

Rev 0 (17.09.21)

Principle Planing

Fressingfield Chapel Site

Landscape Specification & Maintenance

Plan



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**1.0 Recitals**

- 1.1 Parties Involved  
The Developer: is responsible for the construction of this development. The developer will be responsible for the protection and management of existing landscape through the construction phase and the implementation of the hard and soft landscape works in accordance with the planning drawings.
- 1.2 The Local Planning Authority: This term (abbreviated to LPA) shall refer to Mid Suffolk District Council and its Planning and Landscape Officers who are involved in the process of the approval of landscape and other documentation.
- 1.3 The Adopting Organisation. This is the organisation that will adopt ownership of the landscape areas and is therefore responsible for their management and maintenance including all landscape components and features within them. The Adopting Organisation for the site will be the local Authority and be appointed by the Developer. The Adopting Organisation shall also be taken to mean any employee or representative of the organisation in ownership of the grounds.

**2.0 Requirements**

- 2.1 The agreed landscape works will take place and be completed on completion or during building works and for bare rooted stock during the first planting season after completion of building works or prior to sale of any individual plots, whichever is the sooner. The first planting season for the bare root stock will take place in the first week of November or if necessary, later in case of seasonal issues.
- 2.2. The setting out and maintenance of landscape feature protection and the implementation of landscape schemes will be regularly and professional monitored by the relevant competent person.
- 2.3 A pre-commencement site meeting between all relevant parties i.e. (as applicable) the inspecting professional, landscape consultant, landscape contractor, site manager, and engineer will take place to clarify responsibilities prior to works starting.
- 2.4 Written notification will be provided to the Landscape Planning Officer by the relevant competent person on completion of the landscape works. This confirming that the implementation of the landscape works has been professionally monitored during the construction stage of the development and that the landscape is laid out fully in accordance with the agreed landscape deposit and is complete and ready for inspection by the Council.
- 2.5 To the areas of open space, post –construction soil decompaction measures will Comprise soil ripping sufficient to break any subsoil pan within any compacted area(s).
- 2.6 All landscape works to be carried out in accordance with the relevant current British Standards (including current revisions of 4428, 3936, & 5837); National Planting Specifications Guidelines; Horticultural Trades Association standards (including

Handling and establishing landscape plants part 1, 2 & 3); CPSE Plant Handling Standards & COSHH Regulations.

- 2.7 Any Substitutions to be the landscape deposit, once formally agreed, will only be Made following revision to the deposit and subsequent formal agreement by the Local Planning Authority.
- 2.8 Any driveways or hard surface frontages over 5m square in area & draining positively onto the highway will include an intercepting drainage system to positively channel rainwater runoff from the highway.

### **3.0 Plant Implementation**

- 3.1 Topsoil for the landscape planting works shall be obtained from site material and imported soils to make up any deficiency.
- 3.2 Imported topsoil shall be fertile with maximum 35% clay content and 5% minimum organic content, pH levels between 5.8 - 7.5 and free of perennial weeds. Existing soil to be ameliorated and/or screened, if necessary, to achieve this specification.
- 3.3 Imported topsoil shall be to BS3882: Multi Purpose Grade, from an approved local source and to accord with the above specification.
- 3.4 Planting borders to have 300mm depth of topsoil as a minimum, subsoil broken up to a depth of 200mm. New planting borders to be removed of weed growth. If works are carried out during the growing season weed growth can be sprayed with a glyphosate based herbicide to the manufacturer's recommendation. If works are carried out in the winter months all weed growth, where practically possible removed by hand and not rotovated. Areas are to be cleared of any surface particles such as bricks/roots using a 16P/ 25mm rake. Edges of planting bordering lawn and hard landscaped areas to be dug out leaving 75-100mm below lawn/hard landscaped areas for bark mulch.
- 3.5 Plant supply shall be obtained from a nursery that are members of the Horticultural Trades Association Nursery Certification Scheme and approved by the project and local authority landscape architect. All planting stock shall be of local provenance or if unavailable national provenance. Origin and provenance have the meaning given in the National Plant Specification and grown in the UK.
- 3.6 Plant handling and planting operations shall be undertaken in accordance with Horticultural Trades Association "Handling and Establishing Landscape Plants" (Parts I-III).
- 3.7 Borders planted as per GDC landscape drawing No. 2617-21 Rev 0 it is a good idea to set out a complete bed before planting to obtain the best possible spacing for the shrubs. When planting 3Ltr shrubs make sure a big enough hole is dug to accommodate the root ball and then is backfilled leaving no air gaps. This encourages water retention and aids frost protection.
- 3.8 After planting keep watered, particularly in dry weather. Refer to Maintenance section 8
- 3.9 Any trees or plants that die within the first year are to be replaced at a suitable time of the year. Same size, spacing and location as per the design. Unless agreed otherwise with local authority.

