that will administer water slowly and at a low pressure, mimicking rainfall.
- 4.2 Water should be applied to the base of the plants, evenly distributed over the entirety of the root-ball to encourage even root development.

Immediately after planting

- 4.3 In spring and summer, water new plants immediately (known as 'watering in').
- 4.4 Do not let the soil dry out at all in the first 12 months. Even if the plants appear dormant, the roots will be starting to grow under the ground. It is better to soak the soil twice a week than it is to sprinkle it with water every day. The water needs to sink as far as possible into the ground to encourage deep rooting.
- 4.5 New planting areas need to be kept well-watered if the weather is dry.
- 4.6 As a guide, a new structure planting areas will need at least 5-10 litres per metre, twice a week. Watering should continue throughout the spring and summer until the leaves have fallen in autumn (for deciduous species).
- 4.7 In autumn and winter, the need for watering will depend how wet the ground is, or if rain is due. At this time of year, watering is really only necessary when experiencing a dry spell, to make sure the roots do not dry out.

In the first year after planting

- 4.8 From mid-March until the end of September, water planting two to three times a week. Increase this regime if there is a particularly hot and dry spell, and vice versa, reduce if the weather is very wet.

- 4.9** It should be born in mind that rain does not necessarily get to where it is needed, especially if the leaf canopy creates a 'rain shadow'. Dig down a little into the soil if you want to check how moist it is under the surface.
- 4.10** It is best not to water every day, but to let the ground dry out a little bit, encouraging roots to spread out in search of water. If a drought is on the horizon, however, consider beginning to water before things get dry.
- 4.11** Watering is advised for the first 2 summers after planting, further to this the tree should be able to access water from the surrounding soil.
- 4.12** Use bark mulch at the base of the planting (to a depth of 75mm) to help retain water, prevent weed growth and also give an indication of where water is required.
- 4.13** Be mindful that new planting may need watering, even if it has been raining.
- 4.14** Ensure that water is draining well away after 10 minutes of application of water.

2-3 years after planting

- 4.15** After the first year, enough roots may have grown into the soil to allow the plant to drink up enough to support itself, but as a precautionary measure carry on watering during dry spells. Monitor the plants to help you decide whether to water. If they begin to look at all floppy, drench them. Yellowing, dropping leaves, on the other hand, can indicate over watering (but not always).
- 4.16** You can water further away from the stem during this time, as the root zone will have widened out. Watering further away will also encourage roots to spread out.

Peak watering times

- 4.17** Plants need most water when they are in active growth. Deciduous trees which lose their leaves in autumn, are in this state in spring and summer.
- 4.18** It is important that trees do not dry out completely, at any time of year.
- 4.19** Watering in the early morning or in the evening is most efficient.

5. Ongoing maintenance

- 5.1** The following maintenance operations are to be undertaken in relation to the structure planting.
- 5.2** Stakes, shelters and guards will be regularly checked during the establishment period and adjusted or replaced as necessary to ensure that the developing plants are not damaged.
- 5.3** There will be a minimal pruning policy for woody plants as pruning wounds can provide a source of infection. Formative pruning of new plants will only be carried out to remove dead and diseased wood and to create a well-balanced specimen.
- 5.4** In the event of tree/shrub death, the reason for growth failure shall be investigated and addressed before replanting a replacement. If death is due to the planting conditions, these shall be ameliorated. If death is due to pests or disease and likely to be present in the future, a resistant species of an alternative similar tree shall be selected.
- 5.5** Replace failed specimens on a like for like basis.
- 5.6** Set firm any plants that have become loosened up.
- 5.7** To avoid competition and to assist with establishment, all planted areas and base of trees should be kept weed and grass free until plants have fully established at year 5.
- 5.8** At year 5, it should be confirmed that new structure planting has well established roots. All shelters, stakes, guards and ties should then be carefully