

ELM GROVE, HAYLING ISLAND

LANDSCAPE MANAGEMENT PLAN

Prepared by

UBU DESIGN

On behalf of

HAMLET HOMES

TABLES

1. INTRODUCTION	3
2. Site Description	3
3. Implementation of the Works	3
4. General Maintenance Items	4
5. Maintenance of New Tree Planting	4
6. Maintenance of New and Existing Hedge Planting	5
7. Maintenance of Amenity Grass Areas	5
8. Maintenance of New Shrub and Herbaceous Planting	6
9. Maintenance of Grasses and Fern Planting	6
10. Maintenance Schedule	7
11. APPENDIX A	10

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1. INTRODUCTION

- 1.1 The following Landscape Management Plan has been drawn up by Ubu Design on behalf of Hamlet Homes. It sets out the necessary prescriptions for the management of the new planting in the residential and public areas of the site.
- 1.2 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from disease. This plan deals with the maintenance of the following areas:
 - Maintenance of Proposed Tree Planting;
 - Maintenance of Hedge Planting;
 - Maintenance of Proposed Amenity Grass Areas;
 - Maintenance of Proposed Shrub Planting;
 - Maintenance of Proposed Grasses and Fern Planting;
- 1.3 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long-term maintenance agreed with the local authority.
- 1.4 This plan should be read in conjunction with detailed planting proposals drawings at Appendix A.
- 1.5 Following initial development of the site, the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer. Following this period, a Management Company will be engaged to manage the communal and open spaces at this site.

2. Site Description

- 2.1 The Elm Grove site is located to the east of the main street running thorough South Hayling on Hayling Island, just north of the centre and Palmeston Road.
- 2.2 The development site is approximately 0.3 hectares.
- 2.3 A tree survey report has been undertaken by Barrell Tree Consultancy.

3. Implementation of the Works

- 3.1 All works should be installed in accordance with the details and specification set out in this report and that contained on the drawings contained in Appendix A.
- 3.2 All planting should take place in the first available planting season following construction of the open space areas and to meet the criteria of the general planting specification set out on the drawings.

4. General Maintenance Items

- 4.1 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, preferably registered with the British Association of Landscape Industries (BALI).
- 4.2 Maintenance visits shall be undertaken at monthly intervals (min. 12 visits per year). At each visit the following operations shall be undertaken:
- Regularly litter pick entire site to ensure that all planting and amenity areas are kept free from litter;
 - Rake up any leaf litter and remove from site;
 - Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;
 - Undertake weeding of planted areas;
 - Undertake watering as required to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required;
 - Sweep all hard surfaces to ensure they are kept free from litter and leaves;
 - Undertake the landscape maintenance outlined in the following sections.
- 4.3 All soft landscape areas to be maintained to BS7370-4:1993.
- 4.4 The Contractor shall physically maintain the whole of the site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.
- 4.5 A record or log of all maintenance visits should be undertaken by the appointed Contractor and these should be collated on a six monthly basis and submitted to the management company for review.
- 4.6 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.

- 4.7 The Contractor should ensure that the site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.
- 4.8 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carry out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.
- 4.9 The Contractor should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 4.10 The Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification as the failed specimens.
- 4.11 Chipping and shredding is not permitted on site without prior consent from the management company.
- 4.12 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted to the management company for approval.
- 4.13 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

5. Maintenance of New Tree Planting

Objectives

- 5.1 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

Prescriptions

- 5.2 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 5.3 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow release fertiliser to the base of the tree at a rate of 50g per tree, from March - April; replace mulch layer.
- 5.4 Inspect stakes and ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter, and replace tight or ineffective ties. Ties should be replaced in slightly different position. Remove stakes and ties as soon as trees are self-supporting to benefit tree establishment. Ensure that stake(s) are wholly removed from the ground and that the remaining hole is filled with clean topsoil.
- 5.5 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 5.6 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well prepared ground.
- 5.7 Trees should be routinely inspected for pests and diseases.
- 5.8 Crown prune young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.
- 5.9 Maintain any mulch layer at the base of each tree by annual topping-up to a depth of 75mm to a diameter of 1.2m around the trunk.

6. Maintenance of New Hedge Planting

Objectives

- 6.1 To ensure newly planted and existing hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.

Prescriptions

- 6.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.
- 6.3 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.
- 6.4 For transplants, cut back growth by 30-50% to promote bushy growth. In year 2, cut all new growth back by a further 50% to again promote bushy growth.
- 6.5 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/ hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 6.6 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², from March - April.
- 6.7 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required. Re-firm and re-peg mulch mats as required.
- 6.8 Regularly check for transplants which have been loosened by wind or frost and re-firm any loose plants back into the ground.

- 6.9 Monitor and replace failed planting with new equivalent plants between October and March.

- 6.10 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/ pesticide.

7. Maintenance of Amenity Grass Areas

Objectives

- 7.1 Ensure grass areas are suitably managed in order to maintain an attractive lawn, and facilitate passive recreation.