#### **4.0 Trees**

- 4.1 Watering trees: Water trees during dry periods (being any period without substantial rainfall for 14 days or more), until trees are successfully established. Water at a rate of 25 litres per tree position into watering tubes. Apply water at a frequency of once per fortnight from April to the end of September (to a maximum of 15 visits). Increase watering frequency during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any tree failures or excessive die back from drought stress during the management contract.

- 4.2 Tree ties and stakes are to be monitored and adjusted at least twice a year.

Any trees or plants that die within the first year are to be replaced at a suitable time of the year. Same size, spacing and location as per the design. Unless agreed otherwise with local authority.

#### **5.0 Hedging**

- 5.1 Hedges are to be pruned late in summer and again in winter, Note that hedges should not be cut during the main bird nesting season March to end of August.
- 5.2 Native hedging will be planted in a double staggered rows 5 plants per meter a mulch of at least 50mm depth to a width of 60cm to be used to protect the plants and reduce weed growth. Once established the hedges are to be maintained and kept to no more than 2 meters in height.

#### **6.0 Bark Mulch**

- 6.1 On completion of planting 50mm depth of landscape bark mulch from T.M.A. bark supplies is to be spread and raked level. Care is to be taken that adequate clearance below lawns and hard landscaped areas is achieved. Planting is to be thoroughly watered in on completion.
- 6.2 If bark mulch is applied at any point levels should be monitored so they do not fall below 50mm in depth. This should be topped up annually, ideally in spring to aid water retention for summer and to help suppress weeds. Bark mulch to be used is TMA "contract ornamental" bark or similar.

## **7.0 Cultivated Turf mix.**

- 7.1 **Implementation:** To clear the area of visual debris and consult site representative for underground service information. To thoroughly rotovate imported topsoil to a depth of approx. 100mm and level. Gain light compaction, rake to a fine tilth removing particles above 20-25mm and lay cultivated turf using wood boards for light compaction. Water until established.
- Turf/ seed to consist of;  
25% Conrad / Perennial Ryegrass / *Lolium Perenne*  
25% Almerita / Strong Creeping Red Fescue / *Festuca Rubra*  
10% Musica / Chewing Fescue / *Festuca Rubra Commutata*  
20% Cezanne / Slender Creeping Red Fescue / *Festuca Rubra Litoralis*  
20% Limousine / Smooth Stalked Meadow Grass / *Poa Pratensis*
- 7.2 To be thoroughly watered in on completion of laying cultivated turf, it will require watering every day if hot twice daily until establishment. Once established a regime of fortnightly cuts in season starting at 50mm and after first cut gradually reduce to 30mm in height to avoid grass going to seed and the emergence of weeds. Out of season the grass is to be kept free of leaves and debris. Grass seeding to be carried out in spring or late summer with no watering implications. Refer to maintenance section 8.
- 7.3 After 12 months apply a good quality feed or feed and weed if weeds are starting to form using NPK (10:4:4) with 3 ½ % sulphate of iron. This should then be repeated annually.
- 7.4 If moss becomes a problem within lawns apply via knapsack sprayer Maxi crop No.2, moss killer and lawn conditioner at the manufacturer's recommendation. This can also be applied alongside a Nitrogen based fertiliser. Scarification to be carried out at least once a year, late March.

