

DEVELOPMENT AT: LAND AT REAR OF 38-42 LONG COPSE LANE EMSWORTH

SITE MANAGEMENT PLAN LANDSCAPING - SPECIFICATION FOR PLANTING WORKS

Date: 06 MARCH 2017

This document must be read in conjunction with Landscape drawing CH01_05, reviewed every 5 years from the commencement of construction by the management company in order to keep the maintenance appropriate for the long term development of the site. A copy of the updated plan will be provided after each 5 yearly review. Any works to trees shall take into account Barrell Tree Consultants drawings 12080/BT2/BT3 and reports.

Site Visits

The contractor shall contact the site office on each occasion that he arrives to carry out work.

The Landscape Contractor shall be responsible for ensuring that the workmanship of the preceding trades is Satisfactory before starting his work. Any unsatisfactory work is to be brought to the attention of the Site Agent prior to commencing his work. No extras for poor proceeding work will be accepted unless agreed beforehand

Protection of Existing Vegetation

No existing trees or shrubs or other plants shall be removed or cut unless so directed. the Contractor shall take all reasonable precautions to protect in the course of the work all existing plant material from malicious or accidental damage and ensure that no branches shall be lopped and no roots over 20mm diameter severed from growing trees, without express prior permission. No soil, spoil constructional materials or rubbish shall be stored or tipped within 3 metres of the canopies of existing trees, shrubs or hedges.

Grass Reinstatement

Any damage to grass areas during planting operations or for any other reason shall be reinstated to the condition the area was in at the start of the contract, and to the approval of the supervising officer.

Protection of Existing Artefacts

Protection shall be afforded to, and care taken when working adjacent to all existing buildings, walls, paving, steps, manholes etc. and any damage caused to any such existing feature shall be made good by the Contractor as soon as possible at his own cost.

Services

The Contractor must determine the location of any services within the site boundary and must take all necessary precautions to ensure that no damage to them occurs, and indemnify the Employer against loss or damage or claims by Local Authorities or Public Utilities for damage to services.

Leaving the Site Tidy

The Contractor shall complete the whole of the works and tidy up to the entire satisfaction of the Supervising Officer. The Contractor shall make good any damage at his own expense. Temporary works, rubbish, subsoil, waste plant material and any surplus material resulting from the Contractors activities must be removed to the Contractors own tip. No burying will be allowed on site and under no circumstances shall anything be allowed to contaminate the soil or be buried that may be detrimental to plant life. The contractor shall ensure that all roads and paths are kept clean where dirt, mud or other materials are spilled.

Approval of Chemicals

The only chemical herbicide approved for use on sites is Glyphosate applied in accordance with the manufacturer's instructions; application record sheets must be kept.

Selection and Use of Chemicals

The contractor shall at all times comply with the "Control of Pesticides Regulations 1986" and any relevant Code of Practice issued by DEFRA however, it shall be required that all operators handling pesticides shall have been certified and that Certificates of Competence be available to the Supervising Officer on request. The Contractor is to ensure in his application of herbicides that the growth of trees and shrubs is not arrested or retarded.

All chemicals used shall be applied strictly in accordance with the manufacturer's instructions.

The Contractor shall (in compliance with the Regulations and Code of Practice mentioned in paragraph 1 of this clause) supply to the Supervising Officer, his records of all pesticides applications to the site.

All containers used for the chemical product must be removed from site and disposed of immediately and to the recommendations of the above mentioned Regulations. The Contractor is responsible for any damage caused to persons and property arising from the use of chemicals and consequently must take all necessary precautions and indemnify the Employer against any claims in this regards. The Contractor is responsible for making good any damage due to his negligence during the applications of chemicals.

Topsoil

All topsoil shall be gained from existing site supplies where practical. Area's to be right for planting to a minimum depth of 150mm for grass areas, general planting and hedging to be 400mm and tree pits to be a minimum 800 x 800 x 700mm. If any topsoil is imported to site this must comply with BS3882:2007.

