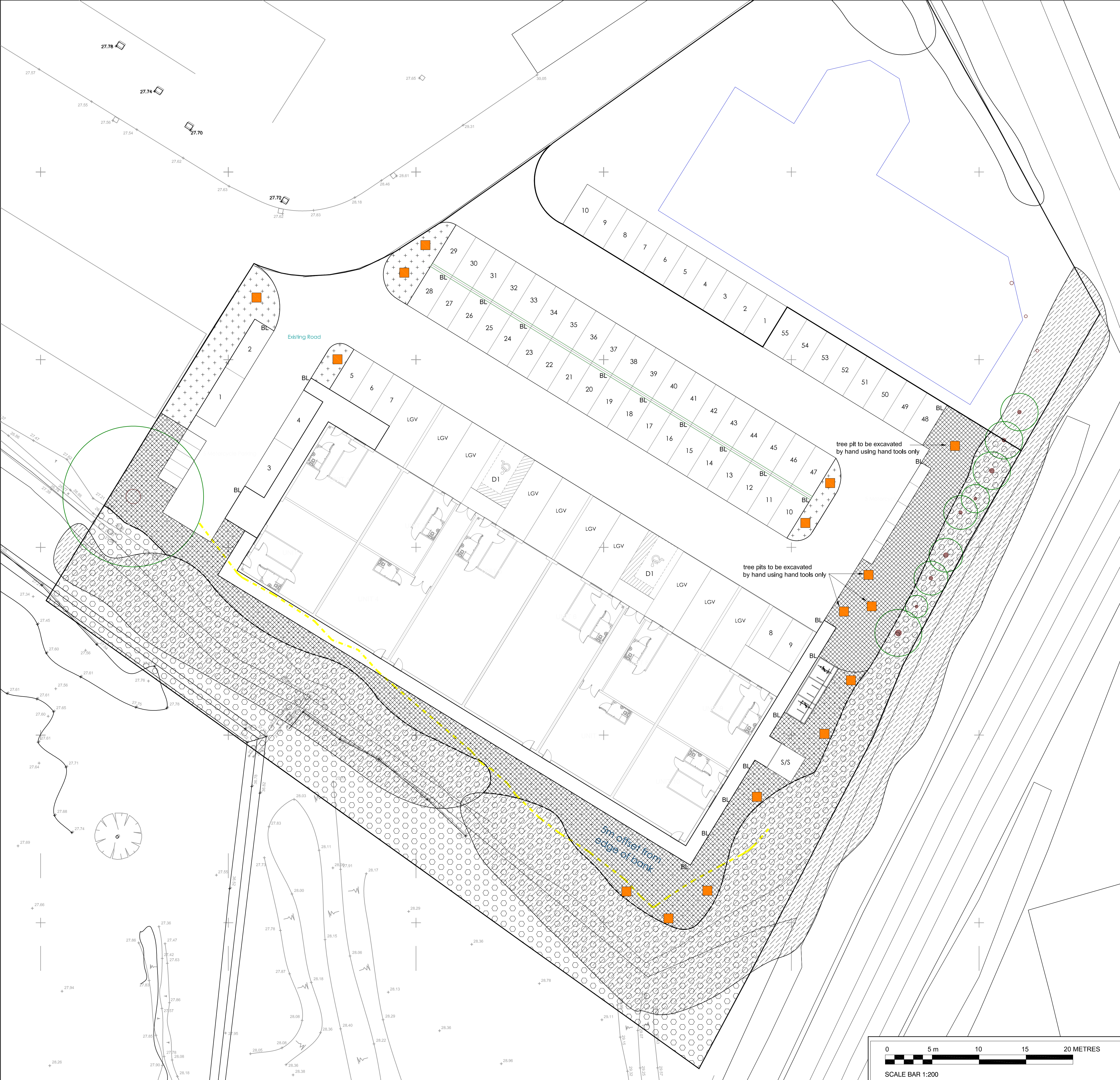




Topsoil Specification

All topsoil handling to be undertaken in accordance with the following relevant guidance:

- BS 3882:2015 - specification for topsoil;
- Construction Code of Practice or the Sustainable Use of Soils on Construction Sites - Department for the Environment, Food and Rural Affairs (DEFRA).

