

LANDSCAPE SPECIFICATION (INTEGRATED)
IMPLEMENTATION

All plant stock shall be of UK provenance or supplied with a valid plant passport.

Plants shall be supplied in accordance with the Planting Schedule and implemented in the first planting season following completion of the development, or for land-scaping associated with individual dwellings, upon completion of that dwelling, whichever is sooner.

The landscape sub-contractor shall take all reasonable safety precautions to prevent injury to persons and shall comply with:

Health and Safety at Work etc. Act 1974
Current Construction (Design and Management) Regulations (CDM)

All landscape works shall be carried out in accordance with BS4428:1989 (Code of Practice for General Landscape Operations) or any subsequent revisions.

Implementation: The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

All trees and plants shall be healthy, well-formed specimens in accordance with:

BS3936-1:1992 (Trees & Shrubs)
BS4043:1989 (Transplanting Rootballed Trees)

All planting shall be carried out within the dormant season (November–February inclusive). All other landscape elements shall be fully implemented prior to first occupation/use of the development.

TOPSOIL (GENERAL AREAS)

Existing topsoil in construction areas shall be stripped and stored on site in heaps not exceeding 2m in height and kept weed-free.

Any excavated material not reused shall be removed to a licensed waste facility.

Any imported topsoil for general landscaping shall comply with:

BS3882:2015
Medium texture general-purpose topsoil
Reasonably stone-free (no stones >20mm)
Neutral pH unless otherwise specified

Topsoil depths:

Shrubs and hedges: 300–400mm
Grass areas: 150mm

Finished levels shall be 25mm above adjacent hard surfaces.

A 300mm wide hard mowing margin (gravel or paving) shall be provided where lawn adjoins buildings.

ANCIENT WOODLAND BUFFER ZONE (FORMER HARDSTANDING – ECOLOGICAL RESTORATION AREA)
Objective

The Ancient Woodland Buffer Zone shall be created as a low-nutrient, semi-natural ecological transition zone between the development and adjacent ancient woodland. It shall function as a protective buffer to prevent nutrient enrichment, hydrological disruption, and physical disturbance of the woodland edge.

The buffer shall not be managed as ornamental or amenity landscape.

Ground Preparation

Following removal of all hardstanding:

All hardstanding, sub-base materials, and construction debris shall be fully removed.
Formation levels shall be verified as free from contamination and rubble.
Subgrade shall be decompacted to a minimum depth of 300mm where practicable to restore soil structure and permeability.
Care shall be taken to avoid over-compaction during subsequent works.
Imported Soil Specification (Buffer Zone Only)

Where soil import is required, it shall comply with:

BS3882:2015 compliant topsoil
Soil type: Clay loam topsoil consistent with Weald Clay-derived brown earth soils of Horsham, West Sussex
Fertility: Low fertility (no manure, compost, or artificial enrichment)
pH: 5.5–7.0
Organic matter: Maximum 10%
Free from contamination, rubble, and non-soil materials

Imported soil shall be used only to restore a functional soil profile and shall not be used to create deep horticultural growing media.

Soil Depths
General buffer establishment: 150–300mm
Shrub/hedgerow zones (where required): up to 300mm maximum
No excessive soil mounding or deep garden-style soil profiles shall be created

Finished levels shall integrate with surrounding woodland ground levels to maintain a naturalistic transition.

Ecological Constraints

The buffer zone shall be managed as a low-input ecological habitat in perpetuity:

No fertilisers, herbicides, pesticides, or soil conditioners shall be used
No importation of high-fertility topsoil or compost-rich materials shall occur
No ornamental horticultural soil improvement regimes shall be implemented
The objective is the creation of a semi-natural woodland edge habitat
Vegetation Establishment
Native woodland edge and understory species appropriate to Weald Clay conditions shall be used
Grass and wildflower areas shall use species appropriate to neutral to slightly acidic soils
Vegetation shall be allowed to develop naturalistic structure with minimal intervention
Long-Term Management

The buffer zone shall be retained in perpetuity as a protected ecological transition area and shall not be converted to ornamental or amenity use.

