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For and on behalf of
Oshwal Association of the UK

Details pursuant to Condition 2 of a Full Application, ref: 6/2017/1268/FULL, dated 14 August 2017 for an Erection of a Storage building following demolition of Existing Structures at Oshwal Centre Coopers Lane Road Northaw Potters Bar EN6 4DG.



2 December 2017

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Checked by:

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Saloria Architects Ltd

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Appendix A

Drawing Nos.

OC-CBA-1-GF-M2-L1500

OC-CBA-1-GF-M2-L3500

OC-CBA-1-GF-M2-L3510

6842-32-P0

Appendix B

Specification Document

OC-CBA-SPE-001

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Introduction

1.0 Background

- 1.1 Saloria Architects has been engaged by the applicant, Oshwal Association in the UK to prepare the following Assessment which includes the details pursuant to Condition 2 of a Full Application reference 6/2017/FULL dated 14 August 2017 for an Erection of a Storage building following demolition of existing structures at Oshwal Centre Coopers Lane Road Northaw Potters Bar EN6 4DG.

2.0 Description

- 2.1 **Condition 2 – Prior to Commencement;** No development shall take place until full details on a suitably scaled plan of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details. The landscaping details to be submitted shall include:
 - (a) original levels and proposed finished levels;
 - (b) existing trees, hedges or other soft features to be retained and a method statement showing tree protection measures to be implemented for the duration of the construction;
 - (c) planting plans, including specifications of species, sizes, planting centres, number and percentage mix, and details of seeding or turfing;
 - (d) management and maintenance details

3.0 Details pursuant to conditions

3.1 Introduction

- 3.1.1 The proposal seeks to respond to condition 2.

The intention is to show that all matters of landscaping have been considered and finalised before the commencement of the works. The application is accompanied by the following drawings and documentation:

OC-CBA-1-GF-M2-L-1500
OC-CBA-1-GF-M2-L-3500
OC-CBA-1-GF-M2-L-3510
6842-32-P0
OC-CBA-SPE-001

3.2 Condition 2

- 3.2.1 The existing and proposed finished levels are shown on drawings OC-CBA-1-GF-M2-L-1500 and 6842-32-P0 to satisfy condition 2(a) (See Appendix A).
- 3.2.2 To satisfy condition 2(b), the existing trees, hedges and soft features are noted on drawings OC-CBA-1-GF-M2-L-1500, OC-CBA-1-GF-M2-L-3500 and OC-CBA-1-GF-M2-L-3510 (See Appendix A).
- 3.2.3 The works to the existing shall consist of selective pruning to overhanging branches and the removal of Trees T279 and T280 (low quality Category C) and T281 (Category U) at the northern corner of the site, as noted on drawings OC-CBA-1-GF-M2-L-3500 and OC-CBA-1-GF-M2-L-3510 (See Appendix A). These trees have been identified as being of low arboricultural value.
- 3.2.4 Drawing OC-CBA-1-GF-M2-L-3510 (See Appendix A) locates and codifies the protective fencing to be employed during the construction work.
- 3.2.5 Additional information regarding protective measures during construction can be found within document OC-CBA-SPE-001 (See Appendix B).

Though this document should be read as a whole, it is considered that the following are of particular relevance with regard to condition 2(b):

D20 Clauses 164, 166, 170, 175.

Q31 Clauses 112, 120, 130, 285, 300, 305, 605, 615, 617, 730.

- 3.2.6 Drawing OC-CBA-1-GF-M2-L-3500 details the proposed shrubbery planting to the southern and eastern side of the proposed storage building, and includes the specifications of species, their sizes, planting centres, number and percentage mix (See Appendix A).
- 3.2.7 Details on the protection of existing grass are covered within OC-CBA-SPE-001 (See Appendix B). No seeding or turfing of open ground is proposed except to reinstate any damage caused during construction, as set out in the same document.
- 3.2.8 We consider therefore to have provided all the information required to satisfy condition 2(c).
- 3.2.9 Management and maintenance details are fully set out within document OC-CBA-SPE-001 (See Appendix B) to satisfy condition 2(d).

3.3 Conclusion

- 3.3.1 Condition 2 requires us to submit details of the landscaping strategy in advance of works commencing on site.
- 3.3.2 The drawings and documents submitted herewith respond to all relevant requests made in condition 2 parts (a), (b), (c), and (d).
- 3.3.3 The landscaping strategy will minimise the impact of the works on the existing trees, hedges and soft landscaping, and provide additional planting to screen the storage building from the rest of the site.
- 3.3.4 We therefore request that the Council approve this condition and consider the pre-commencement conditions to be fully complied with.

Appendix A – Drawings

OC-CBA-1-GF-M2-L-1500

OC-CBA-1-GF-M2-L-3500

OC-CBA-1-GF-M2-L-3510

6842-32-P0

This document should not be relied upon or used in circumstances other than those for which it was prepared. Chris Blundell and his firm accept no responsibility for this document to any other party other than the party whom it was commissioned.

