1.0 Setting out

1 Planting shall be set out exactly as shown on the 4.1 Supply and spread suitable biodegradeable peds shall be set out using radii scribed on the ground sing two pointed stakes and a line between, or with site Check that all setting out conforms to the plan before cultivation and planting works are carried out. Failure to do so may result in rejection of the work by the landscape architect and may require amendment at the contractor's

1.2 All planting beds shall be a minimum of 1 metre wide, except where there is insufficient space, due to the except where there is insufficient space, due to the onstraints of walls and path edgings and their foundations. With narrow beds between walls/ fences and ncrete footings before planting. If the bed is sealed with oncrete, then the landscape contractor shall contact the site manager or landscape architect to determine if footings are excessive and can be reduced or else, the bed can be paved. The width of all beds will be checked by the inspecting landscape architect and where the width is not as drawn, the contractor shall re- cultivate them to the specified width at his own expense.

.1 Pre-planting herbicide application:- Apply by suitable spraying aparatus, an approved translocated systemic erbicide to the manufacturer's instructions and to 1997 Control of Pesticides Regulations and 2020 COSHH regulations on all beds, except those which are both weed free and are to receive agrotextile sheet mulch. Spray nmediately if any weeds are present. If no weeds are showing but planting is delayed, spray after one month following cultivation, to allow dormant seed to germinate. All spraying shall be carried out by skilled and qualified peratives, using protective clothing, in suitable weather (no wind) and any damage caused by spray drift, from ncorrect usage or spillage, shall be rectified at the ontractor's own cost. Do not spray near a water body. Repeat as necessary to ensure complete kill and rake off all dead material from site.

2.2 Carry out the following works to the existing topsoil on site to ensure it Conforms to BS 3882:2015, being free from rocks larger than 50m diameter, concrete, all roots, wire, brick, and have less than 20% clay. Allow for BS 3936-4: 2007 Nursery stock-Specification re-application of herbicide as above. Incorporate 75g/m of HortiTop Complete 11-5-12 slow-release fertilizer from Hortifeeds, contact tel. (01522) 704404. For beds less than 5 meters in width, fork over thoroughly or machine rotovate soil to a depth of 450mm, ensuring that the subgrade and topsoil are completely broken up and free draining, relieving any compaction. For beds greater than 5 metres in width, break up the subgrade and topsoil using a tractor mounted subsoiler or ripper at 500mm centres to a depth of 500mm,except where there are services, or within 10 meters of tree stems or 3 meters of existing hedges. Do not rip areas where roots greater than Omm diameter are encountered.

2.3. Determine before submitting a tender, the extent of support from the site manager with ground preparation ensure soil of all planting beds is graded to a level 65mm elow adjacent grass or paved surfaces, within 00-600mm of edges to ensure bark or wood chip mulches are retained. Where grass is proposed adjacent to paving, then the soil level shall be flush with the adjacent paved surfaces, to receive rain water run off. The andscape contractor is responsible for ensuring that the final product conforms to the specification even where the developer and/or main contractor have failed to supply and spread topsoil to the recessed level. The landscape contractor shall allow for adjustment of levels, as specified beds are sloping, ensure that topsoil is graded to the specified levels below pavement & grass surfaces within 400mm of the edges of the bed. This is to allow for sheet mulch and bark or wood chip mulch so that mulch does

2.4 Sloping ground that is shown to be turfed where there s paving adjacent to it topsoil levels of the grass areas shall be graded to finish flush with the finished pavement evel to allow surface water to drain from pavements to soft areas. Soil of grass areas should therefore never be oud of paved areas. Soil levels more than 10 mm below cause mower damage on cutting.

