

LEGAL AND GENERAL (STRATEGIC LAND NORTH HORSHAM) LIMITED

MOWBRAY, LAND NORTH OF HORSHAM

RM13

SOFT LANDSCAPE SPECIFICATION

ISSUE: Wednesday, 24 June 2026

CLIENT Legal & General (Strategic Land North Horsham) Ltd.

PROJECT Land North of Horsham – RM13

REPORT TITLE Landscape Specification

DJA Reference: 2898-5-4-33-SP-0001-S5-P1 RM13 Landscape SPECIFICATION

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REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	24/06/2026	First issue	PG	PG

ITEMS OF SPECIFIC IMPORTANCE TO THE CONTRACTOR RESPONSIBLE FOR THE UNDERTAKING OF GENERAL LANDSCAPE OPERATIONS ON BEHALF OF THE CLIENT UNDER THE TERMS OF THE CONTRACT

General

- In undertaking their duties, the Landscape Contractor shall be compliant with all schedules, specifications, Maintenance Schedules, British Standards & Health & Safety legislation pertaining to this Contract.
- Non-compliance shall not alleviate the Contractor of their responsibilities under the Contract.
- The Contractor shall take care not to disturb / disrupt / break any underground services during the undertaking of his duties under the Contract.
- Rectification of non-compliant items and making good any damage arising from the undertaking of contractual duties shall be at the Contractors own expense.

Plant Selection & Procurement

- Plants are to conform to the plant specification and this specification
- DJA will undertake detailed checks during the construction phase to ensure compliance with the specification. Soft plant materials are therefore to be of the correct size, specification & density.
- Submission of plant material receipts by the Contractor will be declared invalid if supplied plant materials are blatantly undersize. Non-conformities will be identified to the Contractor & rectified at the Contractors own expense prior to payment being authorised by the Contract Administrator.
- Planting to be undertaken during the next available planting season.

Mulch

- Mulch shall be supplied as per the NBS specification (Section: Q31/485A).
- The Contractor shall supply a sample to DJA to approve prior to importing and spreading.
- **Wood chip / over coarse / oversized 'mulch' will not be accepted.**
- A sample is to be retained to compare against subsequent loads.

Maintenance

- Maintenance shall be in accordance with the Landscape Management & Maintenance Plan.
- DJA will undertake ongoing maintenance inspections to ensure the specification standards are being maintained. Of key importance at all times is that:
 - i. The site must be free from litter.
 - ii. Shrub & tree mulched areas are to be maintained as weed free.
 - iii. Grass is to be kept mown.
 - iv. Mulch is to be maintained at the specified thickness (after settlement) and within shrub beds.
 - v. Hard surfaces are to be kept free from weeds, litter and arisings.

Reporting

- The Contractor shall provide a written statement to DJA of work completed in the month passed.

CONTENTS:

D20 Excavating and filling 5

Q28 Topsoil and soil ameliorants 9

Q30 Seeding/ turfing..... 15

Q31 External planting..... 17

Q35 Landscape maintenance..... 24

D20 Excavating and filling**Generally/the site**

110 Site investigation

1. Report: As determined by Engineer's drawings and details.

145 Variations in ground water level

1. Give notice: If levels encountered are significantly different from levels in the site investigation report or previously measured.

150 Existing services, features and structures

1. Services: See engineer's drawings for locations.
2. Site features to be retained: See engineer's drawings for details.
3. Structures: See engineer's drawings for details.

Clearance/excavating

164 Tree roots

1. Protected area: Do not cut roots within precautionary protection area as shown on the Tree Protection Plan
 - 1.1. Size of area: As per Tree Protection Plan
2. Excavation in protected area
 - 2.1. Method: As per Arboricultural Impact Assessment and Method Statement.
 - 2.2. Backfill as soon as possible or temporarily line with polyethylene sheet to reduce evaporation.
3. Outside protected area: Give notice of roots exceeding 25 mm and do not cut without approval.
4. Cutting
 - 4.1. Make clean smooth cuts with no ragged edges.
 - 4.2. Pare cut surfaces smooth with a sharp knife.
 - 4.3. Treatment of cut roots: As per DJA Arboricultural Method Statement.
5. Backfill: As per DJA Arboricultural Method Statement.