Prescriptions

- 7.2 Allow turf sward to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of between 15-20mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to 30mm). Arisings to be removed from site.
- 7.3 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers / strimmers within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions e.g. street furniture.
- 7.4 All grassed areas should receive an application of a proprietary granular slow-release fertilizer twice yearly in the spring and the autumn (refer to schedules).
- 7.5 Where grass areas have become worn or have failed to establish, areas should be over-seeded with appropriate grass seed of a similar mix to the installed turf.
- 7.6 A selective herbicide should be used in order to suppress any perennial weeds.
- 7.7 Following initial turfing, provide appropriate signage to discourage entrance for a minimum of one month or until the grass sward is suitably established to withstand footfall.
- 7.8 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
- 7.9 All grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
- 7.10 Bare areas and areas of dead grass which become apparent should be rectified by over seeding and/ or turf re-installation at the soonest available planting season.

8. Maintenance of New Shrub and Herbaceous Planting

Objectives

- 8.1 To ensure planting is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

- 8.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 8.3 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.
- 8.4 Prune herbaceous species at the appropriate time according to individual requirements. Remove dead wood, in order to promote healthy growth and attractive form. Herbaceous planting should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction.
- 8.5 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/ hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 8.6 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², in March - April.
- 8.7 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.

- 8.8 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 8.9 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 8.10 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/ pesticide.
- 8.11 Dead head flowering shrubs following the flowering period to promote further flowering. NB:- Remove arisings from site.
- 8.12 Annually cut back herbaceous and perennial shrubs as required to promote healthy growth and seasonal flowering.

9. Maintenance of Grasses and Fern Planting

Objectives

- 9.1 To ensure planting is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

- 9.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
- 9.3 Prune grasses and fern species at the appropriate time according to individual requirements. Remove dead material, in order to promote healthy growth and attractive form. Grasses and fern planting should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction.
- 9.4 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/ hoe beds as necessary to keep soil loose, disposing of arisings off-site.
- 9.5 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², in March - April.
- 9.6 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.
- 9.7 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
- 9.8 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove or divide some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 9.9 Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/ pesticide.

10. Maintenance Schedule

General Maintenance operations

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Undertake watering as required to ensure healthy establishment of all plant stock	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
b	Remove all arisings from maintenance operations	As req.	As req.	As req.	As req.	As req.
c	Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height	As req.	As req.	As req.	As req.	As req.
d	Re-instate any failed plant stock to agreed specification as agreed with client; incl. for top dressing with slow release fertiliser @ 50g/m2	As req.	As req.	-	-	-
e	Ensure all hard surfaces are kept free from litter / leaves and sweep as required	As req.	As req.	As req.	As req.	As req.
f	Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.
g	Rake-up fallen leaf litter; remove from site	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.

Tree Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Inspect tree stakes / ties / guards and replace/remove as required.	Monthly	Monthly	Monthly	-	-
b	During excessive hot weather spray crowns	As req.	As req.	As req.	As req.	As req.
c	Supply & apply slow release fertiliser to base of each tree; 50g per tree	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr.
d	Following strong winds, re-firm base and check stakes for stability.	As req.	As req.	As req.	As req.	As req.
e	Undertake formative pruning of young trees to encourage good growth and shape.	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov	-	Annually as req. Oct-Nov
f	Remove any dead plant material at the end of the growing season	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept.
g	Top of mulch layer at base of tree; 1.2m diam. x 75mm depth.	Annually Sept	Annually Sept	Annually Sept	-	Annually Sept

Hedge Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Tidy up all planting areas removing rubbish, litter from hedge trenches.	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
b	Re-cultivate around base of transplants by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	-
c	Supply & apply slow release fertiliser to planting areas; 60g/m2	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	-	-
d	Undertake formative pruning of hedges, to encourage growth and promote good form.	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan
e	For transplants; cut back by 50% of new growth following installation and in year 2.	After planting	Dec	-	-	-
f	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
g	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept

Shrub and Herbaceous Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b	Tidy up all planting areas removing rubbish, litter from planting beds	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c	Dead head flowering shrubs following flowering period	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept	As req. July-Sept
d	Re-cultivate around base of plants by light hoe to relieve soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	4 times Apr-Oct
e	Supply & apply slow release fertiliser to planting areas; 60g/m2.	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
f	Undertake formative pruning of ornamental shrubs, to encourage growth and promote good form.	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	-	Annually as req. Sept-Jan
g	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
h	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
i	Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
j	Cut back herbaceous / perennial shrubs annually to promote good re-growth and seasonal flowering	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

Grasses and Fern Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b	Tidy up all planting areas removing rubbish, litter from planting beds	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c	Re-cultivate around base of shrubs by light hoe to relive soil compaction.	4 times Apr-Oct	4 times Apr-Oct	4 times Apr-Oct	-	4 times Apr-Oct
d	Supply & apply slow release fertiliser to planting areas; 60g/m2.	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr
e	Remove any dead plant material at the end of the growing season.	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
f	Top up mulch layer to all planting beds; depth 75mm	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
g	Edge up planting beds to maintain soil level below adjacent hard surfaces.	4 times annually	4 times annually	4 times annually	4 times annually	4 times annually
h	Cut back grasses and ferns annually to promote good re-growth and seasonal flowering	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct

