

# SOFT LANDSCAPING PLANTING AND MAINTENANCE SCHEDULE

Conversion of vacant barn into its former use of cottage and garden.  
Works to include small side extension, construction of domestic stable  
block, stand alone bat house, and restoration of historic landscape to  
include restoration of field boundaries and orchard.

Land North of Rock Cottage,  
Arcade Road,  
Penhow



Soft landscape areas to be maintained in accordance with B.S. 7370 Part 3:1991 and Part 4:1993. The maintenance of trees should be in accordance with BS 3998:2010 and BS 8545:2014. Maintenance operations to successfully establish plants shall be carried out for the first 5 years after planting.

Maintenance operations for successful plant establishment shall include watering; weed control; fertiliser application; pest and disease control; pruning; and litter picking. Watering for trees should follow an irrigation plan in accordance with BS 8545:2014 and must be in anticipation of drought.

Tree pruning should be in the winter months or summer (July-August). Cherries must be pruned only in the summer months after flowering.

The replacement of failed trees should occur once reasons for failure have been identified and amendments to the specification are made as necessary. Shrubs which die, are removed or become seriously damaged shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority. For all new landscape areas, the following maintenance programme shall be undertaken:

<b>Inspections:</b>	January - December. Replace dead plants when necessary.
<b>Watering:</b>	When necessary
<b>Pest and disease control:</b>	January.
<b>Litter removal:</b>	January - December
<b>Weed control:</b>	February - May; July; and September.
<b>Prune:</b>	Winter months or summer.
<b>Fork over planting beds:</b>	March.
<b>Cut grass and trim edges:</b>	March - October.
<b>Apply fertiliser:</b>	April.
<b>Lightly fork over planting beds:</b>	September.
<b>Rake / scarify grass:</b>	September.
<b>Mulch:</b>	Mid to late spring.

**Watering:** Water trees in accordance with an irrigation plan as per BS 8545:2014. Watering shrubs shall be carried out to maintain vigorous plant growth. Water shall soak into the ground; it is not sufficient to dampen the surface. Water must be applied slowly to avoid damage to plants.

**Weed control:** Hand weed to remove all weeds and their roots using a hoe, trowel or fork. Apply a herbicide to kill re-growth when required.

**Fertiliser:** Applications of fertiliser to be carried out early in the growing season. Ensure correct fertiliser application. Inspect once a month and after very heavy winds. Adjust ties if necessary to conform to stem growth or to prevent chafing.

**Pruning:** At the appropriate season for the species, pruning to be carried out to remove all damaged diseased or dead wood. Prune shrubs to ensure the plant is kept well balanced and in good shape. For trees, pruning shall be in accordance with BS 3998:2010.

**Pest and disease control:** To be carried out if necessary and in accordance with best practice.

**Litter removal:** Collect and remove all extraneous rubbish.

**Fork over planting beds:** Prick up trodden or compacted soil surfaces to aerate the soil without damaging the plants.

**Mulching:** Mulching to be topped up annually over the duration of the agreed maintenance period. At the end of the maintenance period, undertake a final mulch. Ensure that the soil is thoroughly moistened prior to remulching, applying water where necessary. Planting beds and trees: re-mulch to a minimum depth of 50 mm.

**Mowing:** Amenity grass areas shall be managed to a height of 40mm. Species rich grass areas to be mowed as advised by the supplier.

**Raking/Scarifying:** Relieve thatched conditions and remove dead grass in the autumn over all grassed areas.

**Spiking (Aeration):** Aerate to increase water, nutrient and oxygen movement into the soil.

**General:** If grass surface is disturbed by over use, restore by firming or lifting with a fork. Any newly planted trees, plants or hedgerows, which within a period of 5 years from the completion of the development die, are removed, become seriously damaged or diseased, or in the opinion of the Local Planning Authority otherwise defective, shall be replaced. Replacement planting shall take place during the first available planting season.

**Ground preparation:** Protect retained trees/areas of retained soil where structural landscaping is proposed in accordance with an approved Arboricultural Method Statement and Tree Protection Plan. Tree protection fencing shall be erected as noted within an Arboricultural Method Statement and Tree Protection Plan. The fence is to be maintained for the duration of the works. Protection of existing trees against damage to be in accordance with the BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations. Protective fence to be approved by the LPA. Any excavations shall be in accordance with B.S. 8000 part 1:1989.

