



**LANDSCAPE SPECIFICATION, MANAGEMENT &  
MAINTENANCE PLAN**

**MIXED USE DEVELOPMENT  
HERON WAY, CHIPPING SODBURY**

Prepared by Partridge Associates  
on behalf of  
**GREEN CITY HOMES LTD.**

**NOTE: ALL WORKS TO BE IMPLEMENTED & COMPLETED PRIOR  
TO THE OCCUPATION OF THE BUILDINGS**

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## LANDSCAPE SPECIFICATION

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#### NOTE

BS8545:2014 Trees : from nursery to independence in the landscape – Recommendations must be complied with by Nursery used to supply plants to site. Some of the recommendations in this document apply to works on site and these have been incorporated into this specification to ensure that they are carried out by the Landscape Contractor whilst implementing this work.



## **D20 EXCAVATING AND FILLING**

### **TOPSOIL AREAS**

- 810A** GRADE SUBSOIL/FILL AREAS to smooth flowing contours and to achieve the specified finished levels. Adjust locally as necessary for areas of topsoil. Small planting beds/tree pits located in general landscape areas may be excavated separately at a later date.
- 821A** LOOSEN SUBSOIL to ensure that there is no compaction using a single tine ripper, driven 450 mm deep at 1m centres in two directions obliquely across the slope, when ground conditions are reasonably dry.
- 830** PREPARATION OF UNDISTURBED TOPSOIL:
- Prepare areas to receive soft landscaping as necessary to ensure that the topsoil is in a suitable state for the cultivation operations specified in sections Q30 and/or Q31. In particular:
  - Where the ground is hard, break up with a ripper, operated in transverse directions, removing any roots or boulders.
  - Where the ground is covered with turf or a thick sward plough or dig over to the full depth of the topsoil.
  - After any such cultivation leave fallow for not less than 1 months. During this period treat at appropriate times to prevent seeding of weeds.
- 840** IMPORTED TOPSOIL FOR trees, shrubs & grass areas.
- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.  
To BS 3882, grade: General Purpose. Graded and 'made up' topsoil will not be accepted.
  - Source Local and to approval.
  - Provide a declaration of analysis including information detailing each of the relevant parameters given in BS 3882, clause 6 and table 2 for the grade of topsoil specified.
  - Include in the declaration the following additional analyses: n/a
- 850** CONTAMINATION: Unless specified otherwise:
- Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
    - Corrosive, explosive or flammable
    - Hazardous to human or animal life
    - Detrimental to healthy plant growth.
  - In areas to receive topsoil, do not use subsoil contaminated with the above materials.
  - Inform the CA if any evidence or symptoms of soil contamination are discovered on the site, or in topsoil to be imported. A record to be kept of the nature of the contamination and the action taken, which may involve treatment or removal of contaminated soil or adjustment of tree planting position.
- 855** HANDLING TOPSOIL: When moving topsoil within the site, or when stripping topsoil and importing to site:



- If aggressive weeds are present, obtain instructions from the CA before moving topsoil.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Avoid contamination by subsoil, stone, hardcore, rubbish or material from demolition work.
- Keep different grades of topsoil separate from each other when handling and stockpiling.
- Inform CA where the depth of topsoil is difficult to determine.
- Minimize multiple handling of topsoil. Use topsoil immediately after stripping wherever possible.
- Handle topsoil in the driest condition reasonably possible. Do not handle topsoil during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882, Annex N2

#### 860 SPREADING TOPSOIL

- Remove temporary roads or surfacing before spreading topsoil.
- Spread over prepared subsoil in layers not exceeding 150 mm and gently firm each layer before spreading the next.
- Overall minimum depths after firming and settlement to be:  
Grass areas: 100mm  
Shrub areas: 450mm  
Tree pits: as specified for different tree sizes in Q31
- Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

#### 880 FINISHED LEVELS OF TOPSOIL after settlement, unless otherwise stated, to be:

- 30mm above adjoining paving or kerbs,
- Unchanged within the root spread of existing trees,
- Not less than 150 mm below dpc of adjoining buildings,
- 3mm higher for shrub areas than for adjoining grass areas,
- Married-in with adjoining soil areas.

