



The main picture on the front cover is an artist's impression of the entrance to Stanhope Road off the Blackwater Valley Road in accordance with the Landscape Principles set out in this document.

Foreword

The Yorktown Landscape Strategy Supplementary Planning Document (SPD) forms part of the Surrey Heath Local Development Framework. This document was adopted by the Executive of the Council on 15 April 2008.

This document provides detailed planning guidance which aims to:

- Create a structured landscape setting for the Yorktown area, including the approaches to Camberley along the London Road (A30) and the Blackwater Valley Road.
- Create a structure for the built environment in the business parks and industrial estates of the area and along the London Road.
- Facilitate the improvement of landscape quality in the residential area to the west of Frimley Road.

A Final Sustainability Appraisal Report (SAR) has also been prepared to inform the preparation of the Strategy.

The Yorktown Landscape Strategy Supplementary Planning Document and the SAR can be obtained from the Council Offices whose address is on the back page. Alternatively, the Yorktown Landscape Strategy and SAR can be obtained from the Borough Council website (www.surreyheath.gov.uk). Go to the "Planning" link then the "Local Development Framework" link, and then look under "Yorktown Landscape Strategy Supplementary Planning Document".

Versions of the documents can be made available in large print, braille and foreign languages. If you would like a copy then please contact a member of the Planning Policy and Conservation Team.

If you have any queries or require any further information please call the Planning Policy and Conservation Team on 01276 707100 or email planning.policy@surreyheath.gov.uk

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1. The Purpose of the Landscape Strategy

- 1.1 The purpose of the Landscape Strategy is to improve the environment and assist the regeneration of the Yorktown area. This will be achieved through requiring specific landscaping and design principles to be implemented as part of development proposals or through the enhancement of existing sites.
- 1.2 The objectives of the Landscape Strategy are to:
- a) Create a structured landscape setting for the Yorktown area, including the approaches to Camberley along the London Road (A30) and the Blackwater Valley Road.
 - b) Create a structure for the built environment in the business parks and industrial estates of the area and along the London Road.
 - c) Facilitate the improvement of landscape quality in the residential area to the west of Frimley Road.
- 1.3 The Strategy will achieve this by specifying:
- a) A hierarchy of roads to which different landscaping and design principles will apply.
 - b) A structure of trees, hedges, and shrubs for different parts of Yorktown.
 - c) The distances buildings should be set back from the highway.
 - d) The species of plants and hard landscaping materials to be used.
 - e) A detailed specification for soiling, planting and maintenance.

2. The Background and Status of the Landscape Strategy

The Surrey Heath Local Development Framework

- 2.1 This Strategy is one of a series of Supplementary Planning Documents (SPD) produced by Surrey Heath Borough Council that form part of the Surrey Heath Local Development Framework (LDF). The Surrey Heath LDF is replacing the adopted Surrey Heath Local Plan 2000. This Strategy is a material consideration in the determination of planning applications.
- 2.2 The Yorktown Landscape Strategy supplements the following “saved” policies from the Surrey Heath Local Plan 2000, which are reproduced in Appendix 1:
- Policy G4 “Design Principles.” This policy requires that “special attention is given to the quality of public spaces.” The SPD shows how the quality of the streets in the Yorktown area can be improved.
 - Policy G23 “Green Corridors.” This policy encourages the enhancement of the character of the Green Corridors, which include the London Road and the Blackwater Valley Road, through landscape design. The supporting text makes clear that this can be assisted through the production of planning briefs. This SPD provides detail on how the enhancement of these Green Corridors along the London Road and Blackwater Valley Road through landscape design is to be achieved.

- Policy E2 “Core Employment Areas.” This policy, which covers the business areas in the Strategy, refers to development being satisfactorily accommodated in relation to the environmental, infrastructure and other development provision policies of the Plan. This SPD provides the detail on how the environment of the Core Employment Areas in the Yorktown area can be enhanced.
- Policy E6 “Employment Revitalisation Areas.” This policy, which includes some areas along London Road, refers to development contributing to highway and environmental improvements. This SPD details how the environmental improvement of the London Road can be achieved.
- Policy UE5 “West of Frimley Road Residential Enhancement Area.” This policy covers the residential, eastern part of the Strategy area and seeks to secure improvements to the environment by introducing traffic calming, the introduction of landscaping, and the harmonisation of on-street parking. The SPD provides illustrative detail on how these improvements in the Residential Area can be achieved. It reinforces that development within the Strategy area should contribute to these improvements.