168 Site clearance

1. Timing: Before topsoil stripping, if any.
2. General: Clear site of rubbish, debris and vegetation. Do not compact topsoil.
3. Treatment: Apply a suitable residual herbicide to areas to receive hard surfacing and non-residual herbicide to areas to receive planting.

170 Removing small trees, shrubs, hedges and roots

1. Identification: Clearly mark trees to be removed as per DJA tree removal plan
2. Small trees, shrubs and hedges: Cut down.
3. Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
4. Safety: Comply with Forest Industry Safety Accord safety leaflets.

175 Felling large trees

1. Definition: Girth over 600 mm.
 2. Identification: Clearly mark trees to be removed as per DJA tree removal plan
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3. Safety: Comply with Forest Industry Safety Accord safety leaflets.
4. Felling: As close to the ground as possible.
5. Stumps: Remove by stump grinding
6. Work near retained trees: Refer to Arboricultural Impact Assessment and Method Statement. Take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained, where tree canopies overlap and in confined spaces generally.

180 Chipping and shredding

1. General: Permitted, remove arisings from site

220 Stripping topsoil

1. General: Before beginning general excavation or filling, strip topsoil from areas where there will be regrading, buildings, pavings/ roads and other areas shown on drawings.
2. Depth
 - 2.1. Remove to an average depth of 200 mm.
 - 2.2. Give notice where the depth of topsoil is difficult to determine.
3. Handling: Handle topsoil for reuse or sale in accordance with clause 225.
4. Around trees: Do not remove topsoil from below the spread of trees to be retained.
5. Site storage: Keep separate from excavated sub-soil.

225 Handling topsoil

1. Standard: To BS 3882.
2. Aggressive weeds
 - 2.1. Species: Notify the presence of species included in the Weeds Act, section 2, or the appropriate Wildlife and Countryside Act for the relevant jurisdiction.
 - 2.2. Give notice: Obtain instructions before moving topsoil.
3. Contamination: Do not mix topsoil with:
 - 3.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
 - 3.2. Other soil or material containing aggressive weeds, sharps, plastics and non soil forming materials and notifiable animal or plant diseases.
 - 3.3. Oil, fuel, cement or other substances harmful to plant growth.
 - 3.4. Other classifications of topsoil.
4. Multiple handling: Keep to a minimum. Use topsoil immediately after stripping.

320 Recorded features

1. Recorded foundations, beds, drains, manholes, etc.: If no longer used, break out and seal drain ends
2. Contaminated earth: Remove and disinfect as required by Local Authority.

330 Unrecorded features

1. Give notice: If unrecorded foundations, beds, voids, basements, filling, tanks, pipes, cables, drains, manholes, watercourses, ditches, etc. not shown on the drawings are encountered.

350 Existing watercourses

1. Diverted watercourses which are to be filled: Before filling, remove vegetable growths and soft deposits.

360 Excess excavation

1. Excavation taken wider than required
 - 1.1. Backfill: Obtain instruction from Engineer.
2. Excavation taken deeper than required
 - 2.1. Backfill: Obtain instruction from Engineer.

370 Underground structures in landscape areas

1. Generally: Remove walls, roads, foundations, disused services, drains, manholes and the like to minimum depth.
2. Minimum depth below finished levels
 - 2.1. Grass, ground cover and perennial planting: 500mm
 - 2.2. Shrub planting: 750 mm.
 - 2.3. Within 2 m of tree planting: 1000 mm.
3. Walls and slabs remaining: In every 10 m² of wall or slab, make a drainage hole at least 600 mm diameter.

Disposal of materials

410 Excavated topsoil storage

1. Storage: Stockpile in temporary storage heaps Stockpile in temporary storage heaps to be agreed with the Contract Administrator .