#### 890 SPECIALIST TREE SOIL

- Structural tree soil to be provided where specified on drawing to reduce compaction of roots and to allow for a greater area to be colonised by tree roots below hard surfaces.
- Supplied by: Premium Topsoil supplies (or equivalent, approved with CBR in excess of 5%).
- Place a layer 500mm deep beneath the hard surface construction, as indicated on Engineers drawings, spreading in three separate applications and lightly consolidating each application before the placement of the next.



## **Q31 PLANTING**

### **NOTE – ALL WORKS TO BE COMPLETED PRIOR TO OCCUPATION OF THE BUILDING**

#### **GENERAL INFORMATION/REQUIREMENTS**

#### **118 SOIL CONDITIONS:**

- Cultivate and plant into moist friable soil that is not waterlogged.
- Do not plant into frozen or snow covered soil without prior approval of the CA. Provide adequate additional root protection and prevent planting pit sides and bases and backfill materials from freezing.

#### **120 CLIMATIC CONDITIONS:** Carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of frost or strong winds. Plant only during the following periods:

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/October or April/May.
- Herbaceous plants (including aquatic and marginal): September/October or March/April.
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.
- Dried bulbs, corms and tubers: September/October.
- Colchicum (crocus): July/August.
- Green bulbs: after flowering in spring.
- Wildflower plugs: late August to mid November or March/April.

#### **130 MACHINES AND TOOLS:** Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

#### **144 WATERING:**

- Obtain CA's approval before using a supply other than potable mains water.
- Ensure the full depth of topsoil is thoroughly wetted.
- Use a fine rose where appropriate to avoid damaging or loosening plants.

#### **145 WATERING:** Water as necessary to ensure the establishment and continued thriving of all planting.

#### **150 DROUGHT CONDITIONS:** If water supply is or is likely to be restricted by emergency legislation:

- Inform CA without delay and ascertain availability and additional cost of second quality water or other alternative source of supply.
- If planting has not been carried out, do not do so until instructed.
- If planting has been carried out, obtain instructions on watering.



**165 PREPARATION, PLANTING AND MULCHING MATERIALS  
GENERALLY:**

- Do not use materials containing concentrations of toxins, pathogens or other extraneous substances harmful to plant, animal or human life, except as specified elsewhere.
- Submit to the CA a supplier's certificate for the following materials and obtain approval before ordering or using the materials: n/a  
The certificate(s) must provide the following information:  
Source of supply  
Analysis of content  
Confirmation of suitability for proposed purpose  
Confirmation of absence of harmful substances.

**200 TREES/PLANTS GENERALLY:**

- Materially undamaged, sturdy, healthy, vigorous, of good shape and without elongated shoots.
- Grown in a suitable environment and hardened off. Movement of lifted trees on nursery to be minimised to reduce possibility of damage.
- Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants to be bottom worked, unless otherwise specified or approved.
- With balanced root and branch systems, root system and condition in accordance with the relevant part of the National Plant Specification.
- True to name.
- Origin/Provenance: n/a  
Origin and Provenance have the meaning given in the National Plant Specification.