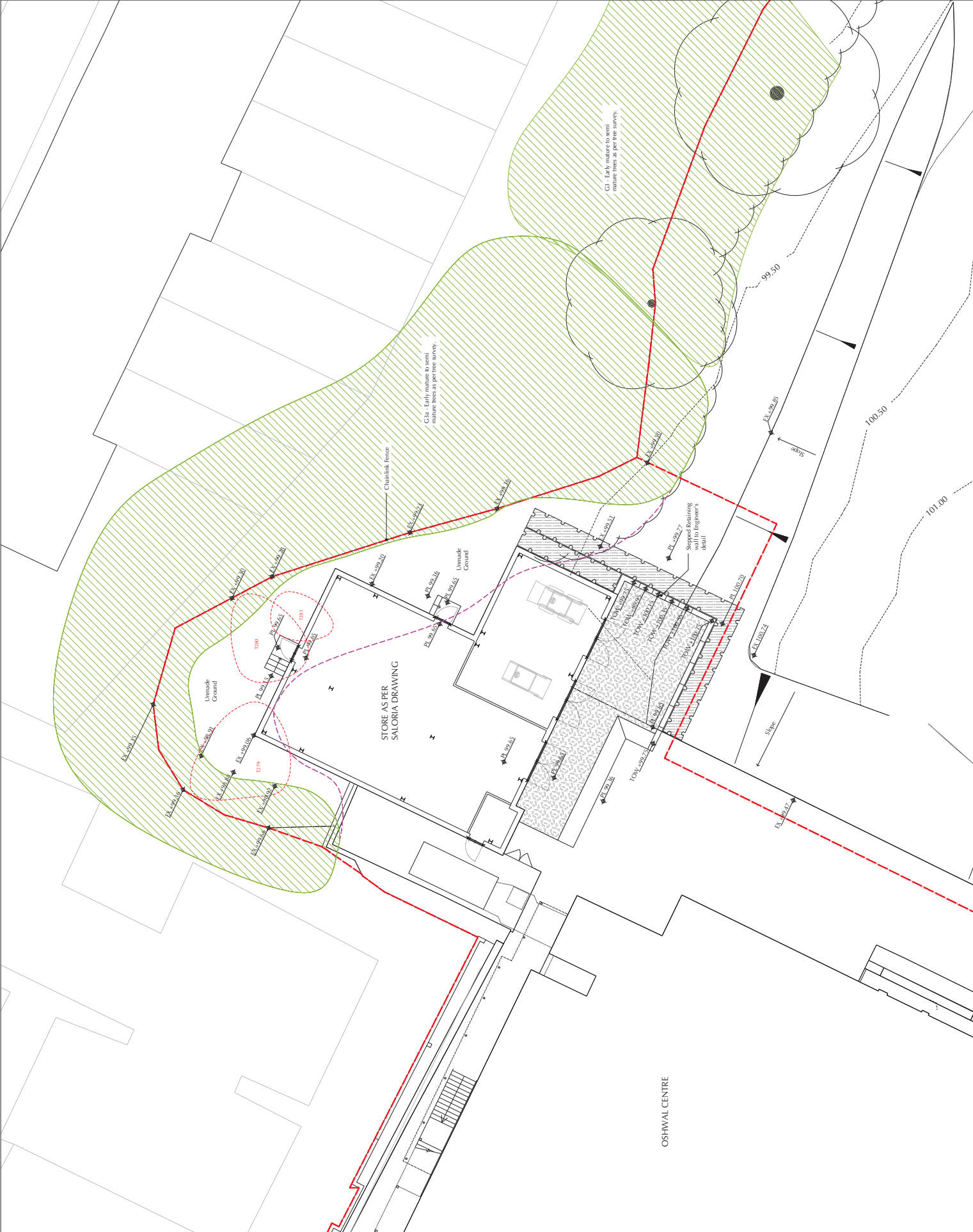
KEY

- Site boundary
- Existing Contours
- Existing Levels
- Proposed Levels
- Proposed Top of Walk Levels
- Truncat
- Existing Trees
- C1/C2a - Early mature to semi mature trees as per tree survey - To be retained
- Proposed Hedge for screening
- C3a - Selective pruning to groups of trees to maintain form and structure of trees along the northern boundary. The office trees along the northern boundary included in C3a predominantly include Damson with some Hawthorn trees to the east. All trees are considered to be of low arboreal value individually and have moderate amenity value as a collection. Refer to Appendix 1 for further details.
- Trees T279 & T280 low quality Category C trees to be removed and replaced for removal to allow sufficient clearance for construction
- Protective fencing as per BS 5487:2012

1:11.513 371 481
 Date: 14/06/2017
 Scale: North West
 0 1m 3m 5m

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Client		OSHWAL ASSOCIATION OF UK
Project Name		OSHWAL CENTRE NEW SHED FOR STORAGE
Drawing Name and Title		LANDSCAPE FOR STORAGE SHED GENERAL ARRANGEMENT PLAN
Scale @ A1	Drawn By	Date
1:1100	PK	NOV 2017
	Checked By	PLANNING
Drawing number		OC-CBA-1-GF-M2-L-1500
Revision		01



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KEY

	Site boundary
	Existing Contours
	Existing Trees
	G3/G3+ - Early mature to semi mature trees as per tree survey - To be retained
	Proposed Hedge for screening