415 Excavated topsoil removal

1. General: Remove from site to an alternative area as determined by the Contract Administrator.

420 Topsoil storage heaps

1. Location: To be agreed with the Contract Administrator.
2. Standard: To BS 3882.
3. Height (maximum): 1.5m.
4. Protection
 - 4.1. Do not place any other material on top of storage heaps.
 - 4.2. Do not allow construction plant to pass over storage heaps.
 - 4.3. Prevent compaction and contamination.

421 Topsoil storage heap treatment

1. Treatment: Apply a suitable herbicide at appropriate times to prevent seeding of weeds /or hand weeding alone by careful digging or selective scything unless dealing with noxious and invasive non-native plant species listed under government standard guidance. For larger areas of land or for meadow preparation, alternative methods should be considered such as hot foam or hot water systems. In addition, chemicals including glyphosate should not be used in proximity to ancient woodland and ancient woodland buffer zones, waterbodies, ditches, hedgerow or scrub.

441 Surplus subsoil

1. Excavated material: Stockpile in temporary storage heaps.
2. Retained material: Spread and level surplus subsoil on site.
 - 2.1. Locations: To be agreed with the Contract Administrator.

- 2.2. Protected areas: Do not raise soil level within root spread of trees that are to be retained.

450 Water

1. Generally: Keep all excavations free from water until:
 - 1.1. Formations are covered.
 - 1.2. Below ground constructions are completed.
 - 1.3. Basement structures and retaining walls are able to resist leakage, water pressure and flotation.
2. Drainage: Form surfaces of excavations and fill to provide adequate falls.
3. Removal of water: Provide temporary drains, sumps and pumping as necessary. Do not pollute watercourses with silt laden water.

454 Ground water level, springs or running water

1. Give notice: If it is considered that the excavations are below the water table.
2. Springs/ Running water: Give notice immediately if encountered.

457 Pumping

1. General: Do not disturb excavated faces or stability of adjacent ground or structures.
2. Pumped water: Discharge without flooding the site or adjoining property.
3. Sumps: Construct clear of excavations. Fill on completion.
 - 3.1. Locations: Submit proposals

460 Permanent drainage system

1. Disposal of water from the excavations through system: To be confirmed.

Q28 Topsoil and soil ameliorants**System outline****115A Naturally occurring topsoil system**

1. Description: To all areas
2. Composition
 - 2.1. Topsoil: Site-sourced topsoil and imported topsoil to BS 3882
 - 2.2. Ameliorants: Sanitized and stabilized composted materials certified to PAS 100
 - 2.3. Accessories: None

Products**300 Preparation materials generally**

1. Purity: Free of pests and disease.
2. Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
3. Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - 3.1. Corrosive, explosive or flammable.
 - 3.2. Hazardous to human or animal life.
 - 3.3. Detrimental to healthy plant growth.
4. Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
5. Objectionable odour: None.
6. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

315 Imported topsoil to BS 3882

1. Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
2. Standard: To BS 3882.
3. Classification: Multipurpose
 - 3.1. Soil textural class to BS 3882, Figure 1: Sandy loam
4. Source: Submit proposals
 - 4.1. Product reference: Submit proposals

360 Sanitized and stabilized composted materials certified to PAS 100

1. Description: For shrub, hedge and ornamental planting
2. Standard: In accordance with PAS 100
3. Source: Contractor's choice
 - 3.1. Product reference: Contractor's choice
4. Horticultural parameters
 - 4.1. pH (1:5 water extract): 6.5-8.7
 - 4.2. Electrical conductivity (maximum, 1:5 water extract): 200 mS/m
 - 4.3. Moisture content (m/m of fresh weight): 35-55%.

- 4.4. Organic matter content (minimum): 25%
- 4.5. Grading (air dried samples): 99% passing 25 mm and 90% passing 10 mm screen mesh apertures
- 4.6. Carbon:Nitrogen ratio (maximum): 20:1.
- 5. Texture: Friable.
- 6. Objectionable odour: Not permitted.
- 7. Compost Certification Scheme certification: Not required
- 8. Declaration of analysis: Submit.
- 9. Additional analyses: Not required
- 10. Samples: Not required

401 Organic fertilizers

- 1. Description: All planted areas
- 2. Manufacturer/ source: Submit proposals
 - 2.1. Product reference: Submit proposals
- 3. Standard: In accordance with the Fertilizer Industry Assurance Scheme (FIAS)
- 4. Purpose: Establishment fertilizer
- 5. Type: Seaweed extract, blood and bone
- 6. Availability to plants: Slow-release

Execution

605 Site investigation

- 1. Report: See section D20.

