

**Island Farm Tennis Centre
Landscape Implementation and Management Plan**

HD Ltd
by
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1 Introduction

- 1.1 This management plan covers the new hard and soft landscape features within the site and along Island Farm Lane (as parts of proposals for the delivery of a tennis centre at Island Farm). The primary objectives of the plan will be achieved through maintenance prescriptions set out at the end of the report.

2 Long Term Design Objectives

- 2.1 The long-term aim is to establish a high-quality / biodiverse landscape environment. This will be achieved through a number of overriding objectives to:
- Ensure that the landscape has year-round interest;
 - Welcome people to the Tennis centre in a safe environment with natural surveillance:
 - Create legible and easy to understand places so people know where they are and where they are going to;
 - Use trees and planting beds in a creative way to aid wayfinding;
 - Implementation and establishments of different landscape character types of native buffer planting, hedges, wetland planting areas and different grass sward.

3 Management responsibilities

- 3.1 The site is to be owned and occupied will be responsible for the management and maintenance of the external areas in accordance with this Management and Maintenance Plan.
- 3.2 The management plan will deliver consistency of approach and maintenance standards and the Landscape Management Plan (LMP) should be reviewed at every 5 years to ensure that the overriding objectives are being achieved.
- 3.3 The landscape features with the LMP are described as:

Soft Landscape

- Proposed Native buffer planting
- Proposed tree planting
- Proposed shrub planting
- Proposed hedgerows
- Proposed grass sward types
- Swales

Hard landscape

- Footpaths
- Car parking surface and roads
- Terraces and courts
- Retaining walls
- Street Furniture
- Fencing

3.4 The management plan is a live document and sets out to review, monitor and adjust where necessary the short-term landscape objective. A full management review should be undertaken prior to the expiry of the initial management plan.

3.5 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, registered with the British Association of Landscape Industries (BALI). For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor'.

3.6 Maintenance visits shall be undertaken at fortnightly intervals to undertake the most intensive maintenance tasks such as grass cutting, removing litter and inspecting components for defects. Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed.

3.7 A record or log of all maintenance visits should be undertaken by the Contractor and kept as proof that operations are being undertaken and to help inform any changes that may need to be made to respond to site circumstances.

- 3.8 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.
- 3.9 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.
- 3.10 The Contractor should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.
- 3.11 Following expiry of the defects period and the autumn of the 4 subsequent years, the Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.
- 3.12 Chipping and shredding is not permitted on site without prior consent.
- 3.13 Proposals for control of vermin should be submitted for approval if they become a problem.
- 3.14 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

4 MANAGEMENT OF PROPOSED SOFT LANDSCAPE FEATURES

Proposed Trees

Primary Objectives

- 4.1 To ensure new tree planting is managed to enable its successful establishment, and to promote healthy growth and attractive form.
- 4.2 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; applications of slow release fertiliser; inspecting stakes and ties to trees and removing these as soon as trees are self-supporting to benefit tree establishment; re-firming trees in ground after strong winds, frost heave or other disturbances; monitoring and replacing failed planting with new plants between October and March; inspecting trees for pests and diseases; pruning to maintain shape and form and maintaining a mulch layer around the base of the tree to prevent weed competition.
- 4.3 Ensure replacement planting is undertaken to the original specification into well-prepared ground.

Proposed Hedges

Primary Objectives

- 4.4 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense thicket that can be suitably maintained either for ornamental or wildlife value.
- 4.5 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; removing tree/shrub shelters after establishment; pruning/clipping and re-shaping hedge species; removing weeds; hoeing or forking over beds; fertilising; topping up mulch; monitoring for pests and diseases; and replacing dead or dying specimens.
- 4.6 The proposed native hedgerow on the boundaries will be managed at a minimum height of 2.0m.
- 4.7 Ensure replacement planting is undertaken to the original specification into well-prepared ground

Proposed Buffer Planting

Primary Objectives

- 4.8 To ensure that the native buffer planting maintains an effective screen and reinforces the boundary are suitably cared for to enable successful establishment into a dense thicket and can be suitably maintained for wildlife value.
- 4.9 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; removing tree/shrub shelters after establishment; pruning/clipping and re-shaping species to encourage bushiness; removing weeds; hoeing or forking over beds; fertilising; herbicide applications; monitoring for pests and diseases; and replacing dead or dying stock.
- 4.10 Advanced nursery stock trees within the buffer area will be allowed to grow to maturity and managed accordingly as 'New Tree Planting'.
- 4.11 Once established the buffer understorey planting will require less intensive management and maintained at a minimum of 3.0m height, by trimming lateral growth once annually in late winter to avoid disturbance to nesting birds.
- 4.12 Ensure replacement planting is undertaken to the original specification into well-prepared ground.

Proposed Shrub Planting

Primary objectives

- 4.13 To ensure planting within and around the buildings and access roads are suitably cared for to enable successful establishment; to maintain growth and a high aesthetic appearance; and prevent planting beds becoming overgrown and untidy.
- 4.14 Routine operations will involve: watering at times of drought, ensuring sufficient water is applied to ensure trees remain healthy; pruning/clipping and re-shaping species to encourage bushiness; removing weeds; hoeing or forking over beds; fertilising; topping up mulch; monitoring for pests and diseases; and replacing dead or dying specimens as soon as possible when growing conditions permit.
- 4.15 When shrubs start to overlap or dominate less vigorous species, it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 4.16 Monitor and replace failed planting with new equivalent plants between October and March or later if containerised stock is used and weather conditions permit. Dead head flowering

shrubs following the flowering period to promote further flowering. NB:- Remove arisings from site.