PLANTING SCHEDULE - HEDGES

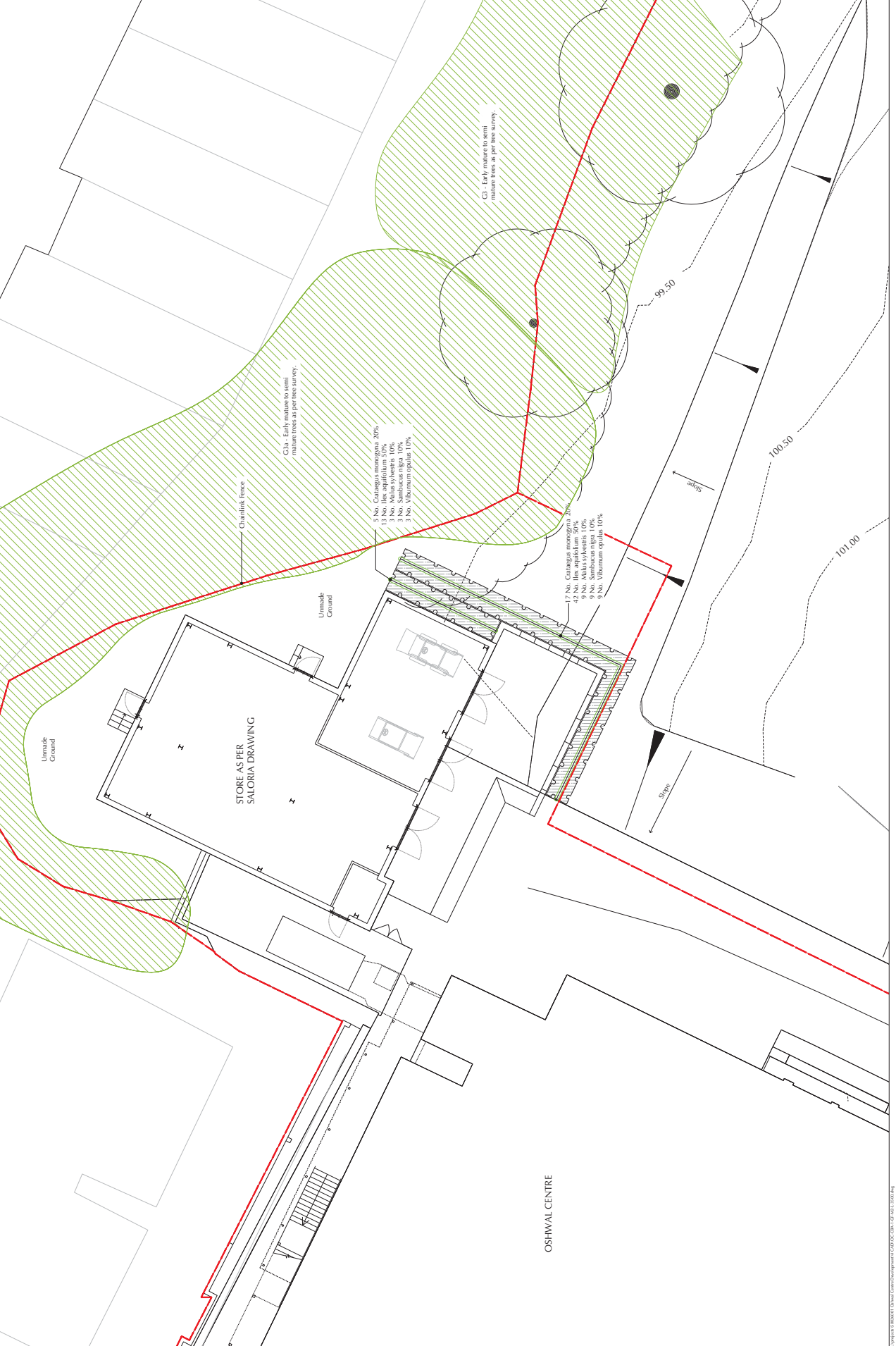
Species	Specification	Quantity	Height	Sp. Size
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm
55 No. Box hedgerow	55 No. Box hedgerow 100mm	55	1.0m	100mm

Note: All plants to be procured with height 2000 - 1500 mm minimum.

The hedge to be maintained minimum at 1500 - 1800 mm high.

Branches to be upwards of 100mm from ground. To have multiple breaks.

• • •



Client: OSHWAL ASSOCIATION OF UK
 Project Name: OSHWAL CENTRE NEW SHED FOR STORAGE
 Drawing Name and Title: LANDSCAPE FOR STORAGE SHED PLANTING PLAN
 Scale: 1:100
 Date: NOV 2017
 Drawn: PK
 Checked: [blank]
 Approved: DW
 Drawing number: OC-CBA-1-GF-M2-L-3500
 Revision: 00

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Appendix B – Specification Document
OC-CBA-SPE-001

Oshwal of UK

**OSHWAL CENTRE - NEW SHED FOR
STORAGE**

OC-CBA-SPE-001 Outline
Landscape Specification

Table of Contents

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D
Groundwork

D20

Excavating and filling

D20 Excavating and filling

To be read with Preliminaries/General conditions

GENERALLY/THE SITE

CLEARANCE/EXCAVATING

- 164 TREE ROOTS
- Protected area: Do not cut roots within precautionary protection area.
 - Size of area: As per Aspect drawing.
 - Excavation in protected area:
 - Method: By hand.
 - Backfill as soon as possible or temporarily line with polyethylene sheet to reduce evaporation.
 - Outside protected area: Give notice of roots exceeding 25 mm and do not cut without approval.
 - Cutting:
 - Make clean smooth cuts with no ragged edges.
 - Pare cut surfaces smooth with a sharp knife.
 - Treatment of cut roots: As per Aspect recommendation.
 - Backfill: As dug material, enriched with amelioration as section Q31.
- 166 TREE ROOT BARRIERS
- Trench: Sever all roots.
 - Depth: 1 m.
 - Root barrier: Terram.
 - Cutting roots: As clause 164.
 - Root barrier installation: Full depth of excavation. Fit closely to trench wall nearest the tree.
 - Backfill material: As dug material excavated from trench.
 - Backfilling: Lay and compact thoroughly in layers not more than 300 mm thick.
- 168 SITE CLEARANCE
- Timing: Before topsoil stripping, if any.
 - General: Clear site of rubbish, debris and vegetation. Do not compact topsoil.
 - Treatment: Apply a suitable non-residual herbicide to areas to receive planting.
- 170 REMOVING SMALL TREES, SHRUBS, HEDGES AND ROOTS
- Identification: Clearly mark trees to be removed.
 - Small trees, shrubs and hedges: Cut down
 - Roots: Grub up and dispose of without undue disturbance of soil and adjacent areas
 - Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group safety leaflets.
- 175 FELLING LARGE TREES
- Definition: Girth over 600 mm.
 - Identification: Clearly mark trees to be removed.
 - Safety: Comply with HSE/ Arboriculture and Forestry Advisory Group safety leaflets.
 - Felling: As close to the ground as possible.
 - Stumps: Remove by stump grinding.
 - Work near retained trees: 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

- General: Permitted, remove arisings from site.