630 Documentation for imported topsoil

- 1. Description: For all imported topsoil.
- 2. Timing: Submit at handover.
- 3. Contents
 - 3.1. Full description of all soil components.
 - 3.2. Record of source for all soil components.
 - 3.3. Record drawings showing the location and depth of all soils by type and grade.
 - 3.4. Declaration of analysis: in accordance with BS 3882, clause 6 and Table 1.
- 4. Number of copies: 3

635 Documentation for compost and composted materials

- 1. Description: For imported soil improvers.
- 2. Timing: Submit at handover.
- 3. Contents
 - 3.1. Full description of all compost components.
 - 3.2. Record of source for all compost components.
 - 3.3. Analyst's report for each test carried out.
 - 3.4. Declaration of compliance: in accordance with PAS 100 and BSI PD CR 13456.
 - 3.5. Quality Compost Protocol certification: Required
- 4. Number of copies: 3

650 Notice

1. Give notice before
 - 1.1. Setting out.
 - 1.2. Spreading topsoil.
 - 1.3. Applying herbicide.
 - 1.4. Applying fertilizer.
 - 1.5. Visiting site during maintenance period.
2. Period of notice: 3 working days

655 Mechanical tools

1. Restrictions: Do not use within 100 mm of tree and plant stems. Do not damage adjacent planting.

680 Surplus topsoil to be retained

1. Generally: Spread and level on site:
 - 1.1. Locations: As determined by Construction Phase Plan/Site Manager
 - 1.2. Protected areas: Do not raise soil level within root spread of trees that are to be retained.

690 Topsoil storage heaps

1. Location: As determined by Construction Phase Plan/Site Manager
2. Height (maximum): 1.5 m
3. Width (maximum): 3.0 m
 - 3.1. Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.
4. Protection
 - 4.1. Do not place any other material on top of storage heaps.
 - 4.2. Do not allow construction plant to pass over storage heaps.
 - 4.3. Prevent compaction and contamination, by fencing and covering as appropriate.

700 Grading of topsoil

1. Topsoil condition: Reasonably dry and workable.
2. Contours: Smooth and flowing, with falls for adequate drainage.
 - 2.1. Hollows and ridges: Not permitted.
3. Give notice: If required levels cannot be achieved by movement of existing soil.

705 Handling topsoil

1. Standard: In accordance with BS 3882.
2. Aggressive weeds: Give notice and obtain instructions before moving topsoil.
3. Plant: Select and use plant to minimize disturbance, trafficking and compaction.
4. Contamination: Do not mix topsoil with:
 - 4.1. Subsoil, stone, hardcore, rubbish or material from demolition work.
 - 4.2. Other grades of topsoil.
5. Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
6. Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall, or when the moisture content is greater than the plastic limit.

710 Spreading topsoil on:

1. Description: All grassed and planted areas
2. Standard: In accordance with BS 3882.
3. Temporary roads/ surfacing: Remove before spreading topsoil.
4. Layers
 - 4.1. Depth (maximum): 150 mm.
 - 4.2. Gently firm each layer before spreading the next.
5. Depth after firming and settlement: Grassed areas and marginal planting: 150 mm
Shrub, hedge and ornamental planted areas: 300mm
Tree pits refer to 2989-5-2-10-DR-2013
6. Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715 Loose tipping of topsoil

1. Standard: In accordance with BS 3882.
2. General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

718 Final cultivation

1. Description: All grassed areas and planted areas
2. Compacted topsoil: Break up to full depth.
3. Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
4. Depth: Grassed areas and marginal planting: 100 mm
Shrub, hedge and ornamental planted areas: 250mm
5. Particle size (maximum): 10mm
6. Timing: Grassed areas and marginal planting: After grading and fertilizing, and within a few days before seeding
Shrub, hedge and ornamental planted areas: Within a few days before planting
7. Weather and ground conditions: Suitably dry.
8. Surface: Leave regular and even.
9. Levels: 25 mm above adjoining paving or kerbs
10. Undesirable material brought to the surface
 - 10.1. Remove visible weeds.
 - 10.2. Remove roots and large stones with any dimension exceeding 50 mm.