**215 TREES/PLANTS: Name, forms, dimensions and other criteria as scheduled and defined in the National Plant Specification.**

<b>Table 1 Check list for trees prior to acceptance of delivery to site and planting</b>	
<b>The tree</b>	<b>Points to check</b>
<b>Above ground</b>	Check that the tree is true to type as specified. Check that there is a clearly defined straight leader. (This does not apply to multi-stem and weeping trees.) Check that there is a balanced branching framework typical of the species. Check that all lateral branches are subordinate to the central leader and evenly spaced along the central stem. Ensure that lateral branch diameter does not exceed 50% of stem diameter at the point of branch attachment. Check that there is a clearly defined stem taper Check that the ratio of height to stem diameter is balanced. Inspect for signs of incompatibility at graft and budding unions. Check that there are no crossing, co-dominant or included branches. Any minor damage incurred during transport should be rectified by pruning.
<b>Below ground</b>	
<b>Bare root</b>	Check that there is an evenly spaced lateral root system with a minimum of four



	<p>major lateral roots. Check that there are evenly distributed fibrous roots at a density commensurate with the species being planted. Check that roots have been fully protected during transport and storage and do not show any signs of desiccation. Any minor damage incurred during transport should be rectified by pruning. Make sure the root system is fully protected until the tree is actually planted.</p>
Rootball	<p>Check that the rootball is intact (made-up rootballs with trees that have not been transplanted during the production process should have been rejected on delivery from the nursery). Check that the root flare is clearly visible at the top of the actual rootball. Any mounding of soil (which might or might not contain fine root) above the root flare should be removed. (The visibility of the root flare can be impeded by the hessian, wire or ropes used to wrap the rootball.) Check that the rootball has not dried out during transport and storage and take remedial action if necessary prior to planting. If there is wire or rope circling the main stem to secure the rootball cage, ensure that it is removed prior to planting. Remove the wire cage where practicable. If this cannot be done, peel back the wire cage and hessian once the tree is in the planting pit.</p>
Containerized	<p>Remove the container prior to planting. Fibrous roots in containers should hold the compost ball together once the container is removed. If the compost ball falls apart the tree should be rejected as there has been inadequate root development. Ensure that any fibrous root growth or excess compost above the root flare is removed and that the root flare is clearly visible prior to planting. Shave off any minor roots that are showing evidence of circling. (Trees with major circling roots should have been rejected on delivery.) Ensure that the container compost is moist at planting.</p>
Trees with major damage, whether above or below ground, should be rejected.	

### 235 CONTAINER GROWN PLANTS:

- Supplied in a growing medium with adequate nutrients for the plant to thrive until permanently planted.
- Centred in the container, firmed and well watered.
- With root growth substantially filling the container, but not root bound, and in a condition conducive to successful transplanting.
- Grown in the open for at least two months before being supplied.
- Grown in containers with holes adequate for drainage when placed on any substrate commonly used under irrigation systems.
- Plants to be irrigated regularly and immediately prior to loading for dispatch.
- Plants will be rejected if the fibrous roots in the container do not hold the compost ball together once the container is removed.



**240 BARE ROOT PLANTS**

Cover and protect root systems after lifting and before dispatch from nursery. Use co-extruded bags, white on the outside, to prevent roots from overheating in sunshine.

**245 ROOT BALL TREES**

If lifted in dormant season and stored till dispatch, trees must be stored upright, supported to avoid damage and irrigated. Protect rootballs from frost.

**260 SUBSTITUTES:** The tender must be based on plants which are available. If specified plants are unobtainable or known to be likely to be unobtainable at the time of ordering, submit alternatives with tender, stating price and how they differ from the specification. Such substitutions may not be acceptable and submission of further alternatives may be required. Obtain approval before making any substitution.

**265 PLANT/TREE HANDLING STORAGE AND TRANSPORT:**

- Comply with BS8545:2014 Section 2.
- Bare root & root balled plants only to be lifted during dormant season (approx. Nov-March). Ground conditions at time of lifting to be favourable – not waterlogged, frozen or excessively dry. Protect roots once out of the ground from sunshine or drying winds by covering with hessian, straw etc.
- Protect plants/trees from frost at all times once out of the ground.
- Handle plants/trees with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle. Ensure sufficient operatives on site to unload deliveries quickly. Carry out quality check of plants and reject if below size, in poor condition, diseased, damaged etc.
- Plant packaging: black poly bags
- Packaging of bulk quantities: sealed pallets/bins
- Keep plants fully irrigated at all times once out of the ground.
- All trees to be clearly labelled, giving suppliers name, species, variety, cultivar and size. Labels also to give customers name, batch numbers if used and dates of containerisation if applicable.
- Bare root plants to be heeled in on site immediately after planting in a temporary trench and covered with a moisture retentative, breathable material. Remove any non-porous materials and keep heeled in roots moist at all times.
- Minimise time that all plants are kept in temporary storage before planting. Storage areas to be fenced off from other site operations to avoid damage and contamination.