**Imported soil:** Soils may need to be imported to make up for any deficiency of soil on site.

**Subsoil:** Where required, supply approved imported subsoil to B.S. 8601:2013 Specification for subsoil and requirements for use - Multipurpose subsoil, to make up any deficiency in on-site subsoil.

**Topsoil:** Where required, supply approved imported topsoil to B.S. 3882:2015 Specification for topsoil - Multipurpose topsoil, to make up for any deficiency in on-site topsoil. Certification of soil shall be in accordance with BS 8601/3882.

**Soil profiles:** Soil profiles outside of retained, in-situ soil, should comprise:

- 300mm topsoil over 600mm subsoil for trees planted within shrubs or where trees are planted in grass areas.
- 300mm topsoil over 300mm subsoil for shrub planting areas (with no trees) and the adjacent grass areas, and 150mm topsoil over 150mm subsoil for grass areas only.

**Excavation:** Any excavations in order to win soil for re-use as part of landscaping must be undertaken in accordance with BS 3882:2015, BS 8601:2013 and the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

**Trees:** excavate a few centimetres shallower than root-ball and twice its width with sloping, scarified sides. Root-balls of trees shall be set on a 150mm depth of horticultural grade sharp sand. Semi-Mature trees shall be set on a 400-450mm depth of horticultural grade sharp sand. Shrubs: excavate 300 x 300 x 300mm depth.

**Backfilling:** Trees: Backfill to reinstate 300mm over 600mm profile and do not add compost or fertiliser unless soil analysis demonstrates the need. If compost is applied it should be worked in generally to the top 150mm, not back-filled into tree pits. Shrubs: Backfill to reinstate soil profiles provided above and do not add compost or fertiliser unless soil analysis demonstrates the need.

**Cultivation:** Do not cultivate tree and shrub planting soils, only cultivate prior to planting if the soil is compacted (for example due due site/construction activities). For grass seeding areas, cultivate topsoil to a loose friable tilth suitable for grass seeding. Collect and remove from site all stones, builders' rubble and other deleterious material over 50mm in any dimension.

**Amenity grass:** Grass areas to be sown at a rate of 35g/m<sup>2</sup> with a suitable grass seed mix such as Germinal A19. Initial grass cutting and edge trimming down to 50mm.

**Planting areas:** Plant specification to be in accordance with the HTA National Plant Specification. Tree planting to be in accordance with BS 8545:2014 - Trees from nursery to independence in the landscape recommendations.

**Tree planting:** No tree to be planted that does not conform in full with Table 1, p.21, BS 8545:2014, to be established via nursery inspections prior to and on delivery of trees. The positioning of proposed trees are to avoid underground services. No tree to be substituted by an alternative without formal agreement by the LPA, but prior consultations with nurseries should clearly establish availability.

**Tree anchoring:** Rootball fixing strap system to be provided by Platipus secure the trees. Supplier: Platipus. Product: Tree Anchoring with Strap. Product Code: RF1s/RF2s (depending on tree size). Ref: [www.platipus-anchors.com/applications/tree-and-irrigation/rootball-fixing-system---strap/](http://www.platipus-anchors.com/applications/tree-and-irrigation/rootball-fixing-system---strap/)

**Root barriers:** Root barriers shall be installed (to be provided by GreenBlue Urban. Product: ReRoot 2000) and at a suitable depth to protect buried services. It shall be

installed approximately 250mm parallel to the buried services and within 3m of the proposed trees.

**Bark mulch:** Provide and spread evenly over all planting areas an organic graded bark flakes or similar approved bark mulch to a depth of 50mm. For give Mulching shall be free from toxins, pathogens and other extraneous substances harmful to plant, animal or human life. Ensure that all weeds have been cleared and that the soil have been watered thoroughly prior to mulching.

**Maintenance:** All landscape areas to be maintained in accordance with B.S. 7370 Part 3:1991 and Part 4:1993; including weed control, and adjustment to tree stakes and ties. Refer to the below.