250 PERMISSIBLE DEVIATIONS FROM FORMATION LEVELS

- Beneath mass concrete foundations: ± 25 mm.
- Beneath ground bearing slabs and r.c. foundations: ± 15 mm.
- Embankments and cuttings: ± 50 mm.
- Ground abutting external walls: ± 50 mm, but such as to ensure that finished level is not less than 150 mm below dpc.

Q

Paving/Planting/Fencing/Site furniture

Q28

Topsoil and soil ameliorants

Q28 Topsoil and soil ameliorants

PRODUCTS

300 PREPARATION MATERIALS GENERALLY

- Purity: Free of pests and disease.
- 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.
- Contamination: 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.
- Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
- Objectionable odour: None.
- Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

310 MATERIALS NOT PERMITTED

- Materials:
 - Peat;
 - Products containing peat; and
 - River and canal dredgings.

315A IMPORTED TOPSOIL TO BS 3882

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Standard: To BS 3882.
- Classification: Multipurpose.
 - Grade: 2-6mm.
- Source: Submit proposals.
 - Product reference: Submit proposals and certificate as per clause 610.

355 ORGANIC MATERIALS FOR TREE AND SHRUB AREAS

- Type: Tree and shrub planting compost.
- Source: Submit proposals.
 - Product reference: Submit proposals.

365A COMPOSTED MATERIALS FOR TREE AND SHRUB AREAS

- Type: Composted biomaterial.
- Source: Submit proposals.
 - Product reference: Submit proposals.
- Horticultural parameters:
 - pH (1:5 water extract): 7.0-8.7.
 - Electrical conductivity (maximum, 1:5 water extract): 200 mS/m.
 - Moisture content (m/m of fresh weight): 35-55%.
 - Organic matter content (minimum): 25%.
 - Grading (air dried samples): 99% passing 25 mm screen, and 90% passing: 10mm screen mesh aperture.
 - Carbon:Nitrogen ratio (maximum): 20:1.
- Texture: Friable.
- Objectionable odour: None.
- Samples: Submit details of recent chemical and physical analysis before ordering.

401 ORGANIC FERTILIZERS TO BE INCORPORATED INTO SOIL/GROWING MEDIA FOR TREE AND SHRUB AREAS

- Manufacturer/ source: Submit proposals.
 - Product reference: Submit proposals.
- Standard: In accordance with The EC Fertilisers (England and Wales) Regulations 2006.
- Purpose: Establishment fertilizer.
- Type: Granular.
- Availability to plants: Slow release.

EXECUTION

610 TOPSOIL ANALYSIS

- Soil to be analysed: Imported topsoil and Topsoil stockpile.
- Soil analyst: Tim O'hare Associates.
- Samples: Collect in accordance with BS 3882.
- Submit:
 - Declaration of analysis: In accordance with BS 3882, clause 6 and Table 1.
 - Additional analysis:
 - Chemical analysis;
 - Maximum stone content, stone size and pH value;
 - pH value and textural classification;
 - Phytotoxic and CLEA elements.
 - Report detailing soil analyst's recommendations.

620 IMPORTING TOPSOIL

- Give notice: Before stripping topsoil for transfer to site.
 - Notice period: 7 days.

625 SAMPLE LOADS FOR IMPORTED TOPSOIL

- Deliver to site a sample load: of not less than 5 m³.
- Give notice: Allow inspection before making further deliveries to site. Retain for comparison with subsequent loads.
 - Notice period: 7 days.

- 630 DOCUMENTATION FOR IMPORTED TOPSOIL FOR SHRUB BEDS AND TREE PITS
- Timing: Submit at handover.
 - Contents:
 - Full description of all soil components.
 - Record of source for all soil components.
 - Record drawings showing the location and depth of all soils by type and grade.
 - Declaration of analysis: in accordance with BS 3882, clause 6 and Table 1.
 - Number of copies: Three.
- 635 DOCUMENTATION FOR COMPOST AND COMPOSTED MATERIALS
- Timing: Submit at handover.
 - Contents:
 - Full description of all compost components.
 - Record of source for all compost components.
 - Analyst's report for each test carried out.
 - Declaration of compliance: in accordance with PAS 100 and BSI PD CR 13456.
 - Quality Compost Protocol certification: Required.
 - Number of copies: Three.
- 650 NOTICE
- Give notice before:
 - Setting out.
 - Spreading topsoil.
 - Applying herbicide.
 - Applying fertilizer.
 - Visiting site during maintenance period.
 - Period of notice: 2 weeks.
- 655 MECHANICAL TOOLS
- Restrictions: Do not use within 100 mm of tree and plant stems.
- 660A GRADING SUBSOIL
- Standard: In accordance with BS 8601.
 - General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
 - Areas of thicker topsoil: Excavate locally.
 - Avoid compaction.
 - Excess subsoil: Remove.
- 665A SUBSOIL SURFACE PREPARATION
- Standard: In accordance with BS 3882.
 - General: Excavate and/ or place fill to required profiles and levels, as section D20.
 - Loosening:
 - When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to specified depth:
 - Light and noncohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300mm.
 - Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450mm.
 - Rock and chalk subgrades: Lightly scarify to promote free drainage.
 - Wet conditions: Do not loosen subsoils.
 - Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.
 - Remove from site: Arisings, contaminants and debris and Builders rubble.