2.3 This SPD has also been prepared in the light of the following national, regional, county, and local planning guidance:

- Planning Policy Statement 1: Delivering Sustainable Development (2005) – references to the protection and enhancement of the environment.
- Regional Planning Guidance for the South East (RPG9) (2001) – Policy Q2 on the Quality of Life in Urban Areas.
- Draft South East Plan (2006): Policy CC12 on the Character of the Environment; and Policy NRM4 “Conservation and Improvement of Biodiversity”.
- Surrey Structure Plan (2004) – Policy SE4 on Design and the Quality of the Environment.
- Surrey Heath Local Development Framework Core Strategy Preferred Options (Sept 2005) – Core Policy 4 on Local Character, Design and Heritage.
- Surrey Heath Community Plan (2005) – Key objective to improve the quality of the Surrey Heath streetscene.
- Blackwater Valley Strategy 2006-2010.

Evidence Base – The Yorktown Supplementary Planning Guidance, and the Yorktown Landscape Design Guide

- 2.4 In August 2003, the Council adopted the Yorktown Supplementary Planning Guidance (SPG). This Guidance incorporates the Yorktown Highway and Transportation Strategy prepared by Surrey County Council in 2002. This Guidance predominantly offers a transportation and planning framework for development in the Yorktown area and particularly in the Business Parks and Industrial Estates. This Yorktown Landscape Strategy SPD has been produced to provide more detailed guidance on landscaping and design matters. This Landscape Strategy should be read in conjunction with the existing Yorktown SPG when considering what planning policies affect the Yorktown area.
- 2.5 In 2005 the Yorktown and Watchmoor Business Association, with assistance from Surrey Heath Borough Council, commissioned a Yorktown Landscape Design Guide from Clive McDonnell Landscape Design. This Guide is the chief background document informing the preparation of this Landscape Strategy. The production of this Guide was undertaken in liaison with the Yorktown and Watchmoor Business Partnership which includes representatives from local businesses in Yorktown, Surrey Heath Borough Council, Surrey County Council and Surrey Police.

Sustainability Appraisal

- 2.6 The production of the Supplementary Planning Document has also been subject to a Sustainability Appraisal (SA) to ensure that it contributes to the aims of sustainable development. The need to undertake a Strategic Environmental Assessment (SEA) has been “screened out” as the Strategy will not have significant environmental effects in SEA terms. The Sustainability Appraisal Report (SAR) has been reviewed following the Draft SPD consultation. No changes were made to the SPD as a result of the SAR as it was considered that generally the Landscape Strategy will have positive sustainability effects.