5 Imported topsoil (where specified and sanctioned by ne employer) for making up ground, shall conform to BS 3882: 2015, and be free from rocks (over 50mm iameter), concrete, roots, wire and brick, and have less than greater than 20% clay. Such soil shall be cultivated as set out above. Representative samples shall first be to site. No imported soil shall be supplied to site without a

3.1 All planting must be carried out in accordance with the tender document, and accompanying drawings. Refer to the tender document for the preparation of existing topsoi nd required depths for planting, turfing, and trees, and

3.2 No substitutions will be accepted without the prior

greement of the inspecting landscape architect. The ontractor shall replace at once at his own cost any stock size, species or variety of plant which has not been specified on the planting plan and schedule, unless via and the plants and the little in the specified by the inspecting landscape architect. All plants shall be true notes, (2L pots are 17cm diameter and 13cm deep, 3L pots are 19cm diameter and 15cm deep, 5L pots are 19cm diameter and 15cm deep, 5L pots are 22.5cm diameter and 18cm deep, 10L pots are 28cm diameter and 22.5cm deep, 11 nots are 33cm diameter and 22.5cm deep. 15 nots are 33cm diameter and 25.5cm deep. 15 nots are 33cm diame ameter and 22.5cm deep, 15L pots are 33cm diameter and 30cm deep, 25L pots are 38.5cm diameter and 35cm deep, 30L pots are 41cm diameter and 36cm deep, 40L pots are 50cm diameter and 45cm deep, 50L pots are 55cm diameter and 50cm deep). The pot sizes will be checked on site to ensure compliance with those specified. Pots will be rejected if shrubs are supplied of a size which are not fully grown into the pot e.g. a 9cm plant recently potted into a 3L container. All shrubs, shall ordance with the plant edule. Anything less than HTA National Plant pecification standards for each species and pot size will be rejected. Plant stock shall be bushy, healthy, disease free, not pot bound, leggy or spindly. There should be a minimum of 5 breaks per shrub. This specification is the minimum standard required and any stock falling below this standard, in the sole opinion of the inspecting

3.3 All shrubs, herbaceous plants, whips and transplants shall be watered in on planting with 20 litres per square metre. Trees shall be watered in with 50 litres per tree position. Water thereafter during the contract period at weekly intervals with 30 litres of water per tree position. 3.4 Proposed feathered trees to be true to the species variety and size as specified on the planting plan, to nclude 1.6m long, 100mm diameter, chestnut stake

above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically and 1No. sackcloth or rubber tie, with spacing device, all positioned 25mm maximum from the top of the post. 3.5 Proposed standard trees to be true to the species, ariety and size as specified on the planting plan, to

include 2No. 2.0m long, 100mm diameter, chestnut stakes, above ground dimension to be 1/3 the height of the tree, stakes to be driven vertically, supply and fix securely (twice screwed to each end) a half round cross prace (100mm diameter) with rubber spacer block fixed No. sackcloth or rubber tie so the tree is securely restrained and there is no chance of the the stem chafing 7.4 All metalwork shall be finished hot dipped

3.6 Turf to be of cultivated grade such as Rolawn "Medallion", or other of similar quality and source, approved by the landscape architect. The contractor shall replace at once any turf rejected by the landscape rchitect at his own cost, insure that the turf is laid flat and is free from hollows, lumps and bumps, cracks or brown or dried patches or other defects and that turf is well watered before before laying and again after laying. Turf areas shall be taped off using high-vis tape until well olished. Access shall be only with timber scaffold

3.7 Self clinging climbing shrubs or wall shrubs, with "S"

Apply 2No. coats of paint with a dry film thickness of 100 microns per coat. Apply paint only when wall/fence with heavy duty, plastic coated garden wire. raining wires shall be attached vertically to the wall/fence by means of 125mm long stainless steel eye screw fittings. Position 1No. at 250mm from ground, and 1No. 250mm from top of the wall/fence, and string the wire tightly between the fixings. Train the climber to the wire at the decorating contractors own cost.