Preparations and Cultivation of Plant Beds.

Areas shall be cultivated or rotovated to a depth of 400mm, cleaned free of all weeds, grass and any other deleterious materials, surface stones over 30mm in diameter shall be removed. Fork or rake down the soil to a fine tilth. Amelioration is to be by 50mm of mushroom compost well incorporated into the soil.

Before planting a pre-application "Enmag" slow release granular fertiliser is to be incorporated into the top 75mm of soil at 70g per sq metre.

Whips and Transplants

All trees and shrubs shall be well grown, healthy, of good form and strain, with vigorous stems, well balanced heads, hardy, free from defects, well established with a good fibrous root system. Plants shall be true to size and description as scheduled and confirm to the requirements of BS. 3936 Part 1.

Container Grown Plants

The height of container grown plants and the volume of the container shall not be less than the minimum specified in the plant schedule. Plants which have a severely congested root system or which are in containers enclosing a high proportion of loose soil will not be accepted.

Feathered Trees

Feathered trees shall be true to size and description as scheduled and conform to the requirements of BS. 3936 Part 1. They shall be fully furnished to the base with side growths evenly developed and tall growing species shall have a single leader. The main stem shall be straight and the tree substantial enough to be self-supporting with only a short stake and tie.

Standard Trees

Standard trees shall be true to size and description as scheduled and confirm to the requirements of BS. 3936 Part 1. They are to have clear stems not less than 8cm in girth, free of side growths to a minimum height of 1800mm from the ground with vigorous, evenly developed heads and in the case of tall growing species, a single leader. The main stem shall be straight. Overall height 2750mm to 3000mm.

Species

plants shall be supplied exactly true to name as shown on the drawings, e.g. variegated, laciniate or coloured leaf forms will not be accepted where the basic species has been specified and any so supplied must be replaced by the correct species. No variations from the plant list will be allowed except on written instructions from the Supervising Officer.

Labelling

Each individual specimen tree, bundle, bag or lot of one species of plant delivered to site shall bear a securely attached, durable label showing the botanical name and supplier.

Inspection of Materials

All materials for use on the site shall be subject to inspection by the Supervising Officer who reserves the right to reject any material which in his opinion does not conform to the specification.

All rejected material shall be removed from the site and replaced by the Contractor with that conforming to the specification.

Delivery and Temporary Storage

Ensure that adequate protection is given to all plants and their root systems to preclude failure due to lack of moisture or exposure during transportation to the site. Where plants cannot be planted immediately upon arrival they shall be heeled in or otherwise protected from drying out.

Timing and Conditions for Planting

All bare root/root balled planting is to be undertaken between October and March 31st, but not during periods of severe frost or cold, drying winds.

Planting Practice

All planting shall be performed by experienced workmen in accordance with the recognised best horticultural practice and under the supervision of the Contractors skilled foreman.

Planting of Open-Grown Plants

Planting shall be carried out as soon as possible after the plants reach the site. Where delay is incurred plants must be protected against damage and pilfering. Plants are to be dipped in Rooting Polymer before planting. Plants with bare roots shall be heeled in or otherwise protected from drying out. Care is to be taken so that the root systems are not damaged in any way. Excavate a plant pit sufficient to enable the roots to be spread. Set at the same height as previously growing carefully spread out roots and pack around the root collar. Return turf's inverted to act as mulch.

Planting of Rootballed and Container Grown Plants

Planting shall be carried out as soon as possible after the plants reach the site. Where delay is incurred plants must be protected against damage and pilfering. Plants awaiting planting should be set closely together and protected from wind and strong sunlight and kept well-watered.

Water the containerised soil to field capacity immediately before planting. Remove and discard the container, tease out the roots, set the plant in the planting hole at the same depth as the root ball and firm friable soil around the roots.