## **8.0 Maintenance**

- 8.1 **Weeding:** Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Eight visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Take great care not to disturb sheet or bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied. Note: For planting using a non-biodegradable weed suppressant membrane, reduce visits to 4 times per year in the growing season. Where a biodegradable weed suppressant fabric has been used, this will have disappeared within the establishment phase. Weeding frequency should therefore be varied according to the site and density of vegetation cover and in any event should be between 4 and 8 i.e. whatever is required to achieve a weed free scheme. All weeds shall be removed from the site.
- 8.2 **Spot Herbiciding:** Where required, persistent perennial weeds can be controlled using herbicide. For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants. The purchase, transport and storage of herbicides are regulated by Part III of the Food and Environment Protection Act 1985, Control of Pesticides (Amendment) Regulations 1997; the Health and Safety at Work Act 1974; the COSHH Regulations, the product Landscape Management & Maintenance Plan: Prepared by: JBA Consultancy Services Ltd. COSHH sheet and EC Directive 91/414/EEC (the "Authorization Directive") and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997. All herbicides must have an appropriate full or "off-

label" approval for use in a relevant situation. Refer to the Pesticide Safety Directive, for which the website is given here for your assistance: [www.pesticides.gov.uk](http://www.pesticides.gov.uk). All pesticides shall be applied in suitable calm weather conditions; allow for repeat spraying as required to achieve a complete kill. Apply herbicide as required and at intervals to ensure no regeneration of weed, usually equating to four sprays per year during the growing season at 6 week intervals, from late April onwards. The timing of visits may vary according to weather conditions. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Developers unless contracted Landscape Management Contractor's expense.

- 8.3 **General planting maintenance:** At each visit firm in and straighten any loose plants. Top up bark mulch levels where necessary annually, using the same or similar product to that previously supplied to maintain an approximate depth of 50mm to reduce competition from weeds and retain soil moisture. All shrubs shall be fertilised using an approved liquid feed (N10:P15:K10) at a rate of 60g/m<sup>2</sup> during early May and late September.
- 8.4 **Pruning of ornamental planting:** Prune back shrubs in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant. Prune back Rosaceous and quick and leggy growing plants much harder than other species, but prune back by no more than 30% in any one-year. Prune Cornus varieties back to 200mm above ground every 3rd year, but retaining any young growths. In terms of herbaceous plants cut back all deciduous grasses in spring by removing dead stems before new growth starts to appear.
- 8.5 **Watering:** Water both shrubs and specimens during dry periods (being any period without substantial rainfall for 14 days or more). Water all shrubs to field capacity (minimum 10 litres per m<sup>2</sup>) and water all large specimens at 10 litres each. Apply water at a frequency of up to 2 times per week from April to the end of September (to a maximum of 15 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Developer unless contracted Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class.
- 8.6 **Mowing and edging:** Amenity grass areas shall be mown in order to maintain the visual amenity of the area. Mowing frequency and height shall be adjusted the function and use of each area. All grass shall be mown initially with a rotary mower once during the spring (mid-March), to a height of 50mm and thereafter using a rotary mower, collecting the arisings each time, and removing off site. Delay cutting of grass areas containing bulbs, (including a 150mm margin) until late June once bulbs have finished flowering and the leaves have wilted after deadheading bulbs in May. Soft edges between grass areas and planting beds shall be kept free from grass by cutting the grass with a 'turfing iron' edging tool to ensure a neat, clean-cut finish once per year at the start of the growing season. The edge of paving and shrub beds shall be kept free of grass using strimmers or edge clippers once per month during the growing season.
- 8.7 **General lawn care:** Apply an approved turf fertilizer, selective weed killer and moss retardant in May and September, applying strictly in accordance with the manufacturers instructions, Control of Pesticide Regulations, COSHH Regulations and product COSHH sheet in suitable weather conditions. Otherwise amenity grass areas shall be weeded either by hand or (especially persistent weeds) herbicide treated in order to maintain the visual amenity of the area (refer to paragraph 3.6.3).