720 Finished levels of topsoil after settlement

1. In relation to adjoining paving, kerbs or hard surfaces: 25 mm above
2. In relation to dpc of adjoining buildings: Not less than 150 mm below.
3. In relation to adjacent grass areas: 25 mm above
4. Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
5. Sportsfields: To even levels and within the following permitted deviations:
 - 5.1. From levels or gradients shown on drawings: ± 75 mm.
 - 5.2. From line between boning rods 30 m apart: ± 25 mm.

6. Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
7. Adjoining soil areas: Marry in.
8. Thickness of turf or mulch: Included.

825 Applying fertilizer to proposed grass areas

1. Description: To amenity grass areas only.
2. Application: Before final cultivation and three to five days before seeding/ turfing.
3. Coverage:
4. Spread evenly, in transverse directions.
 - 4.1. Rate: To manufacturer's recommendations.

845 Applying loose mulch

1. Description: For tree, shrub, hedge and ornamental planting.
2. Timing: Immediately after planting.
3. Preparation: Clear all weeds and ensure that soil is thoroughly moistened, applying water where necessary.
4. Coverage of mulch (minimum)
 - 4.1. Planting beds (depth): 75 mm depth
 - 4.2. Trees: 75 mm depth a 120mm collar should be left free of mulch to prevent the stems/trunks from rotting
5. Finished level of mulch: 30 mm below adjacent grassed or paved areas

Completion

905 Applying maintenance fertilizer to soil

1. Description: To shrub, hedge and ornamental planting areas.
2. Duration: Carry out the following operations from completion of seeding/ turfing until the end of the rectification period.
3. Time of year: During April and May
4. Application: Evenly spread, carefully incorporating below mulch materials.
5. Rate: To manufacturer's recommendations

910 Applying maintenance fertilizer to grass swards

1. Description: To amenity grass areas only
2. Duration: Carry out the following operations from completion of seeding/turfing until the end of the rectification period.
3. Time of year: March or April
4. Application: Evenly spread, carefully incorporating below mulch materials.
5. Rate: To suit soil report recommendations and manufacturer's recommendations

920 Applying mulch

1. Timing: At end of the rectification period
2. Watering: Ensure that soil is thoroughly moistened prior to mulching, applying water where necessary.
3. Trees: Remulch.

- 3.1. Depth (minimum): 75 mm a 120mm collar should be left free of mulch to prevent the stems/trunks from rotting

Q30 Seeding/ turfing**General information/requirements**

115 Seeded and turfed areas

1. Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
2. Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 Climatic conditions

1. General: Carry out the work while soil and weather conditions are suitable.

145 Watering

1. Quantity: Wet full depth of topsoil.
2. Application: Even and without displacing seed, seedlings or soil.
3. Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

150 Water restrictions

1. Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out, obtain instructions on watering.

160 Notice

1. Give notice before
 - 1.1. Setting out.
 - 1.2. Applying herbicide.
 - 1.3. Applying fertilizer.
 - 1.4. Preparing seed bed.
 - 1.5. Seeding or turfing.
 - 1.6. Visiting site during maintenance period.
2. Period of notice: 1 week

170 Setting out

1. Boundaries: Mark clearly.
2. Delineation: In straight lines or smoothly flowing curves as shown on drawings.

Preparation

210 Herbicide

1. Description: For wildflower grass.
2. Type: Suitable for suppressing perennial weeds.
3. Timing: Allow fallow period before cultivation.
 - 3.1. Duration: 2 weeks

