PROPOSED CHANGE OF USE OF GARAGE/WORKSHOP TO SINGLE DWELLING TO THE REAR OF STAMFORD LODGE 16 ST IVES ROAD SOMERSHAM

Rev A Note above existing service omitted

Soft Landscape Specification

1.0 Implementation

The planting of all areas using bare root stock will be undertaken in the first planting season following the completion of construction of the dwelling , if planting season relates to completion then planting will be implemented prior to occupation, however if the property is completed in the summer months the planting will be delayed until the Autumn/ Spring.
All hard landscaping as detailed to be completed prior to occupation of new dwelling.

2.0 Topsoil

All planting area as will be prepared prior to spreading of top soil ensuring any compaction is broken out of the sub soil by ripping to a minimum depth of 400mm, stones perennial weeds and roots to be removed from top 200mm of sub soil.
Note this will **not** be undertaken in the retained apple tree or hedge areas as they should not be affected.
Ground levels will be made to match that existing around retained trees.
Tree pits to be created at this stage.
Once the ground has been prepared no machinery or material movements are permitted in the area. All surface debris to be removed.

Retained topsoil

The top soil shall be stripped and if stored on site will be undertaken in accordance with good practice the piles will be a maximum of 1.5m on a 3m wide base. It shall be kept weed free and only moved when weather conditions are dry. Any piles will be kept outside tree protection areas or extent of RPA.

Imported topsoil

Any top soil brought in to provide a good growing medium for the planting it will be clean of debris, stones etc. in accordance with Horticultural Trades Advice and British Standard 3882 premium grade.
It shall be a natural top soil free from aggressive/ perennial weeds, building fragments, and undesirable contaminants. Analysis of soil will be provided.

Handling topsoil

Top soil will not be mixed with other materials from site or with lesser grades of topsoil.
Top soil will not be moved, spread or worked on in wet conditions or when plasticity is greater than that specified in BS 3882.
Spreading will be undertaken by hand raking, rollers are not to be used to remove high spots. The ground must be left level to avoid pooling.
It is to be spread in 150mm depth layers. Depths for various trees/ shrubs see detailed below. Do not compact topsoil.
Prior to planting the ground to be allowed to settle, inspected and approved.
Any delays in planting operations site to be maintained in a weed free state.

3.0 Timing

The maintenance programme will commence as soon as the planting has been implemented. All works to be undertaken in weather conditions suitable for the operation, in accordance with good practice, i.e. Grass is not to be cut when wet or ground is waterlogged. Hedges cut outside bird nesting season

4.0 Legislation

All works to be undertaken by trained operatives, and where chemicals or machinery is to be used, operatives must be appropriately certified. Where appropriate full adherence to COSHH, Working at Height and Health and Safety Legislation is required and any further relevant legislation in the future will be observed.

5.0 Pre Planting

Plants will be checked prior to being planted in accordance with good horticultural and arboricultural practice; any damaged diseased or poorly formed plants will be replaced. The plants will comply with BS 3936 Specification for Nursery Stock.

All materials used will have certificates for source of supply, analysis of content, appropriateness for use and confirmation of absence of harmful materials.
Should herbicides be required for weed clearance Glysophate to be used by trained operatives in accordance with manufacturer's instructions and current legislation.
No planting will be undertaken in high winds, frosty or waterlogged conditions.
Plant handling and storage will be undertaken in accordance with Horticultural Trades Association guidelines and BS 4428 Code of Practice for Landscape Operations.

After care

Inspections -- These shall be inspected to ensure that stable healthy trees establish.

Watering -- The plants shall be watered as required throughout the summer during any dry period of more than 1 week. The watering shall be of a quantity to ensure that 250mm of soil around the roots is at full water capacity.

Weeding -- All new trees to be maintained with a 1 metre diameter clear circle kept weed free with an application of 50mm thick mulch, weed control in the first years to be by hand.

Loosened plants -- These are to be straightened, re firmed and if necessary re staked to ensure good upright growth.