- 8.8 **Watering amenity grass areas:** During the first 3 years following initial seeding or following re-seeding operations, water amenity grass areas during periods of extreme drought (2 or more weeks without substantial rainfall) to a maximum of 15 occasions. After establishment continue to water only if deemed to be required. To aid the natural establishment of grass areas, only water where unavoidable, where the grass is going brown and appears to be suffering from severe drought stress. When watering, water to field capacity (minimum 20L/m<sup>2</sup>) in the morning or in the evening to reduce water evaporation, when the water is more likely to reach the roots. The developer unless contracted Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions and for contacting the Adopting Organisation and agreeing the timing of any additional watering visits if required and where restrictions are placed on the use of water, sources and costs of obtaining second class water.

## **9.0 Maintenance Schedule**

The landscape will be managed in perpetuity, it will be professionally managed and monitored and follow best landscape management practice principals. It will follow a maintenance schedule sufficient to keep it well maintained, safe, and tidy and in a good state of repair. The maintenance schedule will be drawn up and kept available for inspection and will including written schedules detailing the (see section 12):

- 9.1 Minimum number of maintenance visits p.a.
- 9.2 Replacement of dead, dying or dangerous trees.
- 9.3 Replacement of dead, dying shrubs.
- 9.4 Replacement of distressed/failing turf.
- 9.5 Weeding planted areas and topping up mulch to the agreed depths.
- 9.6 Spot treatment of planted and grassed areas.
- 9.7 Irrigation of planted areas.
- 9.8 Grass cutting.
- 9.9 The tidying of beds & pruning shrubs and trees.
- 9.10 The removal of tree/shrub stakes, ties and guards when plants are stable/mature enough to no longer require support/protection.
- 9.11 Leaf litter clearance, including the safe picking and removal of animal faeces.
- 9.12 Weed treatment, sweeping, snow clearance and tidying of hard landscaped areas.

## Plant Schedule:

Qty:	Species:	Size:	Spacing:
Shrubs / Groundcover			
28	Pyracantha Orange Glow	3L	45CM
28	Pyracantha Red Column	3L	45CM
19	Viburnum Opulus	3L	60CM
52	Lonicera Pileata	3L	60CM
61	Euonymus Gaiety	3L	60CM
45	Skimmia Kew Green	3L	60CM
46	Viburnum Davidii	3L	60CM
43	Spiraea Goldflame	3L	60CM
51	Hebe Sutherlandii	3L	60CM
Native Planting			
1 plant per M2			
32	Ilex Aquifolium	3L	100CM
32	Cornus Sanguinea	100-120cm BR	100CM
32	Rosa Canina	100-120cm BR	100CM
32	Euonymus Europaeus	100-120cm BR	100CM
32	Prunus Padus	100-120cm BR	100CM
32	Viburnum Opulus	100-120cm BR	100CM
Native Hedge			
5 plants per meter planted in a double staggered row			
50	Crataegus Monogyna	60-90cm BR	100CM
25	Acer Campestre	60-90cm BR	100CM
14	Ilex Aquifolium	3L	100CM
14	Ligustrum Vulgare	60-90cm BR	100CM
14	Corylus Avellana	60-90cm BR	100CM
TREES			Approx Height
3	Acer Campestre	12-14cm RB	3.3-5m
2	Carpinus Betulus	12-14cm RB	3.3-5m
3	Quercus Robur	12-14cm RB	3.3-5m
2	Crataegus Monogyna	10-12cm RB	2.75-3m
2	Prunus Cerasifera	10-12cm RB	2.75-3m
2	Malus Sylvestris	12-14cm RB	3.3-5m
1	Acer Buergerianum	12-14cm RB	3.3-5m
BULBS			
750	Narcissus Pseudonarcissus	Bulb	N/A

## **11.0** **Maintenance** **Plan**

## Landscape Maintenance Schedule, From installation to 5 years

**Customer:**

## Principle Planning

**Site:**

## Fressingfield Chapel

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[illegible]

## 12.0 Maintenance Plan

## Principle Planning

## Fressingfield Chapel

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