Management shall prioritise:

Natural regeneration
Biodiversity enhancement
Protection of adjacent ancient woodland from nutrient and edge effects

No fertilisation or intensive horticultural maintenance regimes shall be permitted.

TREE PLANTING

All tree handling, storage, and planting shall comply with BS 8545:2014.

Tree pits shall be:

- At least 2–3 × rootball width
- Trees planted with trunk stem at existing ground level height (slightly proud planting in heavier soils recommended)

Tree anchoring shall be as follows:

- Standard trees: double stake (minimum 1.5m length), driven 700mm into the ground, with tie positioned at approximately one-third of tree height.
- Multi-stem trees: underground rootball anchoring using a Platipus Plati-Mat system (or approved equivalent). A Platipus RFI-P system shall be used for multi-stem Corylus avellana specimens of 250–300cm height unless site exposure or rootball size warrants a higher specification.

Each tree shall include:

- Biodegradable tree guard
- Mulch (75mm depth, 25–65mm bark chip, no fines)
- Strimmer/vole protection where applicable

Rootball irrigation pipes are required.
NATIVE HEDGEROW PLANTING
Planting shall follow trench or notch method into prepared ground
Plants shall be upright and well-balanced
Tubex or equivalent shelters shall be used for establishment
Biodegradable mulch mats will be used
75mm bark mulch layer to be applied where appropriate
ORNAMENTAL PLANTING
Plant into prepared ground at original soil level
Remove non-perishable containers prior to planting
75mm bark mulch to all planted areas
No fertiliser application unless specified separately
GRASS AND WILDFLOWER SEEDING

Amenity grass:

Turf or suitable approved seed mix (e.g. fine lawn mix equivalent)

Woodland seed mix areas:

Native species-rich mixes appropriate to soil conditions (e.g. Emorsgate EW1)

Sowing:

Autumn establishment preferred unless otherwise specified
Follow manufacturer's guidance for preparation and sowing rates
WATERING

Trees: minimum 40 litres at planting
Shrubs: minimum 4 litres at planting
Turf: thoroughly watered at establishment

Aftercare watering shall be provided during establishment period as required.

MULCHING
75mm depth of chipped bark mulch (25–65mm size range, no fines)
Free from weeds, pests, and disease
Biodegradable mulch mats may be used where specified
Mulch shall not be applied in excessive thickness that may restrict gas exchange

COMPLIANCE

All works shall comply with relevant British Standards including:

BS3882:2015 (Topsoil)
BS4428:1989 (Landscape Operations)
BS8545:2014 (Trees)
BS3936 series (Plant specification)