- 670 INSPECTING FORMATIONS
- Give notice: Before spreading topsoil for lawn areas and planting beds.
 - Notice period: 7 days.
- 675 PREPARATION OF UNDISTURBED TOPSOIL
- Standard: In accordance with BS 4428.
 - Grading and cultivation: To suit cultivation operations specified in Q30.
 - Hard ground: Break up thoroughly.
 - Clearing: Remove visible roots and large stones with a diameter greater than 50 mm.
 - Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
 - Fallow period (minimum): One month.
 - Weed control: At appropriate times treat with a suitable translocated nonresidual herbicide.
- 680 SURPLUS TOPSOIL TO BE RETAINED
- Generally: Spread and level on site:
 - Locations: As directed by Landscape Architect.
 - Protected areas: Do not raise soil level within root spread of trees that are to be retained.
- 685 SURPLUS MATERIALS TO BE REMOVED
- Topsoil removal from site: Imported topsoil remaining after completion of all landscaping work.
 - Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.
- 690A TOPSOIL STORAGE HEAPS
- Location: Submit proposals.
 - Height (maximum): 1.0 m.
 - Width (maximum): 3.0 m.
 - Protection:
 - Do not place any other material on top of storage heaps.
 - Do not allow construction plant to pass over storage heaps.
 - Prevent compaction and contamination, by fencing and covering as appropriate.
- 695 CULTIVATION
- Compacted topsoil: Break up to full depth.
 - Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
 - Depth: 250mm.
 - Particle size (maximum): 10mm.
 - Timing: Within a few days prior to planting.
 - Weather and ground conditions: Suitably dry.
 - Surface: Leave regular and even.
 - Levels as drawings: SCP-CBA-1-GF-M2-L-1001 and SCP-CBA-1-GF-M2-L-1002
 - Undesirable material brought to surface: Remove visible weeds, roots and large stones with any dimension exceeding 50mm.
Soil within root spread of trees and shrubs to be retained: Don not dig or cultivate.
- 700A GRADING OF TOPSOIL
- Topsoil condition: Reasonably dry and workable.
 - Contours: Smooth and flowing, with falls for adequate drainage.
 - Hollows and ridges: Not permitted.
 - Blade graing: May be used to adjust topsoil levels provided depth of topsoil is nowhere less than 150mm.
 - Give notice: If required levels cannot be achieved by movement of existing soil.

705 HANDLING TOPSOIL

- Standard: In accordance with BS 3882.
- Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Plant: Select and use plant to minimize 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 than 3%, to BS 1377-2.

710A SPREADING TOPSOIL ON

- Standard: In accordance with BS 3882.
- Temporary roads/ surfacing: Remove before spreading topsoil.
- Layers:
 - Depth (maximum): 150 mm.
 - Gently firm each layer before spreading the next.
- Depth after firming and settlement (minimum): 150mm.
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715A LOOSE TIPPING OF TOPSOIL

- Standard: In accordance with BS 3882.
- 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.
Depths after settlement: (minimum) 150mm.

720A FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- In relation to adjoining paving or kerbs: 25mm.
- In relation to dpc of adjoining buildings: Not less than 150mm.
- In relation to adjacent grass areas: 125mm.
- Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
- Sportsfields: To even levels and within the following permitted deviations:
 - From levels or gradients shown on drawings: ± 75 mm.
 - From line between boning rods 30 m apart: ± 25 mm.
- Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: Included.

810A APPLYING COMPOST TO TREE, SHRUB AND GRASS AREAS

- Locations: As drawings.
- Other requirements: Submit 5kg sample before ordering.
- Application rate for trees and shrubs: $1.2\text{m}^3/100\text{m}^2$.
 - Timing: Apply prior to cultivation.
- Application rate for grass: $0.6\text{m}^3/100\text{m}^2$.
 - Timing: Apply prior to cultivation.

- 820 APPLYING GENERAL FERTILIZER to tree and shrub areas
- Application: Spread evenly, carefully incorporating below mulch materials.
 - Timing: Immediately before cultivation.
 - Application rate: 25g/m².
 - Other requirements: None.
- 825A APPLYING FERTILIZER TO PROPOSED AND EXISTING GRASS AREAS
- Locations: As per drawings.
 - Application: Before final cultivation and three to five days before seeding/ turfing.
 - Coverage:
 - Spread evenly, in transverse directions.
 - Rate: 50 g/m².
- 920 APPLYING MULCH
- Timing: Immediately after planting.
 - Watering: Ensure that soil is thoroughly moistened prior to mulching, applying water where necessary.
 - Planting beds: Re-mulch.
 - Depth (minimum): 50 mm.
 - Trees: Remulch.
 - Depth (minimum): 50 mm.
 - Container planting: Remulch.
 - Depth (minimum): 50 mm.

Q31
External planting

Q31 External planting

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/ REQUIREMENTS

NOTES Please refer to planting plan drawings: SCP-CBA-1-GF-M2-L-4001, SCP-CBA-1-GF-M2-L-4002 and SCP-CBA-1-GF-M2-L-4003

- 112 SITE CLEARANCE GENERALLY
- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
 - Stones: Remove those with any dimension exceeding 50 mm.
 - Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
 - Vegetation: Clear surface vegetation in areas shown on drawings using suitable nonresidual herbicide.
 - Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.
 - Additional requirements: Remove remnants structures.
- 118 SOIL CONDITIONS
- Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
 - 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
- General: Carry out the work while soil and weather conditions are suitable.
 - Strong winds: Do not plant.
- 125 TIMES OF YEAR FOR PLANTING
- Deciduous trees and shrubs: Late October to late March.
 - Conifers and evergreens: September/ October or April/ May.
 - Herbaceous plants (including marginal): September/ October or March/ April.
 - Container grown plants: At any time if ground and weather conditions are favourable.
 - Watering and weed control: Provide as necessary.
 - 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.
 - Aquatic plants: May/ June or September/ October.
- 130 MECHANICAL TOOLS
- Restrictions: Do not use within 100 mm of tree and plant stems.
- 145 WATERING
- Quantity: Wet full depth of topsoil.
 - Application: Even and without damaging or displacing plants or soil.
 - Frequency: As necessary to ensure establishment and continued thriving of planting.