Proposed Amenity Grass

Primary Objectives

- 4.17 Ensure amenity short-mown grass areas adjacent to the site access road and New Road are suitably managed in order to maintain an attractive sward.
- 4.18 Routine operations will involve: allowing amenity seeded areas to establish to a minimum height of 35mm before first cut; regular mowing to maintain a height of 20-45mm through the growing seasons; removing all litter including fallen leaves from grass areas prior to mowing; fertilising if sward is weak; Edging adjacent to footpaths and beds scarifying and spiking if sward is dominated by moss or showing signs of not draining properly;
- 4.19 Bare areas and areas of dead grass which become apparent, should be made good by over-seeding or turfing at the earliest available opportunity
- 4.20 Grass cutting will be avoided in areas planted with bulbs during late winter/early spring when bulbs are growing/flowering and for a period.

Proposed Species Divers Grass swards and Embankments to Swales

Primary Objectives

- 4.21 Ensure species divers grass swards and embankments to swales are suitably managed in order to maintain diverse range of species within the sward and a benefit local fauna.
- 4.22 Routine operations to wild flora areas will involve: allowing seeded areas to establish to a minimum height of 50mm before first cut; and repeat every 2 months throughout the first year, then mowing twice per annum April and August in the following seasons; removing all litter.
- 4.23 Routine operations to unmanaged grass sward / meadow grass land will involve: allowing seeded areas to establish to a minimum height of 50mm before first cut; and repeat every 4 months throughout the first year, then mowing once per annum in March in the following seasons; removing all litter
- 4.24 Bare areas and areas of dead grass which become apparent, should be made good by over-seeding at the earliest available opportunity.

5 MANAGEMENT OF PROPOSED HARD LANDSCAPE FEATURES

Hard Surfaces and Street Furniture

Primary Objectives

- 5.1 To ensure that hard surfaces, street furniture and fencing are maintained in a safe, debris-free state to facilitate all-year-round use and an attractive visual appearance
- 5.2 Routine operations will involve: removing debris, litter and fallen leaves through regular sweeping; remove grass arisings; undertaking regular visual inspections for defects.
- 5.3 Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.
- 5.4 Street Furniture and Fencing will be inspected to ensure that it remains soundly and safely installed.

6 MAINTENANCE OPERATIONS

Maintenance Schedule Years 1 to 5 Island Farm Tennis Centre		
Landscape elements / habitat types	Action required	Timings
Advanced nursery stock trees	<p>Newly planted tree stock should be inspected for disease by a competent person and inform the Landowner or management company of any major deterioration in the condition of any landscape element.</p> <p>Tree Surgery / Crown reduction as instructed by a qualified arborist. The works should only be carried out by qualified contractors with proof of adequate insurance cover.</p> <p>Pruning of epicormic or basal growth can normally be undertaken by unqualified personnel.</p> <p>Weed control by ensuring no weed growth within a 500mm diameter of each tree. A suitable herbicide should be used in compliance with manufacturer's instructions.</p> <p>Fertilize using suitable slow release fertilizer as per manufacturer's instructions.</p> <p>Inspect tree ties and stakes as scheduled and after strong winds. Replace loose, broken ties or decayed stakes to original specification.</p> <p>Semi mature trees - inspect tree guys as scheduled and after strong winds, tighten as necessary.</p> <p>Remove ties and stakes.</p> <p>Remove dead trees and replace as per original specification.</p>	<p>Annually – in late autumn</p> <p>Annually inspect and monitor condition of trees. - Sept</p> <p>Annually - Sept</p> <p>Annually - Apr & Aug</p> <p>Till year 4– Apr & Aug</p> <p>Every 3 months</p> <p>Every 3 months or after strong wind Till year 4</p> <p>5 years after planting.</p> <p>Annually till year 5</p>
Amenity grass sward and road verges	<p>Maintain grass area in a manner appropriate to the intended use removing arisings from site.</p> <p>Grass height: Maintain within a range 20 and 45mm and shall be a vigorous sward, free from disease, fungal growth, discolouration, moss, excessive thatch, weeds, frost heave, worm casts and mole hills, scorch or wilt.</p> <p>Remove Litter and fallen leaves regularly to maintain a neat appearance.</p>	<p>Every 2 weeks during the growing season</p>
Wild Flora Grass sward	<p>Removing all litter prior to cutting.</p> <p>Maintain wild flower seeded areas to a height of 100mm; spreading arisings unless too dense and then remove</p>	<p>April and August</p>
Unmanaged grass sward / meadow	<p>Removing all litter prior to cutting.</p> <p>Maintain meadow areas to a height of 100mm; spreading arisings unless too dense and then remove</p>	<p>Annually in March</p>
Buffer Planting Including trees	<p>Newly planted should be regularly inspected for disease by a competent person and inform the Landowner or</p>	<p>Annually – in late autumn</p>