Shrub Pruning

All deciduous shrubs shall be pruned back by half immediately after planting, in accordance with the best horticultural practice appropriate to the type of plant, unless otherwise specified.

Planting of Feathered Trees

Sufficient soil shall be taken out from the pit to allow the roots to be fully spread out, but the hole should not be less than 450 x 450 x 300mm depth. The bottom of the hole shall be forked over to an additional depth of 150mm in order to facilitate root penetration, air movement and free drainage.

Stakes 1.0m long shall be driven into the ground near the centre of the pit a minimum of 400mm below finished ground level.

Set the tree upright in the centre of the pit and return a thoroughly mixed preparation comprising (by volume) 9 parts topsoil, 1 part granulated peat and 1 part well rotted farmyard manure. Carefully pack the mixture evenly around the roots to avoid air pockets, lightly consolidate, heeling firmly around the root collar. Secure with one tie fixed to top of stake.

When periods of dry weather occur new trees are to be puddled in with at least 30 litres of clean water on planting.

Planting of Standard Trees

Take out sufficient soil from the pit to enable the roots to be fully spread out but the hole should not be less than 800 x 800 x 700mm depth. The bottom of the hole is to be forked over to break up the ground to facilitate root penetration, free drainage and air movement.

Drive the tree stake near the centre of the pit a minimum of 500mm below finished ground level. Cut off the stake just below bottom branch when planting is complete.

Set the tree upright in the centre of pit and return a thoroughly mixed preparation comprising (by volume) 9 parts topsoil, 1 part granulated peat and 1 part well rotted farmyard manure. Carefully pack the mixture evenly around the roots to avoid air pockets, lightly consolidate heeling firmly around the root collar.

Secure with two ties per tree.

When periods of dry weather occur new trees are to be puddled in with at least 30 litres of clean water on planting.

Tree Stakes

Stakes are to be of larch or other softwood (50mm diameter) impregnated with a non-toxic preservative.

Tree Ties

Tree ties are to be a proprietary type, and a make of black plastic or rubber with buckle fixing, incorporating a suitable spacing device and secured to the stake with 25mm flat headed galvanised nails, two per tie.

Whole Tree Mulch

The mulch is to consist of an even mix of chopped bark, foliage, twigs and wood chips which has been composted for a minimum of six months.

Mulch shall be applied in early spring when the ground is moist, and to a depth of 50mm to the complete planting areas.

Practical Completion

The contractor shall give at least 2 weeks notice in writing that the works will have been completed in every respect in accordance with the contract. The Supervising Officer shall inspect the work and any item not in accordance with the layout and specification shall be completed as quickly as is reasonable.

Liability for Replacement

All plants shall be guaranteed for a period of 5 years from practical completion of the contract, against death, deformation or disease other than that caused by malicious damage.

Plants which die or fail to develop full foliage are to be replaced with plants of equivalent size and species as the original.

Plant Failures

Joint inspection of plants shall take place in August or September in each year of the maintenance period. All replacements are to be undertaken annually before 31st December.

Grassed Turfed Areas

Grassed areas are to have minimum 150mm topsoil cleared of all weed root growth, bricks, stones and any other deleterious materials and brought to a fine tilth, minimum 30mm deep.

Best quality turf's are to be laid with staggered joints not exceeding 10mm and well firmed in.

All to be in accordance with BS 3969:1998 and BS 4428:1989.

All grassed areas are to be maintained as lawn, maximum length 50mm, cut back to 35mm as necessary.

All edges are to be neatly trimmed.

Grassed Seeded Areas

Grassed seeded areas are to have minimum 150mm topsoil cleared of all weed root growth, bricks, stones and any other deleterious materials and brought to a fine tilth, minimum 30mm deep.

Best quality amenity purpose seed produced for the current growing season is to be applied at a rate of 35g/sqm.

All to be in accordance with BS 4428:1989.