- 150 WATER RESTRICTIONS
- 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
- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.
 - Delivery of plants/ trees.
 - Planting shrubs.
 - Planting trees into previously dug pits.
 - Watering.
 - Visiting site during maintenance period.
 - Period of notice: Two weeks.
- 160A PREPARATION OF PLANTING AND MULCHING MATERIALS
- General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
Certification of source, analysis, suitability for purpose and absence of harmful substances:
Submit.
 - Certified materials: Composted horticultural waste.
 - Give notice before ordering or using.
- 200 PLANTS/ TREES - GENERAL
- Condition: Materially undamaged, sturdy, healthy and vigorous.
 - Appearance: Of good shape and without elongated shoots.
 - Hardiness: Grown in a suitable environment and hardened off.
 - Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
 - Budded or grafted plants: Bottom worked.
 - Root system and condition: Balanced with branch system.
 - Standard: The relevant parts of BS 3936.
 - Species: True to name.
 - Origin/ Provenance: As plant schedule: SCP-CBA-1-GF-M2-L-4002.
Definition: Origin and Provenance have the meaning given in the National Plant Specification.
- 215A PLANTS/ TREES - SPECIFICATION CRITERIA
- Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification.
- 235 CONTAINER GROWN PLANTS/ TREES
- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
 - Plants: Centred in containers, firmed and well watered.
 - Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
 - Hardiness: Grown in the open for at least two months before being supplied.
 - Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 LABELLING AND INFORMATION

- 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:
 - Full botanical name.
 - Total number.
 - Number of bundles.
 - Part bundles.
 - Supplier's name.
 - Employer's name and project reference.
 - Plant specification, in accordance with scheduled National Plant Specification categories.
- Additional information: Submit on request: Date supplied and consignment details or reference.

255 PLANTS/ TREES RESERVED AT SUPPLIER'S PREMISES

- Types/ Species: As plant schedule.
- Predelivery inspection: Give notice.
- Labelling: Identify inspected plants/ trees as reserved for use on this project.

260 PLANT/ TREE SUBSTITUTION

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

265 PLANT HANDLING, STORAGE TRANSPORT AND PLANTING

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

285 PROTECTION OF EXISTING GRASS

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

290 SURPLUS MATERIAL

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

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

300 HERBICIDE TO CLEAR OVERGROWN BEDS

- Locations: As per drawings.
- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.
 - Duration (minimum): As manufacturer's recommendation.

- 305 WEED CONTROL for invasive non-native species
- Locations: As per drawings.
 - 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'.

- 375 CULTIVATION
- Compacted topsoil: Break up to full depth.
 - Cultivation: Loosen, aerate and break up soil into particles of 2-8mm.
 - Depth: 250mm.
 - Timing: Within a few days before planting.
 - Weather and ground conditions: Suitably dry.
 - Surface: Leave regular and even.
 - Levels: As drawings.
 - Undesirable material brought to the surface: Remove visible weeds, roots and large stones with any dimension exceeding 50mm.
 - Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

- 401 REGULAR PLANT LAYOUT TO ALL BEDS
- Spacing: As per drawings.
 - Density: As plant schedule.
- 405A SHRUB PLANTING PITS
- Timing: Excavate 1-2 days (maximum) before planting.
 - Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system.
 - Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of slow release fertilizer per planting pit.
Backfilling material: Reuse excavated material.
- 470 FORMAL HEDGES
- Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
 - Planting: In trenches large enough to take full spread of roots. Set out plants evenly.
- 472 FENCING SUPPORT FOR NEW HEDGES
- Type: Timber post and general pattern wire mesh, as section Q40.
 - Timing: Before planting hedge.
 - Support: Lightly secure hedge plants to fence wires at appropriate intervals.
- 480 AFTER PLANTING
- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
 - Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
 - Top dressing: Mulching and top dressing system, as section Q28.
 - Depth: 25 mm.

PLANTING TREES

- 605 EXISTING VEGETATION/ WEED CLEARANCE
- Surface vegetation clearance: In areas shown on drawings, using suitable nonresidual herbicide.
 - Arisings: Remove.
- 615 EXISTING TREES/ SEEDLINGS/ COPPICE SHOOTS
- Existing trees and seedlings: Retain.
 - Coppice shoots: Remove all stems and treat with suitable herbicide to prevent regrowth.
- 617 REMOVING TREES AND HEDGES
- Identification: Clearly mark trees and hedges to be removed.
 - Work near retained trees: Where canopies overlap, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained.
 - Arisings: Remove.
 - Tree stumps: Remove mechanically to a minimum depth of 300 mm below ground level.
- 625 CULTIVATION
- General: Rotary cultivate to full depth of topsoil.
 - Consolidation: Leave for one month.
 - Soil within root spread of trees to be retained: Do not plough or cultivate.
- 710 MAINTENANCE
- Duration: Carry out the operations in the following clauses from completion of planting until end of defects liability period.
 - Frequency of maintenance visits: Monthly during growing season and as necessary to fulfil the requirements of this specification.
- 720 FAILURES OF PLANTING
- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
 - Exclusions: Theft or malicious damage after completion.
 - Rectification: Replace with equivalent plants/ trees/ shrubs.
 - Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
 - Timing of making good: During the next suitable planting season and in accordance with an agreed defects rectification programme.
- 730 PROTECTIVE FENCING
- Fencing type: Cleft chestnut pale fencing, as section Q40.
 - Erection: On completion of planting.
 - Removal: After planting is well established. Fence to remain property of contractor.
- 740 CLEANLINESS
- Soil and arisings: Remove from hard surfaces and grassed areas.
 - General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