Maintenance Schedule Years 1 to 5 Island Farm Tennis Centre		
Landscape elements / habitat types	Action required	Timings
Including Shrub Mix	<p>management company of any major deterioration in the condition of any landscape element.</p> <p>Gapping up if vegetation edge becomes broken, with stock identified on planting plans.</p> <p>Cutting back.</p> <p>Weed control - ensure minimal weed growth within a 500mm diameter of each transplant / feathered tree by strimming or an application of a suitable non-residual herbicide in compliance with manufacturer's instructions.</p> <p>Fertilise using suitable slow release fertiliser as per manufacturer's instructions.</p> <p>Grow tubes, adjust or replace to original specification. Inspect tree ties and tree stakes as scheduled and after strong winds. Replace loose, broken or decayed stakes to original specification. Adjust Strimmer guards, replace or refit to original specification.</p> <p>Replace stock losses to original specification.</p> <p>Remove grow tubes.</p> <p>Remove tree stakes and ties from tree stock.</p> <p>Thinning of newly planted woodland in compliance with Standard: BS 7370-4 Clause 3.5.17.1 Select weaker plants for removal. Stack arising within planting area to create hibernaculums. Ensure no or minimum damage to adjacent plants during thinning and refill hole immediately with topsoil. Make good any damage of adjacent plants.</p> <p>Coppice 25% of the hazel stock - operating a 5-year rotational coppicing pattern.</p>	<p>Annually Oct to Feb</p> <p>Annually Oct / Nov</p> <p>Annually - Apr & Aug</p> <p>Till year 4– Apr & Aug</p> <p>Annually up to year 3 between March and April</p> <p>Annually up to end of year 4 – Oct to Feb</p> <p>4 years after planting.</p> <p>4 years after planting</p> <p>At year 5</p> <p>From year 5</p>
Native hedge planting	<p>Weed control by ensuring no weed growth within the hedgerow with a suitable herbicide and used in compliance with manufacturer's instructions.</p> <p>Fertilise using suitable slow release fertiliser as per manufacturer's instructions.</p> <p>Prune hedge planting to reduce the height to 1.5m with vertical sides</p>	<p>Annually - March & Aug Till year 4</p> <p>Till year 4– Apr & Aug</p> <p>Oct / Nov after year 2 and thereafter in alternate years.</p>
Defects	Remove and replace plant losses to original specification.	Annual – Oct till year 5
Swales	<p>Inspect and remove litter in swales to ensure outlets remain free of deleterious material and litter. – removal all arisings off site.</p> <p>Additional checks and cleansing to be carried out following all flood events.</p>	Every week

Maintenance Schedule Years 1 to 5 Island Farm Tennis Centre		
Landscape elements / habitat types	Action required	Timings
	<p>Clear 30% of marginal / aquatic vegetation (generally by hand-pulling, raking or netting) in order to retain areas of open water while at the same time maintaining some vegetation and structural variation.</p> <p>Ensuring that clearance is undertaken in strips across the full range of water depths and reducing the dominant species.</p> <p>On annual clearance arising should be left within 3m of the ponds for 3 hours before removal off site.</p>	Annually in September from year 2
Leaf Litter	<p>Inspect hard and soft landscape areas and public realm for leaf litter.</p> <p>With appropriate mechanical sweepers and leaf blowers remove leaf litter from hard surfaces, landscape beds and grass areas, to ensure sweeping does not result in damage surfaces or sand jointing to paving areas.</p>	Monthly Oct / Nov and December
Notifiable weed growth and other injurious weeds or invasive plants / Notifiable weed growth	<p>All areas affected shall be fenced off to minimise the possibility of unintentionally spreading the injurious weeds or invasive plants.</p> <p>Appoint specialist firm to undertake herbicide treatment to eradicate invasive plant.</p>	May and August Inspect, manage accordingly.
Maintain fencing, gates and guardrails in a safe and secure condition	<p>Inspect all gate locking mechanisms, boundary fencing, guard / handrails and make good – temporary measurements to secure site to be installed if necessary.</p> <p>Inspect and undertake herbicide treatment ensuring no weed or moss growth under gates, fences, guard or handrail.</p>	Weekly inspections Every 3 months
Footpaths and cycleways	<p>Inspect all footpath surfaces are in safe and serviceable condition – cordon off any unsafe areas of paving and undertake repair.</p> <p>Inspect manhole and inspection covers within footpath surface for trip hazards – undertake repair where necessary.</p> <p>Inspect and undertake herbicide treatment ensuring no weed or moss growth on footpath surface.</p> <p>Snow and ice clearance - at times of inclement weather, apply rock salt, evenly spread at 20gms per square metre, to all footpath surfaces.</p> <p>Care shall be taken to avoid spreading rock salt near and around trees, planting beds and grass verges.</p>	Monthly inspections Monthly inspections Every 3 months As necessary
Gabion walls	Inspect to ensure the weld mesh joints to gabion baskets are intact and in good condition and do not cause a Health and Safety issue – make good if necessary.	Every 3 months
Signs	Inspect to ensure signs are in sound condition and legible, vertical with secure inground fixing – repair any minor damaged to signage or replace if necessary.	Every 2 weeks