All grassed areas are to be maintained as lawn, maximum length 50mm, cut back to 35mm as necessary.

All edges are to be neatly trimmed.

Maintenance Generally

The Landscape Contractor shall maintain to the satisfaction of the Supervising Officer, the whole of the works from the time of execution of the works to the date of practical completion, and for the duration of the maintenance period which shall be 12 months from the practical completion of the works.

All relevant sections of the Specification shall apply to work done in the maintenance period.

All defects due to materials or workmanship not in accordance with this specification shall be rectified by the Contractor at his own expense.

Plants damaged by vandalism shall be noted by the Contractor and shall be replaced upon the instruction of the Supervising Officer.

Any damage caused by the Contractor during the execution of maintenance work shall be made good at the Contractor's own expense.

Maintenance Schedule for Areas Adopted by the Management Company

General

Maintenance works shall take place following the end of the Landscape Contractors 12 month period following practical completion.

The object of the maintenance works is to keep all planted areas healthy and weed free.

Maintenance works shall be carried out only during suitable weather conditions.

Site Visits

On each site visit the condition of planted areas shall be checked thoroughly. All specified works shall be carried out, including weed control, tidying and watering.

Grassed Areas

The grass to be cut using appropriate machinery during each visit in order to maintain a maximum height of 35mm. All edges to be neatly trimmed.

Hard Surface Areas

Block paving to be swept annually & kept clear of arising's & gullies to be cleared/rodded annually.

Weed Control

All planted areas shall be kept weed free throughout the maintenance period. This shall be achieved by hand weeding as necessary throughout the growing season and tilling exposed soil by means of fork or hoe, together with applying Glyphosate herbicide in accordance with the manufacturer's instructions.

Watering

Following a period without significant rainfall during the summer months watering shall be carried out as follows: 10 litres of water to each shrub and 30 litres of water to each selected standard tree, through a low pressure hose at ground level to thoroughly soak the root areas.

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.

Trimming of Hedge

Hedge to be trimmed once every six months during five year maintenance programme to an 'A' shaped profile to a maximum height of 1.5m.

General Tidying

Litter, stones and other debris in planted areas shall be removed off site at each site visit.

Replacement Planting

Any plant which is found to be defective (e.g. does not show leaf or make adequate growth) during the first sixty months & will be reviewed at the first 5 year review date; from any cause shall be replaced with matching species.

Replacements to make good defects (site inspections to be carried out in August annually to ascertain any losses of trees & shrubs) shall be planted during the planting season immediately following their loss.

Maintenance works shall also include:

- (a) Any dusting, pruning or spraying necessary with approved insecticide/fungicide to control pests, diseases or defects in the plants.
- (b) Cutting out dead wood flush with the stem.
- (c) Checking and reaffirming of stakes and ties.
- (d) Topping up as necessary of mulch.
- (e) Arrange for firming, pruning, training, supporting, trimming, thinning and adjustment of all plants as necessary at the correct time of year.

Pesticide Applications Records

The Contractor shall forward copies of the relevant completed Pesticide Application Records to the Supervising Officer.

Management Company Maintenance Schedule

Fortnightly – March to October

1. Cut grass and collect arising's. Maintain edges of grass to neat defined lines.
2. Collect litter throughout communal areas of the site.

Monthly March to October

1. Tidy and prune all shrubs as necessary to promote healthy growth.
2. Cut back vegetation encroaching onto highway.
3. Keep hard areas clean and clear of weeds/leaves.
4. Keep borders tidy and fresh.
5. Gullies & hard-surfaces check that gullies are clear & free flowing.

Winter Visits – Monthly in January, February, November & December

1. Cut hedges to shape and remove leaf litter from beds hedges and hard surfaces.
2. Sweep hard areas and keep weed free.

Generally

This schedule should be adhered to ad infinitum. Report any problems and liaise with residents. Also a record must be kept showing dates & maintenance operations carried out, complete with chemical application record sheets.