**270 PLANTING GENERALLY:**

- Comply with CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6.
- Plant upright or well balanced with best side to front.

**280 TREATMENT OF TREE WOUNDS:**

- Keep wounds as small as possible and cut cleanly back to sound wood using sharp, clean tools. Set cuts so that water will not collect on cut area.
- Do not apply fungicide or sealant unless instructed by the CA.





- 290 SURPLUS MATERIAL, including subsoil, stones, debris, wrapping material, canes, ties, temporary labelling and prunings to be removed from site.

### **PREPARATION OF PLANTING BEDS/PLANTING MATERIALS**

**300 HERBICIDE:**

- Prevent weeds from seeding and perennial weeds from becoming established, by applying a suitable herbicide. Allow period of time to elapse as recommended by manufacturer before cultivation.

**335 GENERAL FERTILIZER:**

- Manufacturer and reference: Sierra Agroblen Blue 17+9+8+4 or similar approved
- Apply evenly over all shrub planted areas at 50 g/sq m.

**341 PEAT:** Do not use peat or products containing peat.

**355A SOIL CONDITIONER/AMELIORANT:** One of the following spread over shrub/tree areas at 1 cu m of material per 10 sq m prior to cultivation:

- Composted bark, cocoa sheel or coir.
- Manure: Well rotted horse or farmyard dung but not poultry or pig manure.
- Leaf mould: Well rotted broad leaves from deciduous trees but not ash, poplar or sycamore leaves.
- Other well rotted peat free organic material, subject to approval.

**375 CULTIVATION:**

- Break up any compacted topsoil to full depth.
- Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 250 mm of all planting beds, using suitable plant to loosen, aerate and break up the soil into particles of 2-8 mm.
- Leave surface regular and even, with levels as required in section D20 and within +/- 50mm of levels specified on drawings.
- Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 50 mm in any dimension, roots, tufts of grass and foreign matter.
- Do not dig or cultivate within the root spread of trees and shrubs to be retained.

### **PLANTING SHRUBS/HERBACEOUS PLANTS/BULBS**

**405 SHRUB PLANTING PITS:**

- Excavate not more than 1 days before planting and retain topsoil for re-use where specified.  
Size(s): 150mm wider than roots when fully spread and same depth as root ball.
- Backfilling material: excavated material



**435** GROUND COVER PLANTS: When using climbing plants as ground cover, remove canes or other supports and spread stems, pinning to ground where appropriate to ensure good contact to encourage rooting and early establishment.

**465** CLIMBING PLANTS:

- Plant 150 mm clear of wall/fence etc. with roots spread outward. Lightly secure branches to support. Retain canes of plants which are too small to reach supports.
- Climber supports: supply and fix as necessary, depending on plant species. Tall climbers on building frontage to be fixed to support using rubber ties, minimum 1 every metre.
- To assist irrigation, large climbers planted on building frontage to be provided with perforated black plastic pipe, looped around rootball. Top of pipe to be trimmed neatly 100mm above ground level. Freshwater drain downpipes to be diverted from building into soil where possible to provide additional irrigation.

**470** HEDGES:

- Shrubs for hedges: As specified, consistent in species, cultivar and clone to ensure a uniform hedge.
- Plant shrubs in trenches large enough to take full spread of roots. Set out plants evenly as scheduled.