Maintenance Schedule Years 1 to 5 Island Farm Tennis Centre		
Landscape elements / habitat types	Action required	Timings
	Clean signs in accordance with manufactures recommendations.	Every 2 months
Cycle racks	Inspect to cycle racks and hoops are in sound condition / fit for purpose of use and not a Health and Safety issue – make good and or replace when necessary. Clean Cycle racks and hoops in accordance with manufactures recommendations.	Every 2 weeks Every 6 months
Reviewing the maintenance and management plan	Qualified personnel shall monitor / report and adjust the short-term maintenance plan and timings twice a year. The long-term management plan including its objectives and deliverability should be reviewed every 5 years and should be adjusted as appropriate.	Twice per annum Every 5 years

7 Details of Plant Replacement

- 7.1 Location of plant species are indicated on Davies Landscape Architects drawing DLA-2002-L-02.
- 7.2 Replacement plants shall be implemented at the sizes and densities identified on planting plan .

Replacement Plant Sources

- 7.3 Replacement plants shall be obtained from a nursery that are members of the Horticultural Trades Association Nursery Certification Scheme and approved by the project and local authority landscape architect.
- 7.4 All replacement stock shall be of local provenance or if unavailable national provenance. Origin and provenance have the meaning given in the National Plant Specification and grown in the UK.

Implementation of Replacement Plants

- 7.5 Plant handling and planting operations shall be undertaken in accordance with Horticultural Trades Association “Handling and Establishing Landscape Plants” (Parts I-III).

Timetable for Implementation of Replacement Plants

- 7.6 The replacement of failed plants shall be undertaken by the end of the next available planting season and during the following periods:
- Deciduous trees and shrubs: Late October to late March.
 - Conifers and evergreens: September/ October or April/ May.
 - Container grown plants: At any time if ground and weather conditions are favourable.

8 Landscape Implementation Specification

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Q

Paving/Planting/Fencing/Site furniture

Q28
Topsoiling

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Q28 Topsoiling

200A GRADING PLACED SUBSOIL

- General: Grade to smooth flowing contours to achieve finished levels for topsoil coverage-
subsoil depth for
grass 300mm
buffer woodland planting to rear and sides of development 700mm
Shrub planting 550mm

250B SUBSOIL SURFACE PREPARATION

- General: Excavate and/ or place fill to required profiles and levels.
- Loosening:
When ground conditions are reasonably dry, loosen thoroughly to a depth of 350 mm.
- Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.
- Other items: Remove arisings, contaminants and debris.

300 TOPSOIL ANALYSIS

- Soil to be analysed: Existing site topsoil and Imported topsoil.
- Soil analyst:
Tim OHare Associates
Howbery Park
Wallingford
Oxfordshire
OX10 8BA
Or equal approved consultant .
- Samples: Collect in accordance with BS 3882, Annex A.
- Submit originals of:
 - Declaration of analysis of soil in accordance with BS 3882 figure 3.
 - Report detailing soil analyst's recommendations.

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340A IMPORTED TOPSOIL (TO BS 3882)

- Quantity: Provide as necessary Class 5B General Purpose Topsoil to make up any deficiency of topsoil existing on site and to complete the work.
- All sampling shall be undertaken in accordance with standard industry procedures for contaminated land and topsoil, using appropriate sampling techniques and storage. Organic Compost shall be sampled and analysed in accordance with the requirements of PAS 100:2011.
- The sample(s) should be truly representative of the materials intended for import.
- Topsoil samples shall be made up of 5 no. sub-samples taken from evenly spaced locations and depths across the stockpile. A representative sample load of not less than 5 m³ supplied shall be provided from each source, to be retained on site for comparison with subsequent deliveries. The samples should be truly representative of the material being considered and be correctly stored for the duration of the contract period.
- General Purpose Topsoil Specification
- All General Purpose Topsoil shall comply in all respects to the requirements listed below in Table B.

Visual Examination: the soil shall have a visible homogeneity and shall be free from non-soil material, brick and other building materials and wastes, hydrocarbons, plant matter, roots of perennial weeds and any other foreign matter or material or substance that would render the topsoil unsuitable for use.

Table B

Maximum Limits for Phytotoxic Contaminants within Class 5B General Purpose Topsoil.

Parameter	Unit	Lower Limit	Upper Limit
Boron	mg/kg	0	3
Zinc	mg/kg	0	300
Copper	mg/kg	0	200
Nickel	mg/kg	0	110

The horticulture soil composition criteria for Class 5B Multi Purpose Topsoil

Parameter	Unit	Lower Limit	Upper Limit	
Clay (<0.002mm)	%	5	20	
Silt (0.002-0.05mm)	%	5	35	
Sand (0.05-2.0mm)	%	55	85	
Of which at least 45% shall fall into fine sand (0.15-0.25mm) to medium sand (0.25-0.50mm) range				
Stones (2-20mm)	%DW	--	15	
Stones (20-50mm)	%DW	--	15	
Stones (>50mm)	%DW	--	0	
pH Value	Unit	5.5	8.5	
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500	
Electrical Conductivity (CaSO ₄ extract)	µS/cm	--	2800	
Exchangeable Sodium Percentage	%	--	15	
Organic Matter	%	4.0	8.0	
Total Nitrogen	%	0.20	--	
Carbon: Nitrogen Ratio		--	--	20:1
Extractable Phosphorus	mg/l	26	100	
Extractable Potassium	mg/l	240	1200	
Extractable Magnesium	mg/l	50	600	