212 Seed bed cleaning before sowing

1. Description: All grassed areas.

2. Operations: Remove weeds by hand weeding and hoeing. Kill pernicious weeds with selective contact herbicide.

Seeding

330 Sowing

1. General: Establish good seed contact with the root zone.
2. Method: To suit soil type, proposed usage, location and weather conditions during and after sowing
 - 2.1. Distribution: 2 equal sowings at right angles to each other

335 Grass sowing season

1. Grass seed generally: April to June or August to October

336 Wildflower sowing season

1. Wildflower seed generally: March to May or August to October

352 Edges to seeded areas

1. Description: Adjacent to planting beds and tree pits
2. Timing: After seeded areas are well established.
3. Edges: Clean straight lines or smooth curves.
 - 3.1. Mulch and soil: Draw back to permit edging.
4. Arisings: Remove.
5. Completion: Respread soil and mulch.

Protecting/cutting

590 Cleanliness

1. Soil and arisings: Remove from hard surfaces.
2. General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

Maintenance

610 Failures of seeding/ turfing

1. Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
2. Defective materials or workmanship: Areas that have failed to thrive.
 - 2.1. Exclusions: Theft or malicious damage.
3. Method of making good: Recultivation and reseeding/ returfing.
4. Timing of making good: Submit proposals

Q31 External planting**General information/ requirements**

112 Site clearance generally

1. General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
2. Stones: Remove those with any dimension exceeding 50 mm.
3. Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
4. Vegetation: Clear scrub to ground level by flail mowing and remove arisings; retain and protect trees indicated on drawings
5. Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

118 Soil conditions

1. Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
2. Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 Climatic conditions

1. General: Carry out the work while soil and weather conditions are suitable.
 - 1.1. Strong winds: Do not plant.

125 Times of year for planting

1. Deciduous trees and shrubs: Late October to late March.

130 Mechanical tools

1. Restrictions: Do not use within 100 mm of tree and plant stems.

145 Watering

1. Quantity: Wet full depth of topsoil.
2. Application: Even and without damaging or displacing plants or soil.
3. Frequency: As necessary to ensure establishment and continued thriving of planting.

150 Water restrictions

1. General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

160 Notice

1. Give notice before
 - 1.1. Setting out.
 - 1.2. Applying herbicide.
 - 1.3. Applying fertilizer.
 - 1.4. Delivery of plants/ trees.
 - 1.5. Planting shrubs.
 - 1.6. Planting trees into previously dug pits.
 - 1.7. Watering.

1.8. Visiting site during maintenance period.

2. Period of notice: One week

170 Soil requirements

1. Type

1.1. Planted beds: Planting bed soil system, as section Q28

1.2. Tree pits, shrub pits and other backfilling: Plant pit backfilling soil system, as section Q28

1.3. Mulch applied after planting: Mulching and top dressing system, as section Q28

200 Plants/ Trees – general

1. Condition: Materially undamaged, sturdy, healthy and vigorous.

2. Appearance: Of good shape and without elongated shoots.

3. Hardiness: Grown in a suitable environment and hardened off.

4. Health: Free from pests, diseases, discoloration, weeds and physiological disorders.

5. Budded or grafted plants: Bottom worked.

6. Root system and condition: Balanced with branch system.

6.1. Standard: The National Plant Specification

7. Species: True to name.

8. Origin/ Provenance: As plant schedule

9. Definition: Origin and Provenance have the meaning given in the National Plant Specification.

215 Plants/ Trees – specification criteria

1. Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification (available on CS Design Software Limited's website).

235 Container grown plants/ Trees

1. Growing medium: With adequate nutrients for plants to thrive until permanently planted.

2. Plants: Centred in containers, firmed and well watered.

3. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.

4. Hardiness: Grown in the open for at least two months before being supplied.

5. Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 Labelling and information

1. General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:

1.1. Full botanical name.

1.2. Total number.

1.3. Number of bundles.

1.4. Part bundles.

1.5. Supplier's name.

1.6. Employer's name and project reference.

1.7. Plant specification, in accordance with scheduled National Plant Specification categories.

2. Additional information: Submit on request: Country of origin, Date supplied and consignment details or reference, Impact of pest/ disease, Name or designation of rootstock of budded or grafted plants, Potting dates, Propagation method and dates, Type of container.