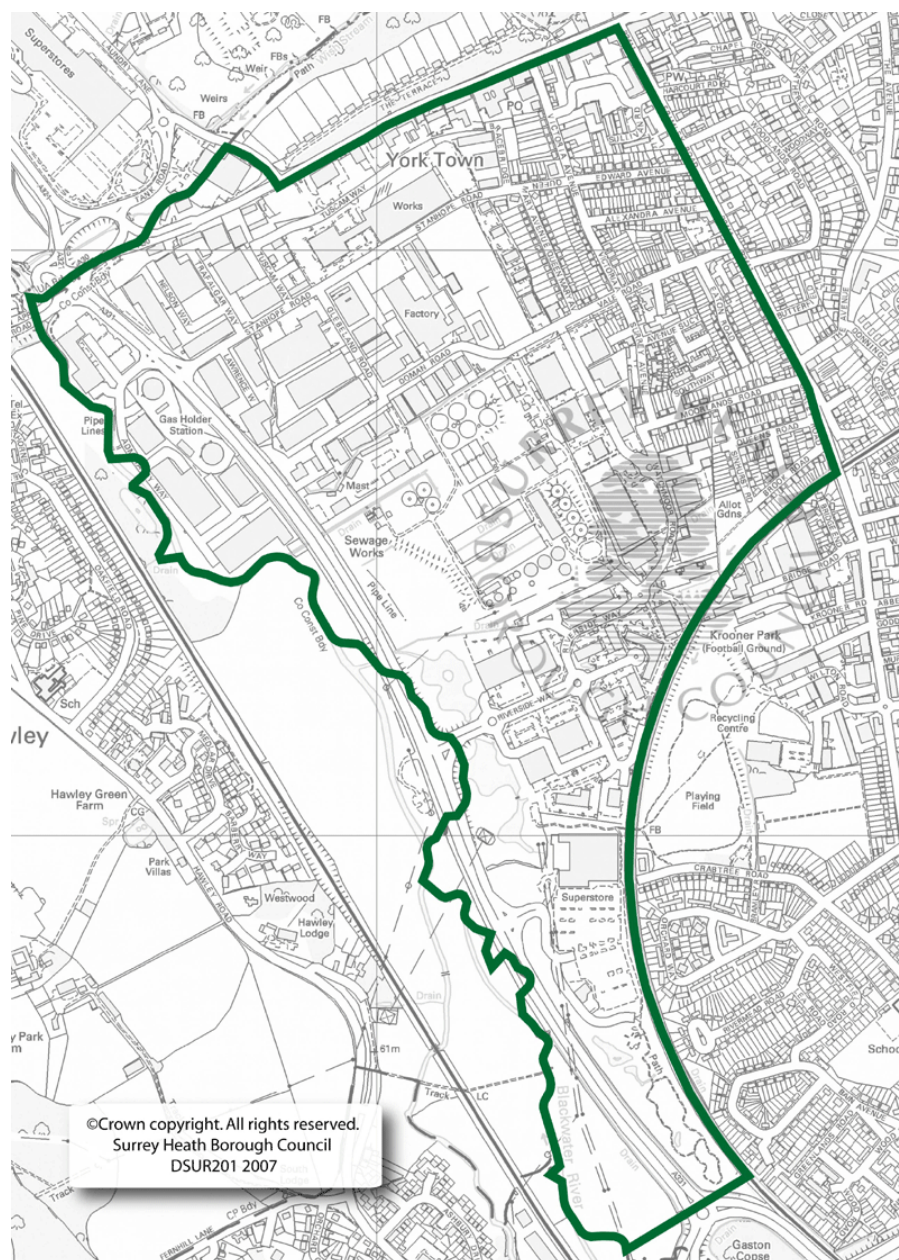
THE YORKTOWN LANDSCAPE STRATEGY

3. Introduction to the Strategy

The area covered by the Landscape Strategy

- 3.1 The area covered by the Strategy is shown in Plan 1. It includes the Yorktown Business Park, Watchmoor Business Park, Admiralty Way Business Park, Sainsbury's superstore, the London Road as far east as Frimley Road, the Blackwater Valley Road between the M3 and the London Road, Camberley Sewage Works, and the residential area to the west of the Frimley Road.

Plan 1: Area covered by the Yorktown Landscape Strategy.



Visual Analysis of the Strategy area

- 3.2 A visual analysis was undertaken to examine the current landscaping and design features of the component parts of the Strategy area. It noted the opportunities and constraints to improving the environmental quality of these areas.
- 3.3 The findings of the analysis can be summarised as follows:
- a) Over the past fifty years, Yorktown Business Park and the London Road have developed on a plot by plot basis as a series of unrelated buildings and without the benefit of an overall masterplan or design strategy. These areas have no discernable sense of identity.
 - b) Views within Yorktown Business Park and along the southern edge of the London Road are dominated by hard materials such as brick and asphalt, and by unrelated and often unattractive buildings which create an unfriendly environment (see Photo 1).
 - c) The buildings and landscaping of Yorktown Business Park bears little relationship or visual connectivity with the surrounding landscape, residential areas, and business parks.
 - d) Yorktown Business Park has no hierarchy of roads, footpaths, cycleways, or signage resulting in poor legibility for visitors finding their way around the Park.
 - e) The layout of Yorktown Business Park does not adequately address the problem of vehicular access and parking or provide adequate access for cyclists.
 - f) Some of the streetscenes in the residential area to the west of Frimley Road are dominated by a uniformity which could be mitigated by the introduction of additional planting.



Photo 1: Entrance to Stanhope Road on Yorktown Business Park

Design Principles for the Landscape Strategy

- 3.4 The key design principles derived from the visual analysis are:
- a) To significantly increase the visual dominance of planting in the Yorktown Business Park and on the London Road.
 - b) To provide a structure to the landscaping in the Yorktown Business Park and on the London Road.
 - c) To provide a hierarchy of landscape features for the Yorktown Business Park and London Road.
 - d) To increase planting in the residential area to the west of Frimley Road.
 - e) To ensure that satisfactory levels of landscaping are provided in any redevelopment of other parts of the Strategy area.
- 3.5 The Strategy proposes that these principles are achieved by:
- a) The creation of boulevards of trees tied together with simple planes of grass, hedges and groundcover plants in the Yorktown Business Park and on the London Road and Blackwater Valley Road.
 - b) The establishment of a hierarchy of roads for which different landscape arrangements apply.
 - c) A consistent, simple but strong palette of good quality but cost effective hard landscape materials.
 - d) The specification of setbacks for buildings along the roads.
 - e) Improvement of the residential area to the west of Frimley Road with the requirement for redevelopment proposals to contribute to these improvements where appropriate.
- 3.6 The detailed landscape proposals within this document have not been specifically extended beyond Yorktown Business Park and the London Road to apply to the other commercial areas within the Strategy area such as Watchmoor Business Park, Admiralty Way, or Sainsburys. This is because some of these areas already have existing landscape designs of high quality. Any future redevelopment of these areas may have a different arrangement of buildings and landscaping which can still achieve the aims of a high quality environment. Reference is made to these areas in the Strategy in order to ensure that any new landscaping proposals are of a high quality.

4. Planning Principles

Principle YK1 – Landscape Design in Yorktown Business Park, on the London Road and on the Blackwater Valley Road

Development proposals in Yorktown Business Park, on the London Road, and on the Blackwater Valley Road in the area shown in Plan 2, shall provide landscape design in accordance with the Schematic Landscape Design Proposals, Schedules of Plants, Hard Landscape Materials and Street Furniture detailed in this document. The precise highway layout shall be determined subject to consultation with the Highway Authority.