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Calcium Carbonate	%	--	5
Percolation Rate	mm/hr	N/A	N/A
Potential Contaminants – in accordance with SSACs			

390A TOPSOIL STORAGE HEAPS

- The maximum height of temporary stockpiles shall not exceed 2.0 m x 3m wide unless otherwise approved by the Employer or Employer' Representative.
- Stockpiles shall be shaped to shed water, and shall be fenced and covered as appropriate to prevent compaction and contamination.
- Locations of stockpiles to be agreed with Employer' Representative prior to commencing earthworks operations.
- Other materials shall not be placed on top of or adjacent to each stockpile, and other, different soil types shall not be placed on top of or adjacent to each stockpile.
- Once formed, the Contractor shall not permit construction plant to pass over the stockpile.
- The Contractor shall take appropriate measures to prevent compaction and contamination.
- Topsoil shall not be stored in a stockpile for a period greater than 15 months unless authorised by the Employer. After this time, the topsoil shall be excavated, reconditioned and formed into a new stockpile if necessary.

410A GENERAL SOIL REQUIREMENTS AND HANDLING

- The Contractor shall comply with the requirements for laying soils for particular uses as given in:
 - Chapter 6, Code of Practice for Sustainable use of soils on Construction Sites, Defra, September 200; and
 - Specification Series 600.
- Topsoiling shall be carried out using specified topsoil and subsoil only refer to Tabel B above), or as otherwise approved by the Employer' Representative.
- Different soil types shall not be mixed or stored with one another.
- Soils to be used to construct landscape areas shall not be mixed with landfilled materials, stone, hardcore, rubbish, or material from demolition work.
- Plant shall be selected and used to minimise disturbance, trafficking and compaction
Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Multiple handling: Keep to a minimum. Use topsoil immediately after stripping or delivery.
- The Contractor shall provide a structured, uncompacted soil profile for the successful establishment and subsequent growth of trees, shrubs and grass.
- For the duration of the soiling works safe soil handling measures shall be implemented.
- The Contractor shall ensure there is no further physical degradation during all phases of the soil handling (e.g. during storage, re-spreading, and planting).
- To preserve soil structure and limit compaction, all soils shall only be moved and handled when reasonably dry and friable in consistency (i.e. at least 5 % below the soil's lower plastic limit), as defined by BS3882, Annex N2
- The Contactor shall cease all soil handling during and immediately after rainfall and not recommenced until the soil has dried out sufficiently in the opinion of the Employer.
- Soil shall not be placed or spread when the soil is frozen or covered with snow.
- Soft landscape areas shall be prepared as necessary to ensure that the existing land raise material is in a suitable state for soiling operations specified.

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420A SPREADING TOPSOIL

- Temporary roads/surfacing: Remove before spreading topsoil.
- Placement of all soil or soil materials shall be undertaken by end-tipping methods in order to avoid trafficking and potential compaction of the soil. All soil-carrying vehicles shall run on the base layer or haul route or equivalent, whether loaded or empty. The soils will be spread and levelled using a tracked hydraulic excavator with a grading bucket or with a light-weight dozer equipped with low ground pressure tracks (maximum pressure 5 psi).
- The Contractor shall carry out soiling operations to achieve finished levels and shall be responsible for remedying any settlement, erosion, slippage or wash-out prior to completion of soiling the site area.
- Provided the topsoil is not anaerobic, the topsoil shall be spread in 150 mm or 200 mm layers to achieve the specified topsoil depths and lightly firmed using the bucket before spreading the next. If the topsoil is anaerobic, it shall be left to re-aerate to its full depth before firming. Only once the topsoil has lost its grey colouration and sour odour may it be firmed into place.
- The minimum depths after firming and settlement for general purpose topsoil shall be in accordance with the following 450mm for shrub beds, hedging trenches and tree pits, 350 mm for woodland and buffer planting, 150mm for grass areas and 300 mm for marginal and aquatic areas. .
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.
- Areas shall be uniformly graded to a smooth surface, free from irregular surface changes so as to achieve smooth and flowing contours, with falls for adequate drainage.
- Topsoil thickness shall be appropriate to sustain the required vegetation cover to meet the requirements of the landscape design.
- Following topsoil spreading, the soil shall have a clearly defined soil structure comprising granules and/or small to medium blocks and be uncompacted and well aerated to the full topsoil depth.

450 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- Above adjoining paving or kerbs: 20 mm.
- Below dpc of adjoining buildings: Not less than 150 mm.
- Shrub areas: Higher than adjoining grass areas by 20 mm.
- Within root spread of existing trees: Unchanged.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: Included.

Q30
Seeding/turfing

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Q30 Seeding/turfing

GENERAL INFORMATION/REQUIREMENTS

115 SEEDED AND TURFED AREAS

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

115A SEEDED OR TURFED AREAS

- At Practical completion grass sward to high profile areas shall be: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 CLIMATIC CONDITIONS

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

145 WATERING

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

150 WATER RESTRICTIONS

- 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.

PREPARATION

212 SEED BED CLEANING BEFORE SOWING ALL GRASSED AREAS

- Operations: Kill pernicious weeds with selective contact herbicide and remove weeds by hand weeding and hoeing if necessary near watercourses .