**480A** AFTER PLANTING:

- Water plants thoroughly immediately after planting, using a fine rose or sprinkler where necessary to avoid damaging plants.
- Lightly firm soil around plants and fork and/or rake soil, without damaging roots, to a fine tilth with approved gentle cambers and no hollows.

**485** MULCHING PLANTING BEDS:

- Material: medium/coarse grade bark mulch, free of pests, disease, fungus and weeds.
- Clear all weeds, water soil thoroughly, and mulch the whole surface of planting beds with mulch at 1 cu m of material per 20 sq m.

## **PLANTING TREES**

**505** TREE PITS:

- Excavate with slightly raised centre. Retain topsoil for re-use where specified. In sloping ground, maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Planting pit to be no deeper than existing rootball or container depth. Tree pit sides should not have compacted, glazed or smeared sides from digging. Sites of pits that have been smeared or smoothed should be scarified before planting.
- Tree pit diameter to be at least 75mm greater than that of the root system.
- Excavated topsoil to be kept separate from any excavated subsoil.



- 510** Once rootballed trees have been positioned in pit, remove hessian wrap and any wire.
- 515** At no time should trees at the planting site be left with their roots exposed or vulnerable to drying out. Root systems of trees to be wetted immediately before planting.
- 520** Where possible only the number of trees which can be planted on any one occasion should be loaded for transport from the temporary storage site to the planting site, to avoid excessive handling. Heel in or fully protect whilst waiting to plant.
- 525** Tree to be planted at correct depth taking account of position of root flare and finished level. Allowance to be made for settling of the soil after planting.

**535A STAKING GENERALLY:**

- Stakes: Softwood, peeled chestnut, larch or oak, free from projections and large or edge knots and with pointed lower end.
- Nails: To BS 1202:Part 1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
- Minimum stake sizes:

Tree/shrub size/type:	Overall length of stake:	Cross section of stake:
Nursery stock (<1.5m high)	1050mm	50mm
Nursery stock (>1.5m high)	1500mm	75mm
Advanced Nursery Stock	1900mm	100mm

**555A SHORT SINGLE STAKING FOR ALL NURSERY STOCK TREES**

- Position stake close to tree on windward side and drive vertically at least 300 mm into bottom of pit before planting. Consolidate material around stake during backfilling.
- Length above ground level:

Nursery stock (<1.5m high)	300mm
Nursery stock (>1.5m high)	600mm
- Secure tree firmly but not rigidly to the stake with rubber tie within 25 mm of top of stake.

**575A SHORT DOUBLE STAKING FOR ADVANCED NURSERY STOCK TREES**

- Drive stakes vertically at least 300 mm into bottom of pit on either side of tree position before planting.  
Consolidate material round stakes during backfilling.
- Firmly fix cross bar on windward side of tree and as close as possible to stem.
- Secure tree firmly but not rigidly to cross bar with [rubber adjustable] tie.



**580** IRRIGATION:  
Supply all ANS & SM trees with a perforated plastic tube, 50mm dia., wrapped around the root ball of the tree prior to backfilling, to be used for watering purposes. Leave 50-100mm of the pipe projecting out of the ground and supply with removeable cap to prevent entry of debris etc. when not being used.

**585** BACKFILLING MATERIAL: A previously prepared mixture of topsoil excavated from the pit and additional topsoil as required, together with:

- Compost/soil conditioner/ameliorant: Peat free compost at 10% backfill volume per tree pit
- Fertilizer: Compound fertiliser (e.g. Fisons Ficote 270 or similar approved) at 2.0kg per m<sup>3</sup>
- Add backfill in layers 150-200mm deep and lightly compact, ensuring that the tree is held upright.
- Plant tree such that root flare is at same level as surrounding ground. Ensure that backfill material does not exceed this level or cover the root flare.
- Immediately after planting saturate soil to field capacity.