UNDISTURBED TOPSOIL ON SITE

- Areas identified on drawing 1810-L90-302 to be retained and protected for the duration of the works;
- Fencing to be erected at the perimeter of the Site, either Heras panels or where required tree protective fencing;
- Signage to be installed to be installed on panels to inform operatives to refrain from entering this area;
- Vehicles should not track this area or cause the ground to be compacted.

STRIPPING TOPSOIL

- General: Before beginning general excavation or filling, strip, any areas of topsoil from areas where there will be regrading, hard paved areas and buildings as shown on the soft and hard landscape proposals plan 1810-L90-300.
- Depth:
 - Remove to average depth of 150mm.
 - Give notice where the depth of topsoil is difficult to determine.
- Handling: See below.
- Around trees: Do not remove topsoil below the spread of trees to be retained.

Site storage: Keep separate from excavated sub-soil in a stockpile no higher than 1m.

TREATING TOPSOIL

Treatment:

- Use an excavator or grader to strip the top 50mm to 100mm of surface growth and root mats separately from the clean structural topsoil beneath. When forming the stockpile, place the weed-infested surface turf or upper soil layer into the absolute centre or base of the pile and cover it with a minimum of 100mm to 300mm of clean, weed-free topsoil. For long-term stockpiles (exceeding 6 months), sow a fast-growing, non-invasive grass cover crop over the mound to out-compete and suppress native weed germination.

HANDLING TOPSOIL

- Standard: To BS 3882
- Aggressive weeds:
 - Species: Included in the Weeds Act, section 2 or the Wildlife and Countryside Act. Schedule 9 part 11.
 - Give notice: Obtain instructions before moving topsoil.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other soil or material containing aggressive weeds, sharps, plastics and non soil forming materials and noxious animal or plant diseases.
 - Oil, fuel, cement or other substances harmful to plant growth.
 - Other classifications of topsoil.
- Multiple handling: Keep to a minimum. Use topsoil immediately after stripping.

SURPLUS SUBSOIL

- Excavated materials: Stockpile in temporary heaps.
- Retained material: Spread and level surplus subsoil on site.
 - Locations tbc.
 - Protected areas: Do not raise soil level within root spread of trees that are to be retained.
- Remaining material: Remove from site.

EXISTING TOPSOIL ANALYSIS

- Soil to be analysed: Existing topsoil (where present) from site should be deemed appropriate for use by means of an analytical test undertaken by a soil analyst.
- Samples: Collect in accordance with BS 3882, Annex A. Samples for analysis shall be representative of the material contained within the topsoil stockpiles. Ten equal samples shall be taken and well mixed and quartered. From this mixture 500gms of soil shall be placed in a plastic bag, labeled with name and details of origin and sent to the analyst with a request details of the relevant parameters given in BS3882, clause 6 and table 2 for the appropriate grade of topsoil.
- Submit:
 - In accordance with BS 3882 figure 3;
 - Chemical analysis and contaminants;
 - Mechanical analysis;
 - Maximum stone content and stone size;
 - Nutrient content including nitrogen, phosphorus, potassium and magnesium;
 - pH value and textural classification
 - Phytotoxic and CLEA elements; and
 - Soil reaction and lime requirement
 - Organic matter
 - Report detailing soil analyst's recommendations.
- Remedial Action: Where deficiencies are found, apply additives required as recommended by the soil analyst's report.

IMPORTED TOPSOIL FOR ALL AREAS

- There is a deficiency of topsoil on Site and the majority of the soft landscape areas will require imported topsoil to the depths specified on this plan.
- Grade to BS3882: General purpose grade
- Texture: Sandy loam or loamy sand.
- Reaction, to BS 1377-3: pH 5.5-7.8
- Organic matter: Minimum 5%
- Nutrient content:-
 - Nitrogen (N): not less than 0.2%
 - Phosphorus (P): not less than 45ppm when extracted with 4.2% NaHCO3 at pH8.5
 - Potassium (K): not less than 300ppm when extracted with 8% ammonium nitrate.
 - Magnesium (Mg): not less than 50mg/kg
- Crumb structure: Made up of disemible crumbs
- Electric conductivity: below 1500 micro-ohms per com in 1:2.5 soil:water extract
- Stone Content:-
- Size in any dimension (maximum): 50mm
 - Stone content by dry weight (maximum): (2mm-50mm) 35% by dry weight of which the fractions of 2mm to 5mm must not exceed 20% by dry weight.
- Foreign matter: On visual inspection, free of fragments, roots and seeds of perennials weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation and the like.
- Submit: Declaration of soil analysis to include any remedial action required in accordance, no less than 14 days prior to bringing material to site.