imber's name (in specially prepared pits or general shrub peds) shall be trained to walls/ fences by mounting ready-made trellis panels 1.8 x 1.8m generally (but 1.8 x 0.6m for corners or where space is restricted). Include for dapting any panels for locations where walls or fences are lower than 1.8m. Fix frells panels to the walls fences using non rusting screws 125mm long (to be approved), orporating 50mm cube wood spacing blocks to ensur that the panel is mounted sufficiently far from the wall fence to allow twining of stems. Ensure that all timber is ressure impregnated with a non phyto-toxic preservativ and then painted with a dark brown non phyto-toxi rellis is not in contact with the ground. Train the climbing shrub to the trellis with plastic coated garden wire tags 3.9 Climbers specified outside proposed shrub beds sha

nave specially prepared climber pits. Climber pits shall be

400mm x 400mm and 450mm deep (minimum size), and

be backfilled with topsoil (from site - unless otherwise agreed). Ensure the base of the pit is thoroughly broker up and free draining before back filling with topsoil. Ensure damage to foundations and services, and make goo Il structures and surfaces disturbed. Incorporate 75g/r f HortiTop Complete 11-5-12 slow-release fertiliz from Hortifeeds, contact tel. (01522) 704404, Water with 20 litres of water per climber pit.

01233 720097, over planting beds, previously cultivated, graded and fertilized topsoil before planting, and peg down at a minimum of 500mr centres. (300mm at edges) and beds less than 1m wide. Pegging this densely is essential to prevent flaps of material becoming exposed. Refer to the specification for biodegradable sheet mulch on plan

Woodchips Ltd Tel. 07881 904100 or 01842 813 to a depth of 50mm evenly spread over all plante areas. Finished mulch levels shall be no higher onto pavements or lawns. N.B. no substitution of mulch type will be acceptable. It is essential to have a no-fines, large particled, brown wood chip to reduce weed growth, reduce wind blow and preven break down and rotting.

5.1 All workmanship and materials shall conform 5.1.1 General landscape operations (excluding hard surfaces) - BS 4428:1989. 5.1.2 Trees in relation to construction- BS 5837 2012 and BS 6549:1999. BS 3998:2010 otherwise specified. Arboricultural Association Standard Conditions of Contract and Specifications specification entitled "National Plant Specification 2010".

Plants shall conform to:
-BS 8545 : 2014 Trees from Nursery to -BS 3936-1 : 1992 Nursery Stock - Specification for -BS 3936-2 : 1990 Nursery Stock- Specification for roses + AMD 6628. -BS 3936-9 : 1998 Nursery stock- Specification -BS 3936-10 : 1990 Nursery stock- Specification for ground cover shrubs. -CPSE-Committee for Plant Establishmen Handling and establishing landscape plants 1996, Part 3, paragraphs 6.2 to 6.6. 5.1.4 Glossary for Landscape Works BS 4428 :1989 5.1.5 Turf - BS 3969:1998 + A1:2013 labelled certified varieties to EC purity and

5.1.8 Pesticides: Control of Pesticides Regulation 1997;The Health and Safety at Work Ac 1974(2005); the COSHH Regulation 2020 and the product COSHH sheet. The Water Act 2014; the Floods and Water Amendment (EU Exit) Regulations 2019; Control of Pollution Act 1974; Hedgerow ACT 1997; Wildlife and Countryside Act 1981; Countryside and Rights of way Act 2000.

permination regulations. When requested, submi

an official seed Testing Station Certificate of

germination, purity and composition. 5.1.7 Topsoil - BS 3882: 2015

6.1 Any existing trees to be retained, are the responsibility of the main contractor on site who shall take all necessary protective measures set not spill out on to pavements and also to allow surface water to drain from paths on to planted areas.

shall take all necessary protective measures set out in BS 5837:2012 to ensure no damage to stems or roots, to prevent compaction from soil from spilages, scorching from fires and instability or stress from changes of soil level. The landscape contractor is however responsible for ensuring that neither plant, materials or labour are cause of any damage to existing trees, and like the employer, the landscape contractor shall supplying and planting a tree of the same specie and size, at his own cost. Protection barriers wil comprise a scaffold framework in accordance with he framework will consist of vertical and horizonta scaffolds with vertical tubes spaced at no more than intervals and driven into the ground. Weld mesh (Heras or similar) panels will be securely fixed on to ramework with wire or scaffold clamps. Tubes will be driven into the ground to a minimum depth of