Stakes, ties, guards, gators, strimmer guards and guys -- To be regularly checked and adjusted or replaced as necessary. Stakes to be retained for the first 2 years and dependant on growth and location they may be removed from year 3 in the early summer. Ties are to be adjusted to prevent chaffing or rubbing of bark and to allow for growth.

Pruning/ formative pruning -- This is to be carried out in accordance with good horticultural practice. Any damaged branches to be cleanly cut with hand tools, keeping cut as small as practical, sloping away from next outward facing bud. Remove crossing branches, leaving a strong leader. Generally prune in late summer /early autumn.

Pests and diseases -- The plants to be inspected and any sign of disease fungi etc., they are to be replaced with similar to those originally required and approved by the Local Authority.

Any plant that has died is to be replaced in November, or if death occurs during the dormant months replaced in February /March.

For a period of 5 years after planting any plant that has died is to be replaced in the following planting season

7.0 Hedges & Shrubs

Planting of hedges and Shrubs

Ensure all perennial weeds have been removed.
Add compost and fertiliser to top soil.
Ensure at least 450mm of tithed topsoil and remove undesirable material.

Planting pits are to be 150-200mm wider than root ball and 75mm deeper than rooting system.
Base and sides of planting pit to be broken.
All plants to be thoroughly watered immediately after planting and top dressed with well rotted bark chippings min 75mm depth.

Bare root hedges

These can be planted as above or notch planted depending on stock size. They will be stored prior to planting to ensure that the roots do not dry out nor will they be exposed to temperature extremes. They will be spiral guarded and cane staked, as a minimum. To be planted in a double staggered row at 600 c/c and 350 between rows (proposed Hornbeam hedge planting density of 3-5 plants/linear meter)

After care

Watering -- The plants shall be watered as required throughout the summer during any dry period of more than 1 week. The watering shall be of a quantity to ensure that 250mm of soil around the roots is at full water capacity.

Fertiliser -- The shrub beds to be treated with an annual application of slow release fertiliser in April each year, to manufacturer's instructions.

Loosened plants -- These are to be straightened, re firmed

Weeding -- Weeds to be removed by hand or by hoeing, shrub areas to be mulched to 50mm to suppress weeds and retain moisture and maintain in a weed free state.

Pruning -- Shrubs to be pruned in accordance with good horticultural practice at the correct time of year for the species, to promote strong growth.
Dead head flowering plants regularly during the summer

Pests and diseases -- Plants to be regularly inspected and treated as necessary, any dead dying or diseased plants to be removed from site. Rabbit guards will be used if considered necessary

Replacements -- Any plants that have died or are lost for whatever reason to be replaced in the next planting season, for a period of 5 years from time of planting.

8.0 Grass turf seed

Areas to be prepared as above creating 150mm of firmed soil in 300mm of top soil

Seeding

To be undertaken when soil and weather conditions are appropriate, sowing and applied to manufacturer's density, generally 40-50 gms/m2 on a final firmed tilth of 25mm, all surface stones to be removed
Finished levels to be 25mm above adjacent paths and hard surfaces.

All newly grassed areas to be chestnut pale fenced until grass has established.

Cutting -- Seeded swards to be cut 6 times during first growing season once it is stable and well rooted. The first cut when the grass is 100mm and cut to 50mm; cuttings to be removed. The grass is only to be cut when dry. Clear all cuttings and debris from paths. After the first 2 cuts the grass to be maintained at a maximum height of 50mm, and minimum of 20mm.

Weeding -- Pernicious weeds to be hand removed for the first year.

Watering -- The new grass areas to be well watered during the first growing season, using a fine rose or sprinkler to avoid pooling or disturbing seeds and seedlings.

Fertilizer -- March application of spring/ summer fertiliser to manufacturers instruction and September application of autumn fertiliser to manufacturer's instruction

Replacement --Any area which fails is to be re turfed or overseeded with the same mix in April or September which ever is the sooner.