750A PLANTING MAINTENANCE GENERALLY

- Weed control: Maintain weed free area around each tree and shrub.
 - Diameter (minimum): The larger of 1 m or the surface of original planting pit.
 - Keep planting beds clear of weeds: By hoeing.
- Planted areas: Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows. Take care not to reduce depth or effect of mulch.
- Precautions: Ensure that trees and shrubs are not damaged by use of mowers, nylon filament rotary cutters and similar powered tools.
- Firming up: Gently firm loosened soil around trees/ shrubs. Straighten leaning trees/ shrubs.
- Trees: Spray crown when in leaf during warm weather.
 - Timing: After dusk.
- Tree accessories: Check condition of stakes, ties, guys, guards and irrigation and ventilation systems.
 - Broken or missing items: Replace.
 - Loose stakes: Re-firm in the ground or replace as necessary to provide support to the tree.
 - Loose guys: Re-firm anchor points and adjust as necessary to provide support to the tree.
 - Ties: Adjust to accommodate growth and prevent constriction or abrasion.
 - Damage to bark: Cut back neatly with sharp knife. Prevent further damage.
 - Frequency of checks: Every two months.
- Firming up: Gently firm loosened soil around trees /shrubs. Straighten leaning trees/shrubs.
- Trees: Spray crown when in leaf during warm weather.
 - Timing: After Dusk.
- Watering: As maintenance programme, during dry periods or when instructed.

760 PLANTING MAINTENANCE - PRUNING

- General: Prune to promote healthy growth and natural shape.
 - Dead, dying, diseased wood and suckers: Remove.
 - Timing: As appropriate to the species.
 - Trees: Favour a single central leading shoot.
- Arisings: Remove.

760A PLANTING MAINTENANCE - FERTILIZER

- Time of year: March or April.
Fertilizer: Slow release.
 - Manufacturer: Submit proposals.
 - Product reference: Submit proposals
- Application: Evenly spread, carefully incorporating below mulch materials.
- Application rate: 25g/m²

780 MAINTENANCE INSTRUCTIONS

- General: Before end of the maintenance period, submit printed instructions recommending procedures to be established by the Employer for maintenance of the planting work for one full year: Provide a schedule of any ongoing maintenance problems experienced during the rectification period.

790 FINAL MULCHING

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to remulching, applying water where necessary.
- Planting beds: Remulch.
Depth (minimum): 50 mm.
- Trees: Remulch.
Depth (minimum): 50 mm.

Q35

Landscape maintenance

Q35 Landscape maintenance

To be read with Preliminaries/ General conditions.

GENERALLY

100 MAINTENANCE INSTRUCTIONS

General: Before end of the maintenance period, submit

1. Provide a schedule of all the maintenance works carried out during the 12 months of Maintenance.
2. Printed instructions recommending procedures to be established by the Employer for maintenance of the planting work as part of on-going maintenance.
3. Provide a schedule of any maintenance problems experienced during the rectification period.

110 NOTICE

- Give notice before:
 - Application of herbicide.
 - Application of fertilizer.
 - Watering.
 - Each site maintenance visit.
- Period of notice: 7 days.

130 REINSTATEMENT

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstate to original condition.

140 CONTROL OF MAMMALIAN PESTS

- Specialist firms: Submit proposals.
 - Method: Submit proposals.

155 WATERING

- Supply: Potable mains water.
- Quantity: Wet full depth of topsoil .
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: As necessary for the continued thriving of all planting.

160 WATER RESTRICTIONS

- General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

170 DISPOSAL OF ARISING

- General: Unless specified otherwise, dispose of arisings as follows:
 - Biodegradable arisings: Remove to recycling facility.
 - Grass cuttings: Remove to recycling facility.
 - Tree roots and stumps: Remove from site.
 - Shrub and tree prunings: Remove to recycling facility.
 - Litter and nonbiodegradable arisings: Remove from site.

- 180 CHIPPING OR SHREDDING
- General: Not permitted on site.
- 181 MECHANICAL EQUIPMENT
- General: Minimize.
 - Prohibited equipment: Chippers.
 - Timing: Use of mechanical equipment allowed between the hours of 10:00 am and 4:00 pm only.
- 190 LITTER
- Extraneous rubbish not arising from the contract work: Collect and remove from site.
- 197 CLEANLINESS
- Soil and arisings: Remove from hard surfaces.
 - General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.
- 330 SELECTIVE HERBICIDE
- Location: All lareas.
 - Herbicide: Combined weed and feed mix.
 - Areas not to be sprayed: Desirable herbaceous plantings.
- 340 SPOT WEEDKILLING IN ROUGH GRASS AREAS
- Herbicide: Suitable for suppressing perennial weeds.
 - Operations: Spot treat all broad leaved weeds.
- 350 FERTILIZER - SPRING APPLICATION
- Type: Slow release.
 - Application rate: 60 g/m².
- 360 FERTILIZER - AUTUMN APPLICATION
- Type: Slow release.
 - Application rate: 60 g/m².
- 490 THINNING BY REMOVAL OF SURPLUS PLANTS
- Plants to be thinned: as agreed.
 - Standard: BS 7370-4, clause 3.5.17.1.
 - Timing: Thin when foliage of adjacent plants has begun to touch.
 - Roots:
 - Disturbance to adjacent plants: Minimise.
 - Soil: Refill holes with topsoil to leave an even graded surface.
 - Mulch: Maintain mulch as original specification.
 - Adjacent plants: Make good any minor damage immediately.
 - Plants for retention: Select plants with a strong healthy habit.
 - Mature planting density: As schedule.