260 Plant/ Tree substitution

1. Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
 - 1.1. Price.
 - 1.2. Difference from specified plants/ trees.
2. Approval: Obtain before making any substitution.

265 Plant handling, storage transport and planting

1. Standard: To CPSE 'Handling and establishing landscape plants'.
2. Frost: Protect plants from frost.
3. Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
4. Plant packaging: Coextruded polyethylene bags with black interior and white exterior
5. Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped
6. Planting: Upright or well balanced with best side to front.

280 Treatment of tree wounds

1. Cutting: Keep wounds as small as possible.
 - 1.1. Cut cleanly back to sound wood using sharp, clean tools.
 - 1.2. Leave branch collars. Do not cut flush with stem or trunk.
 - 1.3. Set cuts so that water will not collect on cut area.
2. Fungicide/ Sealant: Do not apply unless instructed.

285 Protection of existing grass

1. General: Protect areas affected by planting operations using boards/ tarpaulins.
 - 1.1. Excavated or imported material: Do not place directly on grass.
 - 1.2. Duration: Minimum period.

290 Surplus material

1. Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

Preparation of planting beds/ planting materials

300 Herbicide

1. Description: To clear invasive non-native weeds.
2. Locations: All planting areas.
3. Type: Suitable for suppressing perennial weeds.
4. Timing: Allow fallow period before cultivation.
 - 4.1. Duration (minimum): As manufacturer's recommendation

305 Weed control

1. Description: For invasive non-native weeds.
2. Locations: All planting areas.
3. General: Prevent weeds from seeding and perennial weeds from becoming established, in accordance with the Environment Agency 'Managing Japanese knotweed on development sites. The knotweed code of practice'.

Planting trees

500 Tree planting

1. Standard: Prepare trees and transplant in accordance with BS 8545

505 Tree pits

1. Sizes: As drawings
2. Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
3. Excavated material: Separate topsoil and subsoil material and stockpile for backfilling
4. Pit bottoms: Excavate with slightly raised centre: As drawings.
 - 4.1. Treatment: As drawings.
5. Pit sides: Scarify.
6. Backfilling material: Excavated material from tree pit, installed to original soil profiles in accordance with BS 8545 with additional topsoil as required, as section Q28 clause 315

510 Tree pit root barriers

1. Locations: To protect hard surfacing/services lying within a min. 5m radius of the proposed tree and/or as dictated on plan.
2. Manufacturer: Green-tech Limited
sales@green-tech.co.uk
 - 2.1. Product reference: Root Barrier 260 Permeable
3. Thickness: To manufacturer's specification
4. Barrier depth: 600mm min. to suit the depth of adjacent services/utilities/hard surfacing
5. Foil liner: Not required
6. Top of root barrier in relation to finished topsoil level: 10mm above ground level
7. Installation: With sides vertical. Remove all sharp objects adjacent to barrier.

512A Tree irrigation rings

1. Locations: To all tree pits
2. Manufacturer: GreenBlue Urban Ltd
 - 2.1. Contact details
 - 2.1.1. Address: Northpoint
Compass Park
Junction Road
Bodiam
East Sussex
TN32 5BS
 - 2.1.2. Telephone: +44 (0)1580 830800

2.1.3.Web: www.greenblue.com

2.1.4.Email: enquiries@greenblueurban.com

2.2. Product reference: RootRain Civic (RRCIVIC2A)

3. Hose

3.1. Material: PE-HD.

3.2. Colour: Black.

4. Filling tube: PE-HD grille inlet with powder-coated aluminium cap and retainer chain.

5. Type: Perforated plastics irrigation pipe with inlet

6. Pipe diameter: 60 mm

7. Ring diameter: 800 mm

8. Installation

8.1. Pipe: Lay in loop above root ball with slight fall away from inlet pipe. Trim length to ensure a close fit in the tree pit. Connect both ends of pipe securely into plastics tee junction on inlet.