**590** MULCHING TREES:

- Material: Coarse bark mulch, free of pests, disease, fungus and weeds.
- Clear all weeds, water soil thoroughly, and mulch around each tree in a circular area 1000mm dia at 1 cu m of material per 20 sq m. Base of stem to be kept free of mulch.

#### **PROTECTING/MAINTAINING/MAKING GOOD DEFECTS**

**710** MAINTENANCE:

- Carry out the following operations from completion of planting to Practical Completion or as instructed by the CA.
- Make visits at approximately monthly intervals during the growing season and as necessary to fulfil the requirements of this specification.

**720** FAILURES OF PLANTING:

- Excepting theft or malicious damage after practical completion, any trees/shrubs/plants that have failed to thrive, which are apparent during the period stated in clause 710, will be regarded as defects due to materials or workmanship not in accordance with the Contract. Unless otherwise instructed they must be replaced by approved equivalent trees/shrubs/plants at the earliest opportunity.
- Replacements must match the size of adjacent or nearby plants of the same species or should match the original specification, whichever is the greater.

**740** CLEANLINESS: At completion and at each visit, remove soil and other debris from all hard surfaces and grassed areas and leave the works in a clean tidy condition.

**750A** PLANTING MAINTENANCE: During the Defects Liability Period carry out maintenance of the planted areas as follows:



- Maintain a weed free area around each tree, minimum diameter the larger of 1 m or the surface of the original planting pit. Keep all planting beds clear of weeds, by use of suitable herbicides. Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows, taking care not to reduce depth or effect of mulch.
  - Ensure that trees and shrubs are not damaged by the use of mowers, nylon filament rotary cutters and similar powered tools.
  - Every 3 months check condition of stakes, ties, guys and guards. Replace broken or missing items. Adjust if necessary to allow for growth and prevent rubbing of bark. Cut back any damaged bark.
  - Spray crown of trees when in leaf during warm weather. Carry out in the evening.
- 760 PLANTING MAINTENANCE - PRUNING: Prune at appropriate times, to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape. Prune trees to favour a single central leading shoot, unless specified otherwise.
- 765 PLANTING MAINTENANCE - WATERING: Water in accordance with clause(s) 145 & 150 , using a fine rose or sprinkler until full depth of topsoil is saturated.
- 790 FINAL MULCHING: At the end of the period stated in clause 710:
- Ensure that the soil is thoroughly moistened prior to remulching, applying water where necessary.
  - Remulch the whole surface of planting beds as specified in clause 485 at 1 cu m of material per 20 sq m.
  - Remulch trees as specified in clause 590 at 1 cu m of materials per 20 sq m.



## **Q35 LANDSCAPE MANAGEMENT & MAINTENANCE**

### **GENERALLY**

#### **100 MAINTENANCE OF TREES AND PLANTED AREAS:**

- Maintain trees and planted areas in good condition for a period of 5 years after planting.  
Maintenance is to include watering, pruning etc. as detailed in the following sections. Make visits as necessary to fulfil the requirements of this Specification.
- Replacements Inspection: During the Contract period, all trees, shrubs and other plants including seeded/turfed areas that are dead, have failed to show leaf or are seen to be seriously retarded in growth to such a degree that they are below the standard originally specified, or which are in an unhealthy condition shall be removed from the site. These and others missing due to the Contractors negligence shall be replaced at the Contractor's expense, as soon as planting conditions permit.
- Malicious damage: The Contractor is to inspect the planting during maintenance visits to ascertain the extent of any losses or damage resulting from vandalism or other causes outside his control. Any such damage shall be immediately reported to the CA and the Contractor shall carry out remedial work as instructed.

#### **140 CONTROL OF MAMMALIAN PESTS:** Employ only approved firms and methods.

#### **150 WATERING GENERALLY:**

- Obtain CA's approval before using a supply other than potable mains water.
- Ensure the full depth of topsoil is thoroughly wetted.
- Use a fine rose or low pressure hose where appropriate to avoid damaging or loosening plants.
- Where necessary, loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispersing on the surface.