> 6.2.1 Soil levels: soil levels for shrub beds and grass areas should have any compacted subgrade thoroughly broken up by machine before instructing the ground worker to spread topsoil of

Supporting struts will be fixed to the inside of the

and the plants and turf will die. pavement or grass areas in order to receive sheet and bark mulch. Tree pits will be dug by the landscape contractor. Top soil for turf areas shall receive the turf. Topsoil for grass seed areas, the soil level shall be flush with any finished paved surfaces after settlement to allow for rain water to drain onto soft surfaces. Settlement shall be no greater than 5mm or problems will be encountere with mowing (the blades in danger of touching concrete edgings) or where soil is proud of pavements, then drainage problems will be

6.3 Existing topsoil and imported soil shall conform to BS 3882:2015, and be free from compaction rocks/bricks greater than 50mm diameter builders rubble. Soil shall have a clay content of less than 20%.

carried out by the developer or main contractor and all materials and workmanship shall be in

layout plan. 7.2 All naths and edgings shall be set out properly to lines and radii, with all curves scribed on t ground using pointed pegs and string or sitmarker paint, achieving flowing natural arcs. Setting out shall be agreed with the landscape contractor and subsequently the landscape architect.

7.3 Hard surfaces shall be constructed after suitable base courses have been laid, taking full account of local site conditions, soft spots and substrate. The indicative depths of base course are minimum depths assuming suitable substrate

galvanized in accordance with BS EN ISO1460 thorough removal of all galvanizing smuts (fettling to the complete satisfaction of the Landscape Architect. The decorating contractor shall prepa the galvanized surface by washing with deterge and water and scrubbing with a scouring pad unt all dirt, grease, white rust & sulphates have been removed & then allowed to dry thoroughly. Sur and paint 'lcosit 6630' from Sika Ltd (tel. 01 374444) applied with a turkhead brush strictly in accordance with the manufacturers instruction galvanized surface is thoroughly dry temperatures above five degrees celsius and any event above the current dew point temperature. Paint work will be subject to inspection by experts and if found wanting, shall be stripped off, re-prepared and applied entirely