**General notes:** Substitutions, if made, should be similar in size, form and water demand. Plants shall be arranged to avoid straight lines and geometric patterns

**Hedge planting:** Hedging should be planted in two, staggered rows 450mm between plants in the same row, and 300-400mm between rows. The interplant whips/transplants should be planted within this pattern in groups of 2/3. The density of planting as per planting schedule.

**Hedge management:** Hedge to be planted between November-March. All plants need to be well heeled in after planting and watered in during dry weather. The planted hedgerow should be protected from rodent damage with spiral tree guards or the use of rabbit netting which can be removed once the plants are well established. To prevent weed competition an area 1 metre across should be cleared of vegetation in line with the new hedge with 'Ecomatt' weed control fabric laid down to suppress weed growth. Once well established (after 2 years) hedge to be trimmed on a three year rotation in January/February.

Plant Schedule						
<b>Trees</b>						
Number	Abbreviation	Species	Girth	Height	Specification	
1	Be pe	Betula pendula	16-18cm	400-450cm	Extra Heavy Standard: 3x RB: Clear Stem min. 200cm	
3	Ma sy	Malus sylvestris	6-8cm	250-300cm	Light Standard: 3 brks: 2x RB: Clear Stem 150-175cm	
6	Ma Co	Cox's Orange Pippin (Malus domestica 'Cox's Orange Pippin')	12-14cm	350-400cm	Extra Heavy Standard: 3x RB: Clear stem min. 200 cm	
4	Md Bs	Bramley's Seedling (Malus domestica 'Bramley's Seedling')	12-14cm	350-400cm	Extra Heavy Standard: 3x RB: Clear stem min. 200 cm	
5	Md d	Dabinett (Malus domestica 'Dabinett')	12-14cm	350-400cm	Extra Heavy Standard: 3x RB: Clear stem min. 200 cm	
6	Py Co	Conference (Pyrus communis 'Conference')	12-14cm	350-400cm	Extra Heavy Standard: 3x RB: Clear stem min. 200 cm	
4	Py Bo	Williams' Bon Chrétien (Pyrus communis 'Williams' Bon Chrétien')	12-14cm	350-400cm	Extra Heavy Standard: 3x RB: Clear stem min. 200 cm	
3	Pr Vi	Victoria (Prunus domestica 'Victoria')	6-8cm	250-300cm	Light Standard: 3 Brks: 2x RB: Clear stem 150-175 cm	
4	Pr Da	Damson (Prunus domestica 'Damson')	6-8cm	250-300cm	Light Standard: 3 Brks: 2x RB: Clear stem 150-175 cm	
4	Pr Mo	Morello (Prunus cerasus 'Morello')	6-8cm	250-300cm	Light Standard: 3 Brks: 2x RB: Clear stem 150-175 cm	
4	Pr St	Stella (Prunus avium 'Stella')	6-8cm	250-300cm	Light Standard: 3 Brks: 2x RB: Clear stem 150-175 cm	
<b>Total</b>		<b>44</b>				
<b>Ornamental Hedge</b>						
Number	Abbreviation	Species	Height	Pot Size	Specification	Density
17	Pr ol	Prunus laurocerasus 'Otto Luyken'	40-60cm	5-7.5L	Bushy: 5 brks: C	0.7Ctr
<b>Total</b>		<b>17</b>				
<b>Native Hedgerow</b>						
Number	Abbreviation	Species	Height	Density	Specification	
91	Co Av	Hazel (Corylus avellana)	80-100cm	15/10m	1+1: Transplant - seed raised: B	
242	Cr Mo	Hawthorn (Crataegus monogyna)	80-100cm	4/m	1+2: Transplant - seed raised: B	
61	Cr mo	Ash (Fraxinus excelsior)	80-100cm	1/m	1+2: Transplant - seed raised: B	
91	Pr sp	Prunus spinosa	80-100cm	15/10m	1+2: Transplant - seed raised: B	
121	Ro ca	Field Maple (Acer campestre)	80-100cm	2/m	1+2: Transplant - seed raised: B	
<b>Total</b>		<b>606</b>				
<b>Translocated hedge -51m2</b>						