#### **155 WATERING:** Water as necessary to ensure the continued thriving of all planting.

#### **160 DROUGHT CONDITIONS:** If water supply is or is likely to be restricted by emergency legislation inform CA without delay and ascertain availability and additional cost of second quality water or other alternative source of supply.

#### **170 DISPOSAL OF ARISING GENERALLY:** unless specified otherwise, dispose of arisings from all specified operations by removing from site.

#### **180 CHIPPING OR SHREDDING ON SITE:** of materials arising from the work will not be permitted.



- 190 LITTER COLLECTION: On maintenance visits only, collect and remove all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, and similar debris.
- 197 CLEANLINESS: Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations.

### SHRUBS/TREES/HEDGES

- 510 TREE STAKES AND TIES: Inspect as scheduled and immediately after strong winds, and carry out the following:
- Check stakes for looseness, breaks and decay and replace as necessary to original specification. If a tree with a defective stake has grown sufficiently to become self supporting, inform CA and, if instructed, remove stake(s) and fill the hole(s) with lightly compacted soil.
  - Adjust, refix or replace loose or defective ties as necessary, allowing for growth since planting and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
  - Where stakes are longer than half the height of the clear stem of the tree, cut the stake to this height in spring and retie to tree firmly but not tightly with a single tie.
  - Remove redundant tapes, tags, ties, labels and other encumbrances.
  - Remove stakes and ties n/a
- 520 REFIRMING: Ensure that trees and shrubs remain firmly bedded after strong winds, frost heave and other disturbances. Refirm by treading around the base. 'Collars' at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and refirmed.
- 540 PRUNING GENERALLY:
- Prune in accordance with good horticultural practice. Prune larger branches and woody stems in accordance with good arboricultural practice.
  - Thin, trim and shape appropriately to each species, location, season, and stage of growth, leaving a well balanced natural appearance.
  - Use clean sharp secateurs, hand saws or other tools approved by the CA. Trim off ragged edges of bark or wood with a sharp knife.
  - Remove branches without damaging or tearing the stem.
  - Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
  - Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
  - Notify the CA of any disease or fungus. Do not apply growth retardants, fungicide or sealant unless instructed by the CA.



- 545** PRUNING OF EXCESSIVE OVERHANG: Remove annually any growth encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings.
- 555** PRUNING TREES AND SHRUBS: Except where specified otherwise, prune as recommended by BS 7370:Part 4, clauses 3.6.3 to 3.6.5.
- 570** FORMATIVE PRUNING OF YOUNG TREES:
- Do not prune whips or feathered trees.
  - Do not prune during the late winter/early spring sap flow period, unless specified otherwise.
  - Crown prune young trees up to 4 m high by removing dead branches and reducing selected side branches by one third to preserve a well balanced head, ensuring the development of a single strong leader and the removal of duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
  - Extensive pruning of young trees and any surgery to larger trees must be carried out by a member of the Arboricultural Association or a specialist approved by the CA.
- 575** PRUNING ORNAMENTAL SHRUBS:
- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
  - Remove all suckers by cutting back level with the source stem or root.
- 580** PRUNING FLOWERING SPECIES:
- Winter flowering shrubs in spring.
  - Shrubs flowering between March and July immediately after the flowering period.
  - Shrubs flowering between July and October back to old wood in winter.
  - Rose bushes in early spring to encourage basal growths and a balanced, compact habit.
- 605** TRIMMING HEDGES:
- Cut back hard in June and September to encourage bushy growth down to ground level.
  - Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit. Olearia hedge on south boundary to be maintained to a maximum height of 2.0m above ground level. Prunus hedge on roof terrace to be maintained to a maximum height of 1200mm.
- 620** REMOVAL OF DEAD PLANT MATERIAL: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.