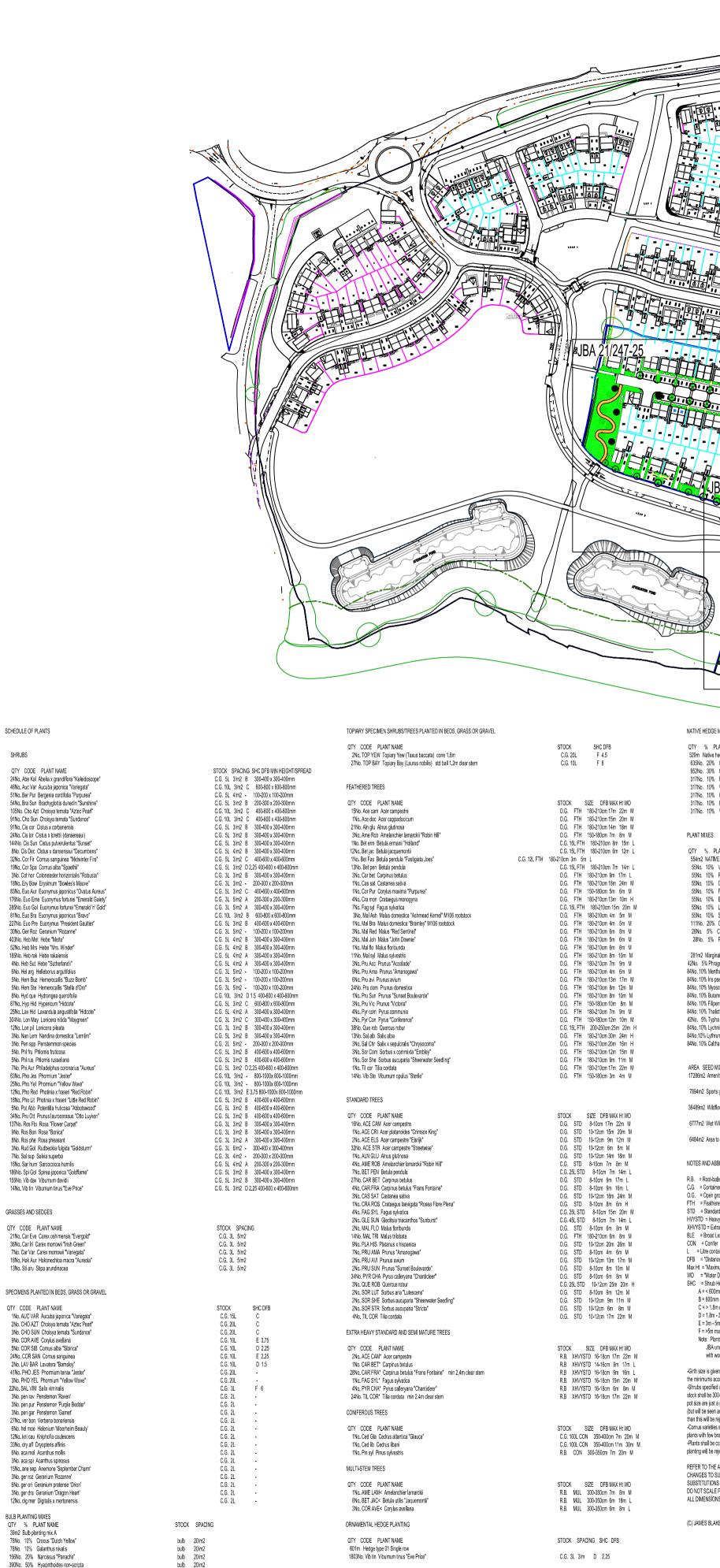
7.5 All wood work shall be pressure treated with 3.8 Twining varieties of climber, with "T" written after the Tanolith "E" water based wood preservative. applied by vacuum pressure. The timber shall then be stained with 3No. coats of Sadolin 'Classic,' colour 'Jacobean Walnut' strictly in accordance with the manufacturers instructions, COSHH Regulations 2020 and

> GENERAL NOTES ALL DIMENSIONS IN MILLIMETRES DO NOT SCALE OFF THIS DRAWING LL DIMENSIONS TO BE CHECKED ON SITE C)JAMES BLAKE ASSOCIATES LTD 2022

78No. 10% Leucojum vernum

1380No. 100% Hyacinthoides non-scripta

QTY % PLANT NAME



10m Hedge type 08 Single row

135m Hedge type 15 Single row

405No. Euo Bra Euonymus japonicus "Bravo"