IMPORTED TOPSOIL ANALYSIS

- Soil to be analysed: All imported topsoil
- Samples: Collect in accordance with BS3882, Annex A. Samples for analysis shall be representative of the material contained within the topsoil stockpiles. Ten equal samples shall be taken and well mixed and quartered. From this mixture 500gms of soil shall be placed in a plastic bag, labeled with the name and details of origin and sent to the analyst with a request for details of the relevant parameters given in BS3882, clause 6 and table 2 for the appropriate grade of topsoil. Retain samples for comparison with subsequent loads.
- Submit:
 - In accordance with BS3882 figure 3;
 - Chemical analysis and contaminants
 - Mechanical analysis;
 - Maximum stone content and stone size
 - Nutrient content: including nitrogen
 - Phosphorus, potassium and magnesium
 - pH value and textural classification
 - Phytotoxic and CLEA elements; and
 - Soil reaction and lime requirement
 - Organic matter
 - Report detailing soil analyst's recommendations
- Remedial Action: Where deficiencies are found apply evenly and work into existing topsoil, any additives required as recommended by the soil analyst's report in order to meet the requirements and submit a further declaration of analysis.

CONTAMINATION

Contractors are not to scale dimensions from this drawing

- General: Do not use topsoil contaminated with subsoil, rootstock, or other materials that are:
 - Corrosive, explosive or flammable
 - Hazardous to human or animal life
 - Detrimental to healthy plant growth
- Subsoil: In areas to receive topsoil, do not use subsoil contaminated with the above materials.

TOPSOIL STORAGE HEAPS

- Location: to be stored on areas of soft landscaping where topsoil to be spread.
- Height (maximum): 1.5m
- Width (maximum): 4.0m
- Protection:
 - Do not place any other material on top of the storage heaps.
 - Do not allow construction plant to pass over storage heaps
 - Prevent compaction and contamination by fencing and covering as appropriate

GENERAL TOPSOIL STORAGE

- The topsoil shall be kept free of weeds by mechanical means, except for Schedule 9 species (e.g. Japanese Knotweed, Himalayan Balsam, Giant Hogweed, Rhododendron) where chemical weed removal is necessary by a professional contractor. The exactness and regulations in respect of injurious weeds are to be complied with at all times and note taken of the Weed Act 1959 list of injurious weeds.

PROTECTION OF STOCKPILES

- Establish a high visibility fence line to an overall minimum height of 1m at a distance of 1m from the toe of the stockpile mound. Maintain this fence for the duration of the works.
- Ensure that the stockpiled topsoil is protected from trafficking by mechanical plant and machinery and is kept free of contamination of any type such as diesel, oil or petrol spillage, rubble, litter etc.

HANDLING TOPSOIL

- Aggressive weeds: Give notice and obtain instructions before moving topsoil
- Plant: Select and use plant to minimise disturbance, trafficking and compaction.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil
- Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
- Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3% to BS 1377-2.

SPREADING TOPSOIL

- Temporary roads/surfacing: remove before spreading topsoil.
- Layers:
 - Depths (maximum): 150mm
 - Gently firm each layer before spreading the next.
- Depths after firming and settlement (minimum):
 - 150-200mm to grass areas
 - 400mm to shrub areas
 - 400mm depth of topsoil to be spread to tree pits in accordance with drawings 1819-L90-200-302.
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- Above adjoining paving or kerbs: 30mm
- Below dpc of adjoining buildings: Not less than 150mm
- Shrub areas: Higher than adjoining grass areas by 50mm

LEGEND

- Areas to receive 150mm depth of new topsoil.
- Areas to receive 400mm depth of new topsoil.
- Existing ground
 - to remain undisturbed and protected through construction
- 600mm to all tree pits
 - comprised of 300mm topsoil and 300mm subsoil
 - refer to tree pit detail drawing 1810-L90-301
- Protective Fence
 - E.g Heras panels or tree protective fencing

REV	BY	DESCRIPTION	DATE
A	AR	extra trees shown	21.5.26
B	AR	note added	13.8.26

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Client
WT Lamb Holdings Ltd

Project
Broomers Hill Industrial Park, Codmore Hill

Title
Topsoil depths

Status
for planning

Scale	Drawn	Date
1:200 @ A1	AR	May 2026
Job number	Drawing number	Revision
1810	L90-301	B

Original size 100mm
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