280A FINAL CULTIVATION FOR GRASS AREAS

- The final topsoil profile shall be free of large compacted lumps stones etc and shall be broken down by appropriate cultivation to produce a fine tilth suitable for seeding/turfing (<10 mm).
- Timing: After grading and fertilising.
- Seed bed: Reduce to fine, firm tilth with good crumb structure.
 - Depth: 25 mm.
 - Surface preparation: Rake to a true, even surface, friable and lightly firmed but not over compacted.
 - Remove surface stones/earth clods exceeding:
 - High profile areas: 10 mm .
 - Adjacent levels: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

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SEEDING

- 310 GRASS SEED Amenity areas
 - Mixture: Emorsgate EG22 Strong Lawn Grass Mix .
 - Application rate: 25g per sq.m.

- 310A GRASS SEED BREEAM Grass areas
 - Mixture: Germinal WFG18.
 - Application rate: 5g per sq.m.

- 310B GRASS SEED Swales
 - Mixture: Germinal WFG9.
 - Application rate: 5g per sq.m.

- 310C GRASS SEED Meadow areas
 - Mixture: Germinal WFG21.
 - Application rate: 5g per sq.m.

- 319 QUALITY OF SEED ALL GRASS AREAS
 - Freshness: Produced for the current growing season.
 - Certification: Blue label certified varieties.
 - Standard: EC purity and germination regulations.
 - Official Seed Testing Station certificate of germination, purity and composition: Submit when requested.
 - Samples of mixtures: Submit when requested.

- 330 SOWING
 - General: Establish good seed contact with the root zone.
 - Method: Manually broadcast and rolled.
 - Distribution: 2 equal sowings at right angles to each other.

- 335 GRASS SOWING SEASON
 - Grass seed generally: April to June or August to October.

- 336A GRASS SEED WITH WILDFLOWER SOWING SEASON
 - Wildflower seed generally: March to May or August to October.

- 340 PRE-EMERGENT HERBICIDE FOR ALL AMENITY GRASSED AREAS ONLY
 - Standard: Pesticide Safety Directorate approved.
 - Application rate: In accordance with manufacturer's written recommendation.
 - Timing: Immediately after sowing.

TURFING

- 400 CULTIVATED TURF AMENITY GRASS AREAS
 - Supplier: Contractor's choice.
 - Product reference: Premium Grade Turf.
 - Properties of soil used for turf production: Peat-free, well drained sandy loam.

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428 COMPOST DRESSING FOR TURF

- Type: Sanitized and stabilized compost.
- Supplier: Contractor's choice.
 - Product reference: Contractor's choice.
- Standard: To PAS 100.
- 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): 100% passing screen mesh aperture of 5 mm.
 - Carbon:Nitrogen ratio (maximum): 20:1.
- Texture: Friable.
- Objectionable odour: None.
- Composting Association certification: Required.
- Declaration of analysis: Submit.
- Additional analyses: CLEA elements.
- Samples: Supply 5 kg sample before ordering.
- Application rate: 2-4 kg/m².
- Timing: Apply prior to cultivation.

430 TURFING GENERALLY

- Time of year: To be agreed.
- Timing of laying:
 - Spring and summer: Within 18 hours of delivery.
 - Autumn and winter: Within 24 hours of delivery.
- Weather conditions: Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Working access: Planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.
- Jointing: Laid with broken joints, well butted up. Do not stretch turf.
- Edges: Whole turfs, trimmed to a true line.
- Adjusting levels: Remove high spots and fill hollows with fine soil.
- Consolidating: Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.
- Dressing, brushed well in to completely fill all joints: top dressing system, as section Q28.
- Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

440 TURFING ON BANKS EXCEEDING 30° SLOPE

- Turf configuration: Diagonal or horizontal.
- Securing turfs:
 - Fixings: Galvanized wire pins, bent or hairpin pattern, 200 mm long x 4 mm diameter.
 - Frequency of fixings: Each turf.
- Removal of fixings: At completion.

PROTECTING/CUTTING

Q31
External planting

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Q31 External planting

GENERAL INFORMATION/ REQUIREMENTS

112A SITE CLEARANCE GENERALLY

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with largest dimension exceeding 50 mm.
- Contamination: Substances injurious to plant growth including subsoil, rubble, fuel, and lubricants.

118A SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and 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. Do not plant during periods of frost or strong winds.

125A TIMES OF YEAR FOR PLANTING

At Practical completion all Landscapeworks to High Profile areas shall be completed.- all remaining boundary planting shall be undertaken during the following periods.

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including aquatic and marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.
- Aquatic and marginal 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.

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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: 7 days.

165 PREPARATION, PLANTING AND MULCHING MATERIALS

- General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Certification: Submit a certificate giving supply source, content analysis, confirmation of suitability for purpose and confirmation of absence of harmful substances.
 - Certified materials: Manufactured planting media and Imported composts.
 - 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: To requirements of The National Plant Specification and balanced with branch system.
- Species: True to name.
- Origin/ Provenance: Grown in the United Kingdom for at least one growing season, unless otherwise approved.
Origin and Provenance have the meaning given in the National Plant Specification.

215 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification.