- 4.1 These landscape proposals are set out in sections 5 and 6 of this document. It is recognised that the highway layout may be different to that shown in the proposals depending on site-specific highway requirements. The precise siting of trees and other landscape features may occasionally have to alter from those shown in the Strategy in order to avoid services such as water, drainage, electricity and gas networks.

Principle YK2 – Hierarchy of Roads

The landscape design requirements of Principle YK1, and the building setback requirements of Principle YK3, shall be applied in accordance with the following hierarchy of roads as shown in Plan 2:

**Major Routes: Stanhope Road, Glebeland Road, Yorktown Way, Tuscam Way.
Minor Routes: Doman Road, Trafalgar Way, Nelson Way, Lawrence Way, Bracebridge, Rear Service Road West of Bracebridge.**

The landscape design and building setback requirements of any new roads created through redevelopment will be in accordance with the status of the road as determined by the Council.

- 4.2 This hierarchy enables a recognisable and navigable streetscene to be created whereby the more heavily used routes have broader landscaped strips. The landscape and building setbacks of any new roads created through redevelopment should conform to the cohesive appearance sought for the Yorktown Business Park. The “major” or “minor” route status of any new road will be determined by the Council having regard to its function within the Business Park.

Principle YK3 – Building Setbacks

Development proposals in Yorktown Business Park, on the London Road, and on the Blackwater Valley Road shall ensure that buildings are set back from the highway as follows:

ROAD CATEGORY	1-2 STOREY BUILDING SETBACK	3-4 STOREY BUILDING SETBACK
London Road (A30) and Blackwater Valley Road (A331)	8m	10m
Major Routes	7m	8m
Minor Routes	6m	7m

- 4.3 These building setbacks will ensure that planting becomes dominant in the streetscene, and that there is a clear structure to the layout of the Business Park.

Principle YK4 – Redevelopment of Commercial and Business Areas outside Yorktown Business Park, London Road, and the Blackwater Valley Road

Development proposals for commercial and business areas outside Yorktown Business Park, London Road, and the Blackwater Valley Road (as identified in Plan 2), will incorporate a high level and quality of landscape design commensurate with the standards set out in Principles YK1-YK3. Opportunities should also be taken to enhance biodiversity where appropriate.

- 4.4 These commercial and business areas include Watchmoor Business Park, Admiralty Way, Sainsburys Superstore, Homebase, and Camberley Sewage Works. This policy does not apply to any isolated commercial or business premises in the area east of Yorktown Business Park and west of Frimley Road. This principle does not require the replication of the landscape design sought for Yorktown Business Park. It will ensure that any redevelopment proposals which come forward achieve a landscape design of a suitably high quality. Where landscape design schemes are to be implemented on sites facing the Blackwater Valley (which includes the Hawley Meadow Site of Nature Conservation Importance), consideration should be given as to how biodiversity can be fostered. In particular, a more natural range of plant species may be suitable in contrast to the more structured landscaping approach sought within the Yorktown Business Park. Planting schedules will need to be negotiated on a case-by-case basis.

Principle YK5 – Residential Area West of Frimley Road

Redevelopment proposals in the area shown in Plan 2 shall enable an improvement to the quality of landscaping in the streetscene in the Residential Area West of Frimley Road as appropriate. Improvements to highway land as shown indicatively in Fig. 5.5 shall be required where appropriate.