- 625** CLIMBING PLANTS:
- Remove excess growth by pruning, to ensure that (in addition to the requirements of clause 545 where relevant) signs, light fittings, doors and windows are kept clear at all times.
  - Attach insecure growth to supporting wires or structures using black plastic coated 1mm dia steel wire.
  - Check and repair as necessary supporting structures of climbing plants.
- 632** REMOVE DEAD PLANTS: as soon as possible, and replace in the next scheduled round of replacement planting.
- 635** REINSTATEMENT OF SHRUB/HERBACEOUS AREAS:
- Remove dead and damaged plants.
  - Carefully move any mulch/matting materials to one side and dig over the soil, leaving it fit for replanting. Take care not to disturb roots of adjacent plants.
  - Replace plants, using pits and plants to the original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
  - Dress with Sierra 'Agroblen Blue' slow release fertilizer at 50 g/sq m.
  - Agree details of replacement plants with CA before ordering.
- 645** WEED CONTROL GENERALLY:
- Remove and/or prevent plant growth that is not required in the landscape to achieve the following level(s) of weed control: fortnightly intervals during growing season
  - Ensure that the methods used cause the minimum of damage to adjacent plants, trees or grass
- 650** HAND WEEDING: Remove all weeds, including roots, by hand using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil, causing minimum disturbance to trees, plants, mulched surfaces and bulbs and leaving the area in a neat, raked, clean condition.
- 657** HERBICIDE TO KILL REGROWTH: Where scheduled or instructed by CA:
- Apply a suitable foliar acting herbicide to kill regrowth.
  - Allow the recommended period before clearing arisings.
- 660** TREE AND PLANT STEMS: Do not allow nylon filament rotary cutters or other mechanical tools closer than 100 mm to the stem of any tree or plant. Complete operations close to stems using hand tools.
- 685** SOIL LEVEL ADJUSTMENT: Reduce the level of the soil/mulch at the edges of beds to 50 mm below the adjacent grass or hard surface. Spread arisings evenly over the bed.
- 690** MAINTENANCE OF MULCH:
- Top up annually with coarse grade bark mulch to thickness of 50 mm.



- Sweep up and replace mulch spilling onto adjacent areas and, if not contaminated with weeds or rubbish, return to planted area.
- Remove weeds growing on or in mulch by hand weeding or herbicide.

**705A** WINTER LEAF REMOVAL:

- Collect accumulations of drifted leaves from all parts of the site.
- Arisings: to be removed from site



## SCHEDULE OF MAINTENANCE VISITS

Ongoing maintenance of works as described above. Work items to be carried out from Practical Completion for a minimum period of 5 years. The schedule below represents the minimum number of visits required to fulfil the requirements of the Specification.

Month of year:	D	J	F	M	A	M	J	J	A	S	O	N	
<b>GENERAL OPERATIONS</b>													<b>Visits /yr</b>
Plant replacement inspection										1			1
Plant Replacement												1	1
Watering*						2	3	3	3	1			12
Straighten & re-firm shrubs		1		1								1	3
Pest & disease control				1		1		1		1			4
Tree support – tighten/check			1							1			2
Litter removal	1	1	1	1	1	1	1	1	1	1	1	1	12
Malicious damage inspection	1	1	1	1	1	1	1	1	1	1	1	1	12
Fertiliser application to trees & shrubs			1										1
Weed control			1	1	1	2	2	2	2	2	1	1	15
<b>OPERATIONS TO SHRUBS</b>													
Hedge trimming**				1	1	2	2	1	1	2			10
Mulch top up												1	1
Pruning												1	1
2	1	1	1	1	1	2	2	3	3	2	1	1	
Total number of visits/yr:													<b>19</b>

\* To be carried out only until plants are established (generally 1yrs growth for shrubs, 3 for trees)

The timing of the visits may vary, dependant on weather conditions and the timing of the Contract. Any maintenance items within the Landscape Specification but not specifically described above must be included for.