SHRUBS/TREES/HEDGES

500 ESTABLISHMENT OF NEW PLANTING

- Duration: 1 year.
- Weed control:
 - Method: Keep planting beds clear of weeds by maintaining full thickness of mulch.
 - Area: Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: Contractor's choice.

502 ESTABLISHMENT OF NEW PLANTING - FERTILIZER

- Time of year: March or April.
- Type: Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
 - Application rate: 250 g per feathered, standard or larger tree.

520 REFIRMING OF TREES AND SHRUBS

- Timing: After strong winds, frost heave and other disturbances.
- Refirming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

537 NESTING WILD BIRDS

- Survey: Before starting hedge maintenance works.
- Accidental disturbance: Report immediately.

540 PRUNING GENERALLY

- Pruning: In accordance with good horticultural and arboricultural practice.
 - Removing branches: Do not damage or tear the stem or bark.
 - Wounds: Keep as small as possible and cut cleanly back to sound wood.
 - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

545 PRUNING OF EXCESSIVE OVERHANG

- Timing: As instructed.
- Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires.
- Special requirements: Allow ground cover plants to partially overlap paths and lawns.

550 PRUNING OF EXCESSIVE HEIGHT

- Timing: Annually.
Operations: Remove excessive height As instructed.

- 555 PRUNING TREES AND SHRUBS
- Standard: To BS 7370-4.
 - Special requirements: None.
- 570 FORMATIVE PRUNING OF YOUNG TREES
- Standard: Type and timing of pruning operations to suit the plant species.
 - Time of year: Do not prune during the late winter/ early spring sap flow period.
 - Young trees up to 4 m high:
 - Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well balanced head and ensure the development of a single strong leader.
 - Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
 - Whips or feathered trees: Do not prune.
 - Operatives: Approved specialist contractor.
- 575 PRUNING ORNAMENTAL SHRUBS
- General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
 - Suckers: Remove by cutting back level with the source stem or root.
- 580 PRUNING FLOWERING SPECIES OF SHRUBS AND ROSES
- Time of year:
 - Winter flowering shrubs: 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: Early spring to encourage basal growths and a balanced, compact habit.
- 600 TRIMMING RAPIDLY ESTABLISHING HEDGES
- General: Allow to reach planned height as rapidly as possible.
 - Form: Trim back lateral branches moderately.
- 605 TRIMMING SLOWLY ESTABLISHING HEDGES
- Operations:
 - Timing: Cut back hard in June and September to encourage bushy growth down to ground level.
 - Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.
- 620 REMOVAL OF DEAD PLANT MATERIAL
- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.
- 630 DEAD AND DISEASED PLANTS
- Removal: As soon as possible.
 - Replacement: In the next scheduled round of replacement planting.

- 635 REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS
- Dead and damaged plants: Remove.
 - Mulch/ matting materials:
 - Carefully move to one side and dig over the soil, leaving it fit for replanting.
 - Do not disturb roots of adjacent plants.
 - Replacement plants:
 - Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
 - Additional requirements: Submit proposals.
 - Dressing: Slow release fertilizer:
 - Type: Submit proposals.
 - Application rate: As manufacturer's recommendations.
- 640 THINNING BY REMOVAL OF SURPLUS PLANTS
- Plants to be thinned: as instructed.
 - Standard: BS 7370-4.
 - Timing: When foliage of adjacent plants has begun to touch.
 - Roots:
 - Disturbance to adjacent plants: Minimise.
 - Soil: Refill holes with topsoil to leave an even graded surface.
 - Mulch: Maintain mulch as original specification.
 - Adjacent plants: Make good any minor damage immediately.
 - Plants for retention: Select plants with a strong healthy habit.
 - Mature planting density: As schedule.
- 645 WEED CONTROL GENERALLY
- Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high.
 - Adjacent plants, trees and grass: Do not damage.
- 650 HAND WEEDING
- General: Remove weeds entirely, including roots.
 - Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
 - Completion: Rake area to a neat, clean condition.
 - Mulch: Reinstate to original depth.
- 675 DIGGING OVER
- General: Dig over beds. Do not damage existing plants, bulbs and roots.
 - Depth of dig (minimum): 75 mm.
- 680 SOIL AERATION
- Compacted soil surfaces:
 - Prick up: To aerate the soil of root areas and break surface crust.
 - Size of lumps: Reduce to crumb and level off.
 - Damage: Do not damage plants and their roots.
- 685 SOIL LEVEL ADJUSTMENT
- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
 - Arisings (if any): Spread evenly over the bed.

690 MAINTENANCE OF LOOSE MULCH

- Thickness (minimum): 50 mm.
 - Top up: Twice per year.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

695 FERTILIZING ESTABLISHED TREES AND SHRUBS

- Time of year: After flowering.
- Type of fertilizer: Slow release.
- Application: Spread evenly.
 - Rate: As manufacturer's recommendations.

700 SNOW REMOVAL FROM SHRUBS/ TREES

- Standard: To BS 7370-4.
- Plants subject to snow removal: As instructed.
- Timing: When instructed.

705 WINTER LEAF REMOVAL

- Operations: Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds.
- Arisings: Remove to recycling facility.