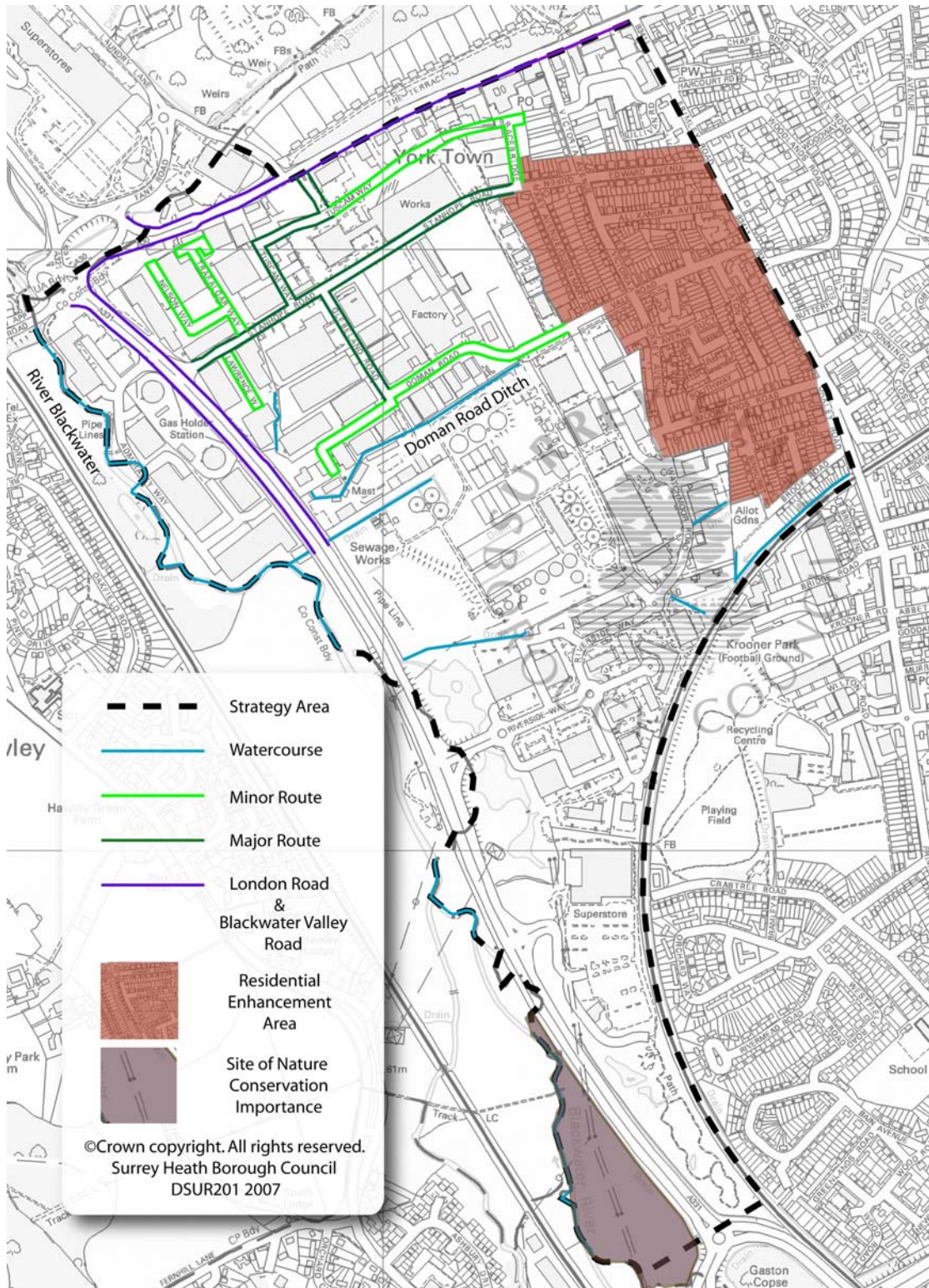
- 4.5 Policy UE5 of the Local Plan encourages environmental improvements to this area to address problems of on-street parking, poor landscaping, and high-levels of through traffic. Redevelopments within the residential enhancement area will be required to improve landscaping within the development plot where appropriate.
- 4.6 Most scope for improving the quality of the streetscene and quality of the residential environment lies within the public highway. Redevelopment proposals in the business areas in Plan 2 will be required, where appropriate, to make a financial contribution to these improvements. The Yorktown Supplementary Planning Guidance (2003) proposes the closing off in due course of the links between the residential enhancement area and Yorktown Business Park as part of a wider highway strategy for the area. In the meantime the effect of traffic generated by new development in the business areas can be reduced by environmental improvements in the residential enhancement area. More detailed designs for the environmental enhancement of the residential area will be prepared in due course and subject to public consultation. The layout shown in Fig. 5.5 is for illustrative purposes only: the precise form of environmental improvements to the highway may take a different form.

Principle YK6 – Landscaping for sites including or adjacent to watercourses

Development proposals on sites which include watercourses will be required to incorporate appropriate forms of landscape design around the watercourse in order to reduce the risk of flooding, enhance biodiversity and improve the amenity of the area. Where development sites are adjacent to watercourses, the Council will encourage applicants to improve landscaping between buildings and the watercourse as appropriate to meet these objectives.