216 PLANTS/ TREES - SPECIFICATION CRITERIA

- Name, forms, dimensions and other criteria: To the relevant part of BS 3936.

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.

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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: Country of origin.

246 LABELLING AND INFORMATION

- Standard: To BS 3936.

250 SUPPLY OF PLANTS/ TREES

- Suppliers: Members of the Horticultural Trades Association Nursery Certification Scheme.

255 PLANTS/ TREES RESERVED AT SUPPLIER'S PREMISES

- Types/ Species: As 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.
- Further alternatives: Proposed substitutions may not be acceptable and submission of further alternatives may be required.
- Approval: Obtain before making any substitution.

265 PLANT/ TREE HANDLING, STORAGE AND TRANSPORT

- Standard: To HTA 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.
- Frost: Protect plants/ trees from frost.
- Handling: Handle plants/ trees with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: Coextruded polyethylene bags with black interior and white exterior.
- Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.

270 PLANTING GENERALLY

- Standard: To HTA 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part III, paragraphs 6.2 to 6.6.
- Appearance: Plant upright or well balanced with best side to front.

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280 TREATMENT OF TREE WOUNDS

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

290 SURPLUS MATERIAL

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

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

300A HERBICIDE

- Locations: All woodland / buffer planting, shrub beds and hedgerow expect planting located in swales this shall be undertaken by hand.
- General: Prevent weeds from seeding and perennial weeds from becoming established, by applying a suitable herbicide or if necessary by hand weeding..
 - Delay cultivation as recommended by manufacturer.

335A GENERAL FERTILIZER

- Locations: All shrub beds except those located in swales.
- Product reference: In accordance with soil report.
- Application: Spread evenly.
 - Timing: Immediately before cultivation.
 - Coverage: in accordance with soil report.

357A SOIL AMELIORANT/ CONDITIONER TO SHRUB PLANTING BEDS

- Locations: All shrub beds .
- Type: Mushroom compost.
- Coverage: 7 kg/m².
- Timing: Apply prior to cultivation.

357B SOIL AMELIORANT/ CONDITIONER TO BUFFER PLANTING AND WOODLAND STATIONS

- Locations: 0.5m radius to all whip and tree planting units.
- Type: Mushroom compost.
- Coverage: 2 kg/m².
- Timing: Apply prior to cultivation.

357C ADDITIONAL SOIL AMELIORANT/ CONDITIONER

- Locations: All Planting areas .
- Type: in accordance with soil report.
- Coverage: in accordance with soil report.
- Timing: Apply prior to cultivation.

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358A SOIL AMELIORANT/ CONDITIONER

Organic compost can be used in differing grades as soil improver, soil ameliorant, sterile sowing mulches or surface mulches either in combination or alone, to make up growing media in landscaped areas.

- Organic compost shall comprise well composted, weed free, graded residues of British origin from approved sources and shall be peat-free.
- Suppliers shall be registered with the Waste and Resources Action Programme (WRAP) as providing material to the PAS 100 standard.
Coverage: Backfill to tree and transplant pits, 2KG per square metre to all shrub planting beds, and hedge trenches .
- Timing: Apply prior to cultivation.

375A CULTIVATION

- The final topsoil profile shall be free of large compacted lumps stones etc and shall be broken down by appropriate cultivation to produce a fine tilth suitable for planting (<40 mm),
- Compacted topsoil: Break up to full depth.
- Cultivation: Loosen, aerate and break up soil into particles of <40mm.
 - Depth: Top 250 mm of planting areas.
 - Timing: Within a few days before planting.
 - Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels:
 - As required in sections D20 and Q28.
 - Within 25 mm of levels specified on drawings.
- Undesirable material brought to the surface: Remove, including weeds, roots, stones and clods larger than 50 mm in any dimension, tufts of grass and foreign matter.
- Soil within root spread of trees and shrubs to be retained: Do not dig or cultivate.

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

401 PLANT LAYOUT - REGULAR/ FORMAL

- Spacing: In regular, staggered rows.
- Density: As plant schedule.

410A WATER RETENTION GRANULES To all tree planting pits_____

- Manufacturer: Greentech.
 - Product reference: Broadleaf P4.
- application and rate to manufactures recommendation. .

417 MYCORRHIZAL INOCULANT

- Manufacturer: PlantWorks Ltd.
 - Product reference: Rootgrow professional.
- Application: Apply to roots of bare root plants before planting and backfilling, as scheduled.

457 PLANTING AQUATIC/ MARGINAL PLANT PLUGS

- Handling: Keep plants watered and in shade until planted. Do not allow to dry out.
- Preparation: Remove coarse weeds etc. from planting sites.
- Planting sites: Storm water retention pond / Lagoon.
- Waterproofing membrane below soil: Do not puncture.
- Planting: Into a hole to suit plug size and shape. Create a cleft at bottom of hole to improve rooting. Gently firm plant into hole to ensure good root hold into substrate.