8.2. Top cap of inlet: Protruding slightly above finished surround level.

8.3. Backfill material: Carefully compact in layers.

515 Tree pit drainage

1. Locations: All tree planting, as site conditions/adoption authority dictate

2. Depth of excavation: Increase from specified size to allow for aggregate layer, with base slightly falling to outlet.

3. Aggregate layer: Clean gravel or broken stone, with no fines, graded 40 to 20 mm.

3.1. Depth: To be determined on an individual basis

4. Drainage pipes

4.1. Type: Perforated plastics

4.2. Diameter: To Engineer's specification

4.3. Position: Lay around perimeter of pit within aggregate layer.

4.4. Discharge: To Engineer's specification

5. Geotextile filter

5.1. Manufacturer: To Engineer's specification

5.2. Position: Lay over aggregate before installing tree or backfill.

6. Completed pits: Test for free drainage before planting.

526 Underground guying for:

1. Description: For all underground guyed trees

2. Manufacturer: Platipus Anchors Ltd.
info@platipus-anchors.com

2.1. Product reference: Platipus Tree Anchoring System Plati-Mat RH2P

3. Anchoring system: 3 no timber dead-man anchors

4. Installation: Ensure tree is positioned correctly and vertically prior to tightening guy line tensioners.

535 Tree stakes For rabbit guards

1. Stakes: Softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.

1.1. Preservative treatment: Not required

2. Stake size (minimum): 30 mm diameter
3. Stake length (minimum): 900 mm (300-400mm below ground)

550 Double staking for

1. Description: For all staked trees
2. Staking
 - 2.1. Position: Either side of tree position and perpendicular to wind direction.
 - 2.2. Driving: Vertically at least 300 mm into bottom of pit before planting.
 - 2.3. Backfilling: Consolidate material around stake.
 - 2.4. Firming: Sufficiently firm to prevent movement of the rootball/ rootstock.
3. Height of stakes: As drawing 2898-5-2-10-DR-2013
4. Horizontal bracing: As drawing 2898-5-2-10-DR-2013
 - 4.1. Fixing: As drawing 2898-5-2-10-DR-2013
5. Ties: As drawing 2898-5-2-10-DR-2013
6. Tying: As drawing 2898-5-2-10-DR-2013
7. Nails for fixing ties, belts and webbing: To BS 1202-1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
8. Nails for fixing cross bars: As drawing 2898-5-2-10-DR-2013

566 Tree protection

1. Manufacturer: Green-tech Limited
sales@green-tech.co.uk
 - 1.1. Product reference: Tubex Acorn Treeguard - Open Mesh Tree Shelter
2. Type: Round
3. Material: Biodegradable
4. Colour: Black/Green
5. General: Ensure that protection methods do not impede natural movement of trees or restrict growth.

576 Tree pit surfacing – loose fill

1. Surfacing material: Mulch, as section Q28
2. Area: 500mm radius measured from tree stem
3. Depth: 75mm
4. Watering: Water soil thoroughly before laying.
5. Installation: Ensure the base of the tree stem is kept free from loose filled material.

Protecting/ maintaining/ making good defects

710 Maintenance

1. Duration: Carry out the operations in the following clauses from completion of planting until the end of the rectification period.
2. Frequency of maintenance visits: In accordance with the agreed maintenance schedule

720 Failures of planting

1. Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.

- 1.1. Exclusions: Theft or malicious damage after completion.
- 1.2. Rectification: Replace with equivalent plants/ trees/ shrubs.
2. Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
3. Timing of making good: During the next suitable planting season

740 Cleanliness

1. Soil and arisings: Remove from hard surfaces and grassed areas.
2. General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

790 Final mulching

1. Timing: At end of the maintenance period.
2. Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
3. Trees: Remulch.
4. Depth (minimum): 75 mm

Q35 Landscape maintenance**Generally****105 Maintenance objectives**

1. Generally: As covered by the North Horsham Phase 2 Landscape and Ecological Management Plan