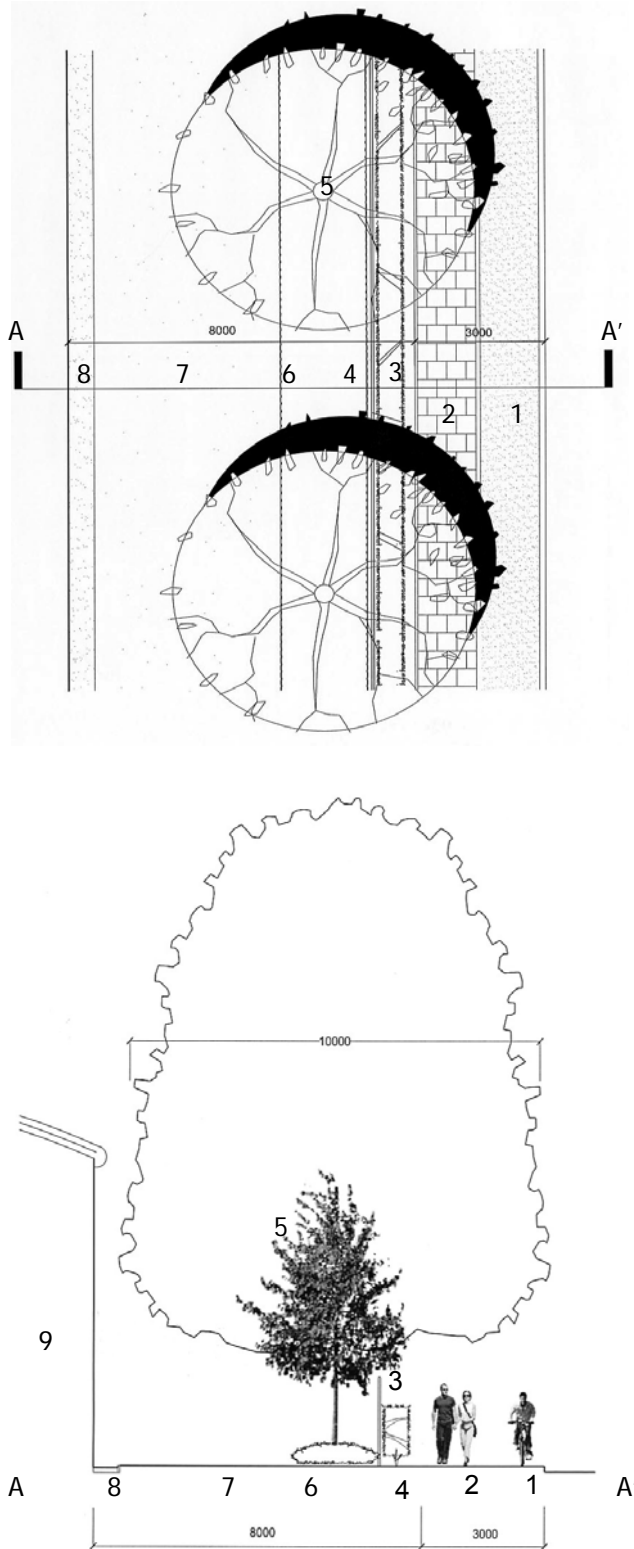
- 4.7 There are a number of watercourses which pass either alongside or directly through the Yorktown area as shown in Plan 2. Where a development site includes one of these watercourses, applicants will be expected to provide evidence of how landscape design has been incorporated in the proposal to mitigate flood risk, enhance biodiversity and improve amenity. This may include soft landscaping such as the planting of species which are natural or semi-natural in character or works to the watercourse. Consideration should also be given as appropriate to increasing and enhancing the buffer zone of the watercourse and the naturalisation of the river channel.
- 4.8 Where development sites are adjacent to watercourses, encouragement will be given for general landscaping improvements between the watercourse and buildings within the development site as appropriate. This may include the introduction of new planting or naturalising levels within the site where this may contribute to the reduction of flood risk. Of particular significance are the areas adjoining the River Blackwater and Doman Road Ditch, some of which are in Flood Zones 2 and 3 (as identified by the Environment Agency). All landscaping proposals on sites within include or adjoin watercourses will be assessed on a case-by-case basis by the Council, taking into account the scale of development and the impact on any proposed operations within the site.

Plan 2:
 Plan showing which parts of the Yorktown area are subject to the Principles set out in Section 5.



5. Schematic Landscape Design Proposals

Fig 5.1 – Typical Landscape Treatment to frontages of London Road and Blackwater Valley Road (northern section)



DESIGN INTENT

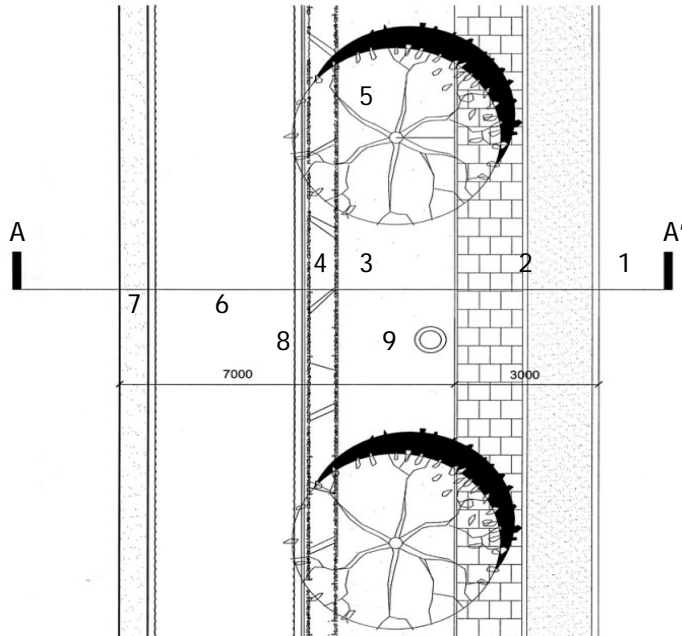
To create a strong & distinctive landscape design along this important site frontage by locating new buildings back from the site boundary & establishing a simple, strong landscape treatment comprising hedging, discrete security fencing, avenue trees, groundcover plants & lawn.