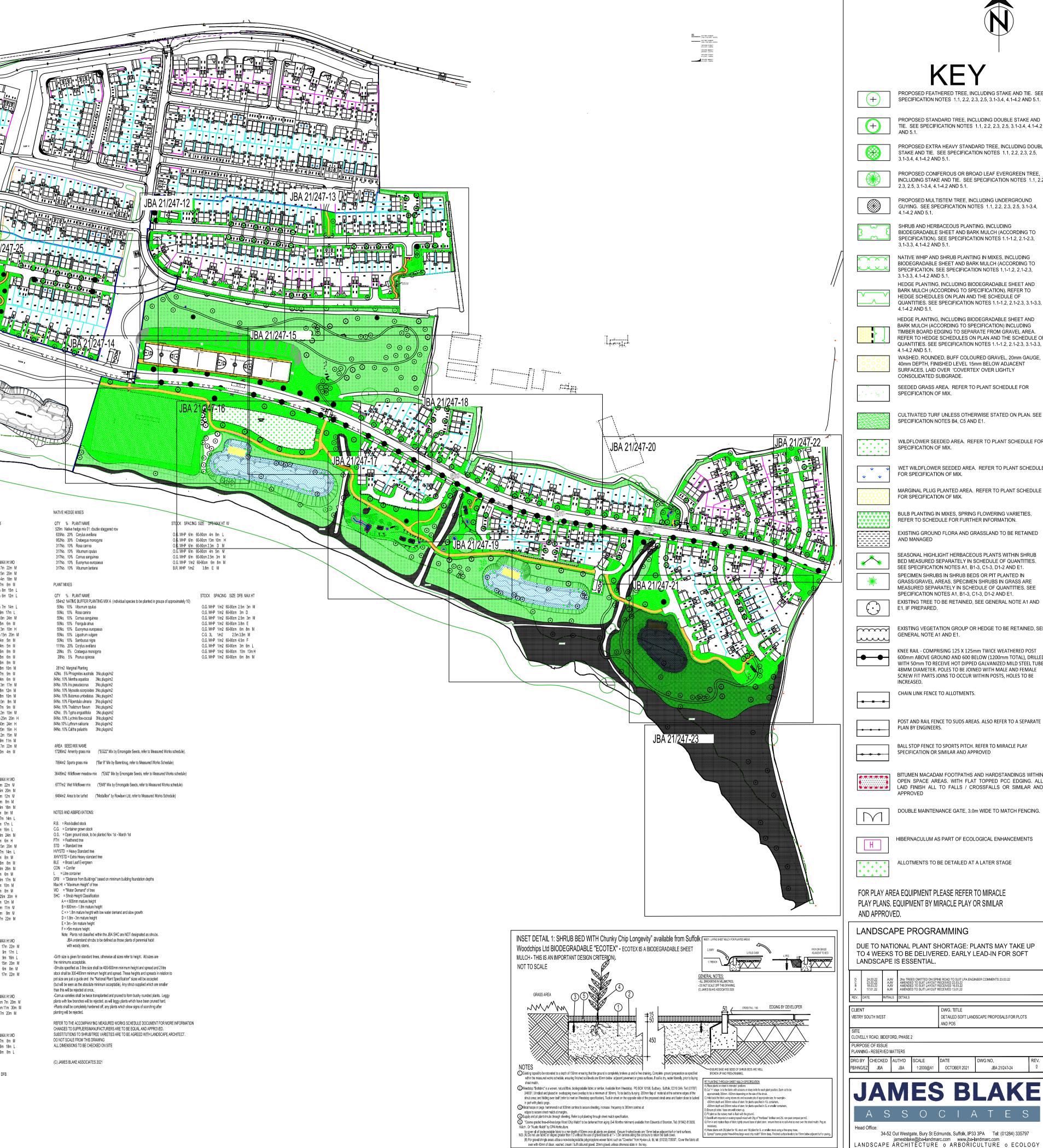
STOCK SPACING

bulb 20/m2

30No. Euo Aur Euonymus japonicus "Aureopictus"

C.G. 3L 3/m C

C.G. 3L 3/m B





KEY SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

PROPOSED STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2

PROPOSED EXTRA HEAVY STANDARD TREE, INCLUDING DOUBLE STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4, 4.1-4.2 AND 5.1.

PROPOSED MULTISTEM TREE, INCLUDING UNDERGROUND GUYING. SEE SPECIFICATION NOTES 1.1, 2.2, 2.3, 2.5, 3.1-3.4,

PROPOSED CONIFEROUS OR BROAD LEAF EVERGREEN TREE,

INCLUDING STAKE AND TIE. SEE SPECIFICATION NOTES 1.1, 2.2,

SHRUB AND HERBACEOUS PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, 4.1-4.2 AND 5.1.

BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION, SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION). REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF

NATIVE WHIP AND SHRUB PLANTING IN MIXES, INCLUDING

QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, HEDGE PLANTING, INCLUDING BIODEGRADABLE SHEET AND BARK MULCH (ACCORDING TO SPECIFICATION) INCLUDING TIMBER BOARD EDGING TO SEPARATE FROM GRAVEL AREA. REFER TO HEDGE SCHEDULES ON PLAN AND THE SCHEDULE OF

QUANTITIES. SEE SPECIFICATION NOTES 1.1-1.2, 2.1-2.3, 3.1-3.3, WASHED, ROUNDED, BUFF COLOURED GRAVEL, 20mm GAUGE, 40mm DEPTH, FINISHED LEVEL 15mm BELOW ADJACENT SURFACES, LAID OVER 'COVERTEX' OVER LIGHTLY CONSOLIDATED SUBGRADE.