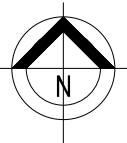
Amenity Grass Planting Maintenance Schedule

	Maintenance Operations	Year 1	Year 2	Year 3	Year 4	Year 5
a	Remove any protective fencing after 12 months	Once	N/A	N/A	N/A	N/A
b	Tidy up all grass areas removing rubbish, litter.	Each Visit	Each Visit	Each Visit	Each Visit	Each Visit
c	Growing Season:- Maintain grass at height of 15-20mm and trim / re-form edges.	May-Sept	May-Sept	May-Sept	May-Sept	May-Sept
d	Dormant Season:- Maintain grass at height of 30mm and trim / re-form edges.	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov	Mar-Apr & Oct-Nov
e	Remove fallen leaves from grassed areas; as required	Sept/Nov	Sept/Nov	Sept/Nov	Sept/Nov	Sept/Nov
f	Carry out bi-annual spiking to all 2 visits grassed areas; to a depth of 75mm.	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct	2 Visit Mar/Apr Sept/Oct
g	Carry out autumn scarification of all grassed areas; depth 15mm.	1 Visit Oct/Nov	1 Visit Oct/Nov	1 Visit Oct/Nov	1 Visit Oct/Nov	1 Visit Oct/Nov
h	Supply & apply selective herbicide to manufactures recommendations; to all grassed areas.	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct	Annually Sept/Oct
i	Supply & apply slow release lawn fertiliser: Spring:15:10:10 fertiliser@ 35g/ms. Autumn:5:10:10 fertiliser@ 50g/ms.	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov	Twice annually Mar/Apr & Oct/Nov
j	Over-seed patchy areas; as required	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct	Annually. Sept/Oct

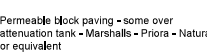
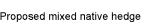
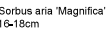
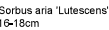
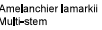
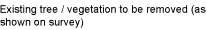
11. APPENDIX A

Detailed Planting proposal

2008-PP-300



LEGEND



General landscaping
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained and to be protected in accordance with BS5837 during construction. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

Services
The contractor must ascertain for themselves the exact location of underground services before commencing work.

Topsoil
Topsoil to be handled (μ n excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. Amendment to be as determined by analysis. If poor drainage is present in existing soil surfaces, these should be broken up prior to planting, turfing and seeding to a depth of 300mm to remove likelihood of compaction and damage to new planting and turf. Where topsoil is to be imported, soil medium parameters to be within the following:

Soil texture:	sand 20-75 %
	clay 5-50 %
Maximum stone size in any direction:	50mm
pH:	5.5 - 7.8
Electrical conductivity:	100-400 μ S/cm
Organic matter:	< 4 %
Nitrogen:	< 0.2 %
Phosphorus:	> 26 mg/l
Potassium:	> 240 mg/l
Magnesium:	> 50 mg/l

Imported topsoil to be a good quality **kan** BS 3882 or manufactured topsoil. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating amendments as specified and/or indicated by analysis and in accordance with BS 3882. Hand cultivations shall be carried out to achieve the required finish on sites, where cultivation is impossible in adjacent to kerbs, manholes and footpath junctions etc. Surfaces plantable with rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. Topsoil to be stored in heaps, maximum of 4m in height, covered to reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from heavy weather once final finish is achieved, an excavator should regrade the sides and top of stockpiles to a firm surface.

Fertilizer/Compost
Approved (peat free) composts to PAS100 and fertilizers to be added during cultivation as required to full depth of growing medium.

Plant Handling
Plant handling at the nursery, and during transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for 'Plant Supply and Establishment' (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association, 19 High Street, Theddle, Reading, Berks RG7 5AH).

before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc) approved suitable herbicide should be applied as a spot treatment. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings in accordance with BS 4228:1989. All grass areas to be approved landscape quality turf for external areas and lawn turf for internal garden areas, or equivalent seed.

Clipped Hedges
Mixed Native Hedge - Plants to be as feathered to ground. Plant spacing as shown on schedule. Planting trench to be minimum 600 width x 500mm depth so as to accommodate full root spread, backfilled with 80% topsoil and 20% approved green compost to PAS100 and 20 gms granular fertiliser over 200mm depth washed medium coarse grade sand. All hedges to be mulched with 75mm depth approved bark mulch after planting.

Maintenance
Establishment maintenance for all planting for 5 years from Practical Completion (first year to be carried out by installing contractor) to include weed control, watering and replacement of failures to original specification in the planting season following failure. All plant material to receive annual pruning and groundcover to be trained and edged with minimum 2 trims per year. Mowing is to be carried out using approved machinery to maintain the vegetation length within the limits of 30 mm and 50 mm during April to August inclusive and between 50 mm and 70 mm during the rest of the year.

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