LEGEND

- 1 Cycleway
- 2 Footpath
- 3 Hedge
- 4 Weldmesh security fencing
- 5 Specimen trees
- 6 Shrubs for coppicing & groundcover plants
- 7 Lawn
- 8 Loose gravel mowing margin
- 9 Building

Anticipated level of tree growth after 25 years

Fig 5.2 – Typical Landscape Treatment between Major Routes on Business Park Roads and 2-Storey Buildings



DESIGN INTENT

To establish a strong & legible landscape framework between circulation roads & buildings using a simple vocabulary of hard & soft landscape materials that are easy to maintain. The landscape of trees, lawns & hedges will help unify the varying architectural styles throughout the estate.

LEGEND

- 1 Road
- 2 Combined cycleway/footpath
- 3 Grass verge
- 4 Hedge
- 5 Specimen Tree
- 6 Shrubs & Groundcover Plants
- 7 Gravel edge against building
- 8 Weldmesh security fencing
- 9 Lamp columns placed centrally between trees

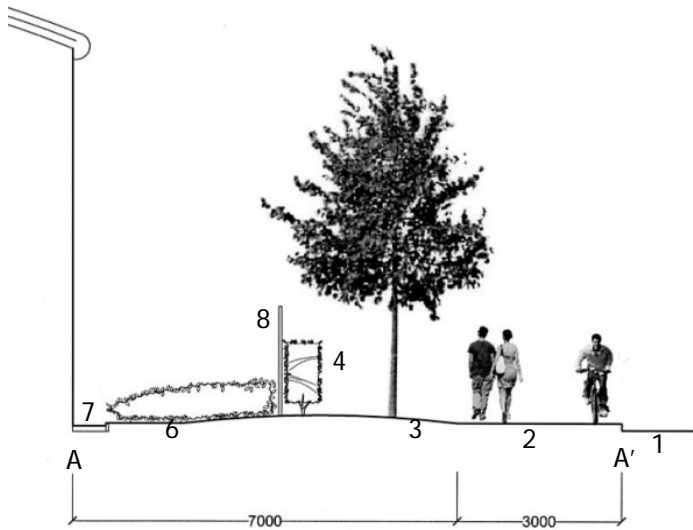
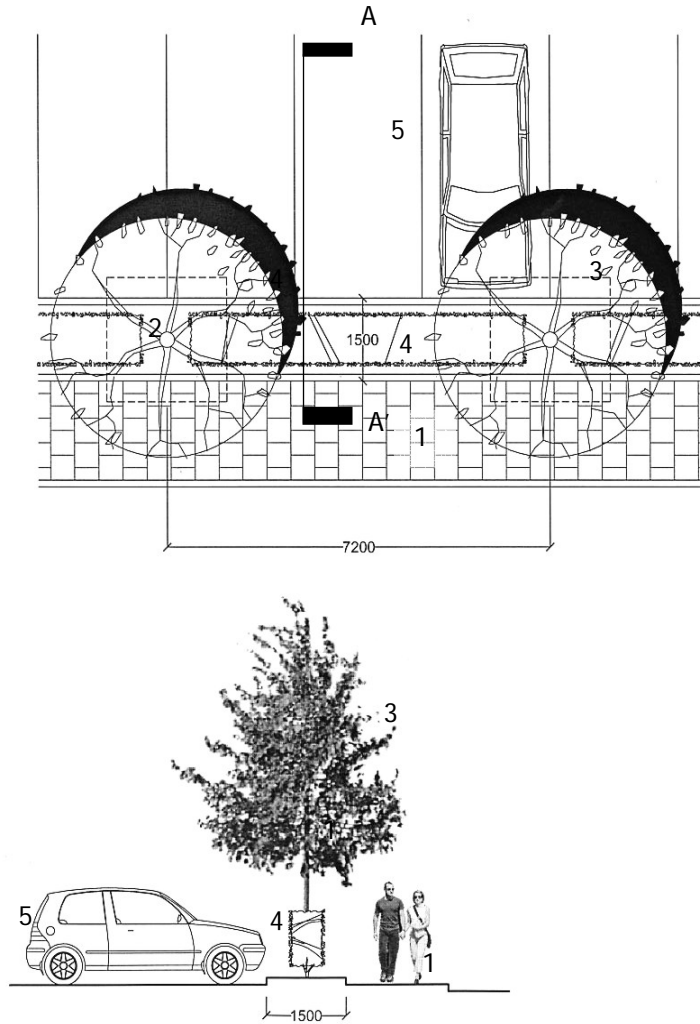


Fig 5.3 – Typical Landscape Treatment on Minor Routes on Business Park Roads and also Refurbishment of Existing Individual Sites



DESIGN INTENT

To create a continuity of plot boundary/footpath design along the boundaries of smaller units on site where the space available for tree & hedgerow planting is limited.