SEEDED GRASS AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.

SPECIFICATION NOTES B4, C5 AND E1. WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX.

CULTIVATED TURF UNLESS OTHERWISE STATED ON PLAN. SEE

WET WILDFLOWER SEEDED AREA. REFER TO PLANT SCHEDULE FOR SPECIFICATION OF MIX. MARGINAL PLUG PLANTED AREA. REFER TO PLANT SCHEDULE

FOR SPECIFICATION OF MIX. BULB PLANTING IN MIXES, SPRING FLOWERING VARIETIES, REFER TO SCHEDULE FOR FURTHER INFORMATION. EXISTING GROUND FLORA AND GRASSLAND TO BE RETAINED

AND MANAGED SEASONAL HIGHLIGHT HERBACEOUS PLANTS WITHIN SHRUB BED MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1. SPECIMEN SHRUBS IN SHRUB BEDS OR PIT PLANTED IN GRASS/GRAVEL AREAS. SPECIMEN SHRUBS IN GRASS ARE

MEASURED SEPARATELY IN SCHEDULE OF QUANTITIES. SEE SPECIFICATION NOTES A1, B1-3, C1-3, D1-2 AND E1. EXISTING TREE TO BE RETAINED, SEE GENERAL NOTE A1 AND EXISTING VEGETATION GROUP OR HEDGE TO BE RETAINED, SEE

GENERAL NOTE A1 AND E1. KNEE RAIL - COMPRISING 125 X 125mm TWICE WEATHERED POST 600mm ABOVE GROUND AND 600 BELOW (1200mm TOTAL), DRILLED WITH 50mm TO RECEIVE HOT DIPPED GALVANIZED MILD STEEL TUBE 48MM DIAMETER. POLES TO BE JOINED WITH MALE AND FEMALE SCREW FIT PARTS JOINS TO OCCUR WITHIN POSTS, HOLES TO BE

INCREASED. CHAIN LINK FENCE TO ALLOTMENTS.

POST AND RAIL FENCE TO SUDS AREAS. ALSO REFER TO A SEPARATE PLAN BY ENGINEERS.

BALL STOP FENCE TO SPORTS PITCH. REFER TO MIRACLE PLAY SPECIFICATION OR SIMILAR AND APPROVED BITUMEN MACADAM FOOTPATHS AND HARDSTANDINGS WITHIN

OPEN SPACE AREAS. WITH FLAT TOPPED PCC EDGING. ALL LAID FINISH ALL TO FALLS / CROSSFALLS OR SIMILAR AND APPROVED DOUBLE MAINTENANCE GATE, 3.0m WIDE TO MATCH FENCING.

HIBERNACULUM AS PART OF ECOLOGICAL ENHANCEMENTS

ALLOTMENTS TO BE DETAILED AT A LATER STAGE

FOR PLAY AREA EQUIPMENT PLEASE REFER TO MIRACLE

PLAY PLANS, EQUIPMENT BY MIRACLE PLAY OR SIMILAR AND APPROVED.

LANDSCAPE PROGRAMMING

DUE TO NATIONAL PLANT SHORTAGE: PLANTS MAY TAKE UP TO 4 WEEKS TO BE DELIVERED. EARLY LEAD-IN FOR SOFT LANDSCAPE IS ESSENTIAL.

VISTRY SOUTH WEST DETAILED SOFT LANDSCAPE PROPOSALS FOR PLOTS CLOVELLY ROAD, BIDEFORD, PHASE 2 PURPOSE OF ISSUE PLANNING - RESERVED MATTERS IG/EZ JBA JBA 1:2000@A1 OCTOBER 2021 JBA 21/247-24

JAMES BLAKE

ASSOCIATES 34-52 Out Westgate, Bury St Edmunds, Suffolk, IP33 3PA Tel: (01284) 335797