MAINTENANCE

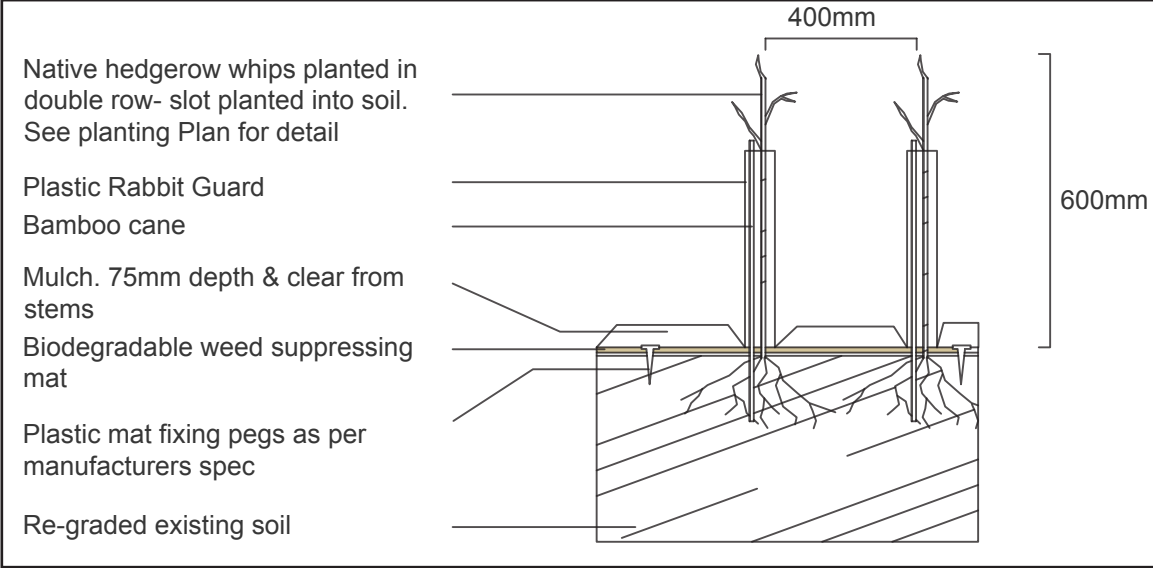
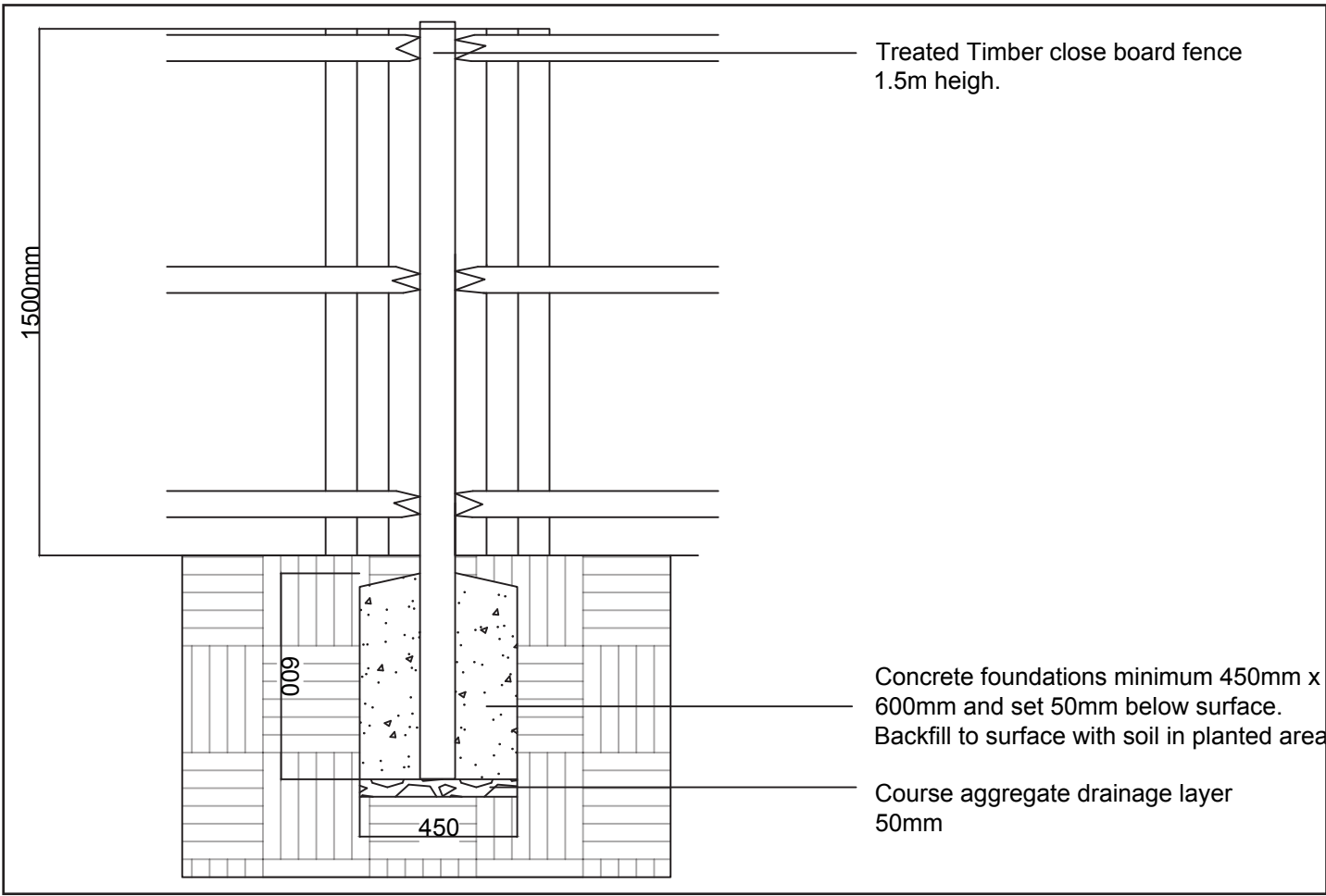
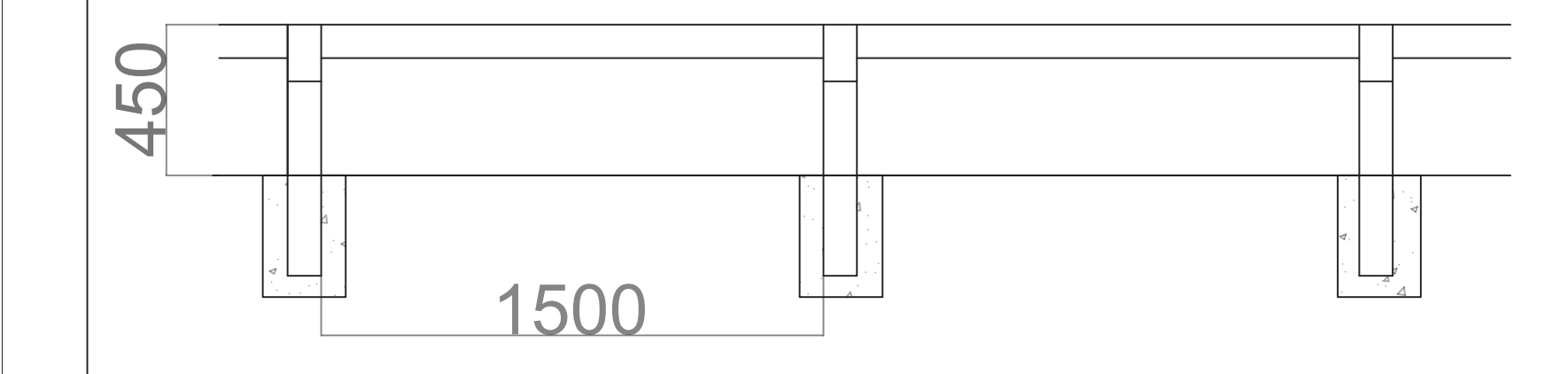
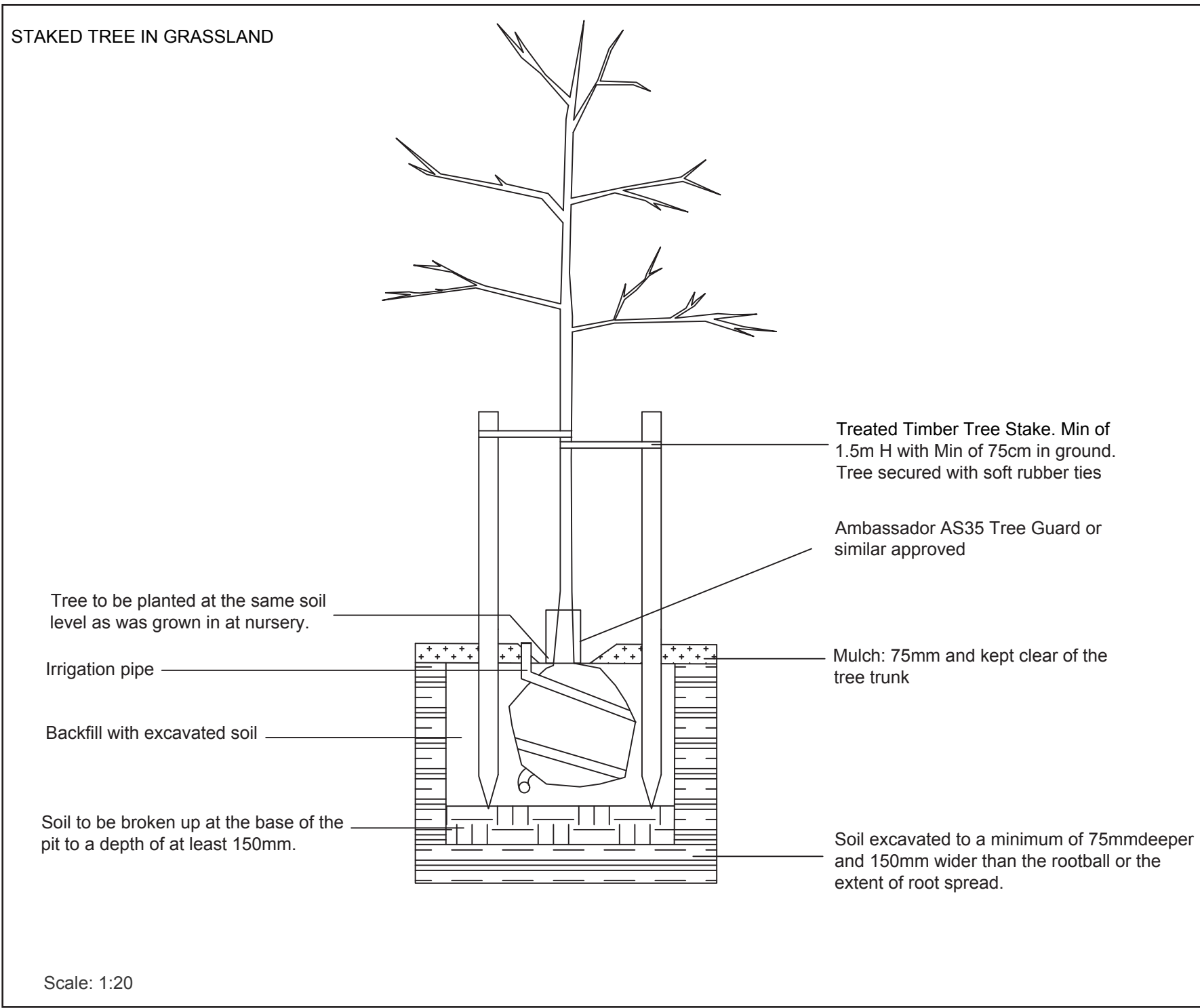
All landscaped areas shall be maintained for a minimum establishment period of 5 years (or as otherwise required by planning condition) following practical completion.