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- 461 PLANTING CONTAINERIZED, BAGGED AND WEIGHTED BUNCH AQUATIC PLANTS
- Preparation: Remove coarse weeds, debris, etc.
 - Waterproofing membrane below soil: Do not puncture.
 - Planting sites: Form level, stepped or gently sloping areas as scheduled and/ or appropriate to planting water depths and container/ bag sizes and shapes.
 - Planting: Lower containers/ bags/ bunches gently into place, keeping plants upright.
- 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.
- 471 NATURALIZED HEDGES
- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.
- 476 BACKFILLING MATERIAL
- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required, together with:
 - Ameliorant/ Conditioner: Mushroom compost.
Coverage: 1 m³ per 10 m³ of topsoil.
 - Fertilizer: Slow release.
Coverage: To suit soil report recommendations.
- 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: Not required.
- 485A MULCHING SHRUB PLANTING BEDS TREES IN GRASS AREAS AND HEDGEROWS ONLY
- Material: amenity grade bark mulch.
 - Purity: Free of pests, disease, fungus and weeds.
 - Preparation: Clear all weeds. Water soil thoroughly.
 - Coverage: 75 mm depth.
 - Finished level of mulch: level with adjacent grassed or paved areas.

PLANTING TREES

- 505 TREE PITS
- Sizes: 1000mm diameter x 800 mm deep for Extra Heavy Standard trees and 800 x 500 for feathered stock.
 - Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
 - Pit bottoms: With slightly raised centre. Break up to a depth of 200 mm.
 - Pit sides: Scarify.
 - Additional requirements: Incorporate water storing granules, mycorrhizal inoculants and slow release fertilizer at 40g per m², worked into pit bottoms.
 - Backfilling material: As clause 586 mixed with Water storing granules.
 - Accessories: Root barriers and tree staking .

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510 TREE PIT ROOT BARRIERS

- Locations: Trees within 3m of underground service or hard surfaces.
- Manufacturer: Greenleaf.
 - Product reference: RD640A.
- Depth of top of root barrier below finished soil level: 75 mm.
- Installation: With sides vertical.

525 SEMIMATURE TREES

- Standard: Prepare roots and transplant to BS 4043.
- Backfilling material: As clause 585.
- Support: Secured underground to BS 4043.
- Protection: None required.

535A STAKING TO TREES

- Stakes: Softwood, peeled chestnut, larch or oak, straight, free from projections and large or edge knots and with pointed lower end.
 - Preservative treatment: Not required.
- Nails: To BS 1202-1, galvanized, minimum 25 mm long and with 10 mm diameter heads.
- Minimum stake sizes: 75mm diam.

555 SHORT SINGLE STAKING FOR FEATHERED TREES

- Staking: Position stake close to tree on windward side and drive vertically at least 300 mm into bottom of pit before planting. Consolidate material around stake during backfilling.
- Height of stakes: Cut to approximately 600 mm above ground level.
- Ties: Cushioned ties.
- Tying: Secure tree firmly but not rigidly to stake with one tie within 25 mm of top of stake.

575 SHORT DOUBLE STAKING FOR EXTRA HEAVY STANDARD AND STANDARD TREES

- Staking: Drive stakes vertically at least 300 mm into bottom of pit on either side of tree position before planting. Consolidate material around stakes during backfilling.
- Height of stakes: Cut to approximately 600 mm above ground level.
- Cross bar: Wood, as stake.
 - Firmly fix on windward side of tree and as close as possible to stem.
- Ties: Adjustable cushioned ties.
- Tying: Secure tree firmly but not rigidly to cross bar.

586A BACKFILLING MATERIAL TO TREES WITHIN LANDSCAPE BEDS OR LAWNS

- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required, together with:
 - Ameliorant/ Conditioner:
 - 60% Volume Topsoil
 - 30% Volume Peat Free Compost
 - 10% Volume Coarse Grained Washed River Gravel
 - Water storing granules - Broad leaf P4
 - Mycorrhizal inoculants
 - Fertilizer:
 - 50g/cu.m. Enmag slow release fertiliser
 - 100g/cu.m. Alginuresoil ameliorant Slow release .

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590 MULCHING TREES

- Material: Amenity grade bark mulch.
 - Purity: Free of pests, disease, fungus and weeds.
- Preparation: Clear all weeds. Water soil thoroughly.
- Coverage: In a circular area of 600 mm radius measured from the tree stem to a depth of 75mm.

596A PROTECTION TO ALL ILEX AQUIFOLIUM STOCK IN HEDGES, UNDERSTOREY AND WOODLAND PLANTING

- Manufacturer: Tubes.
 - Product reference: Tubes shelter guard 600mm high.
- Type: Mesh.
- Size/ Colour: Green Tint.
- Support: 50x50mm softwood stake.
- General: Ensure that protection methods do not impede natural movement of shrubs or restrict growth.

596C PROTECTION TO ALL TRANSPLANTS IN HEDGES, UNDERSTOREY AND WOODLAND PLANTING

- Manufacturer: Tubes.
 - Product reference: Standard 12D 600mm high.
- Type: Tree Shelters.
- Size/ Colour: Green Tint.
- Support: 50x50mm softwood stake.
- General: Ensure that protection methods do not impede natural movement of shrubs or restrict growth.

WOODLAND/ MATRIX/ BUFFER ZONE PLANTING

625A CULTIVATION

- As clause 375.

680 SETTING OUT

- Planting density: As plant schedule.
- Layout: Random groups of no less than 3 or more than 7 of the same species, ensuring that no three plants are aligned in any one direction.

PROTECTING/ MAINTAINING/ MAKING GOOD DEFECTS