Maintenance shall include:

Regular watering during establishment to ensure successful plant establishment, particularly during dry periods
Replacement of dead, dying, or failed plants on a like-for-like basis during the next appropriate planting season
Weed control by mechanical or manual means only; no routine herbicide use within the Ancient Woodland Buffer Zone
Mulching to be topped up as necessary to maintain a 75mm depth where specified, ensuring planting areas remain weed-free and moisture-retentive
Grass areas to be cut at appropriate intervals to achieve intended finish (amenity lawn or species-rich meadow), with arisings removed from wildflower areas where specified
Inspection and adjustment of stakes, ties, guards, and shelters to ensure continued effectiveness without constriction or damage to plant material
Removal and replacement of failed supports or protective measures as required

The Ancient Woodland Buffer Zone shall be maintained as a low-input ecological habitat, with no fertilisation, soil improvement, or ornamental horticultural management. Management shall be limited to necessary establishment works only, allowing naturalistic development of vegetation structure.

All maintenance operations shall be carried out in accordance with good horticultural practice and relevant British Standards where applicable.



Hedge Planting

If in doubt ask. Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to the architect. This document shall be read in conjunction with associated models, specifications and related consultant's documents.

P01 Discharge Landscape Condition		Date
Rev	Notes	Drawn
	Land North Of Marches Barn, Marches Road, Warnham, RH12 3SL	JD
Ref no: 26/02/45/JD		24.06.2026
HELLIS ARBORICULTURE & LANDSCAPE DESIGN		Scale 1:20 Paper: A1
The Old Pump House, Osborne Rd, Sherborne, Dorset, DT9 3RX Office: 01935 814110 Email:admin@hellis.biz Website: www.hellis.biz		
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