Note:- on larger sites additional areas of landscaping over & above this, may be required to provide an appropriate setting within the estate.

LEGEND

- 1 Footpath
- 2 5m³ of urban soil
- 3 Specimen Trees
- 4 Hedge
- 5 Car parking

Fig 5.4 – Typical ‘On-plot’ Landscape Proposals Showing Car Parking Bays and Hard and Soft Landscape Materials

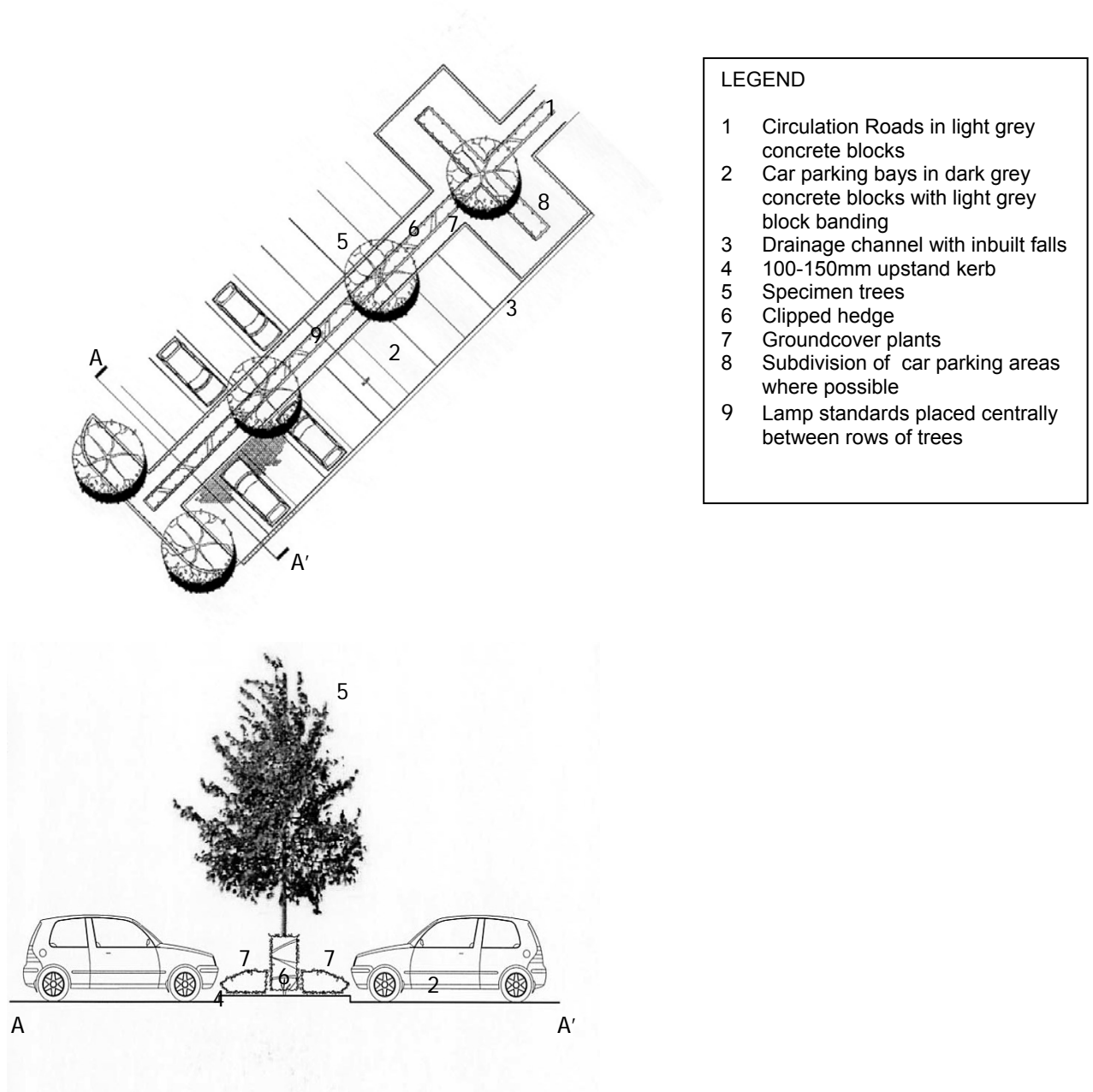


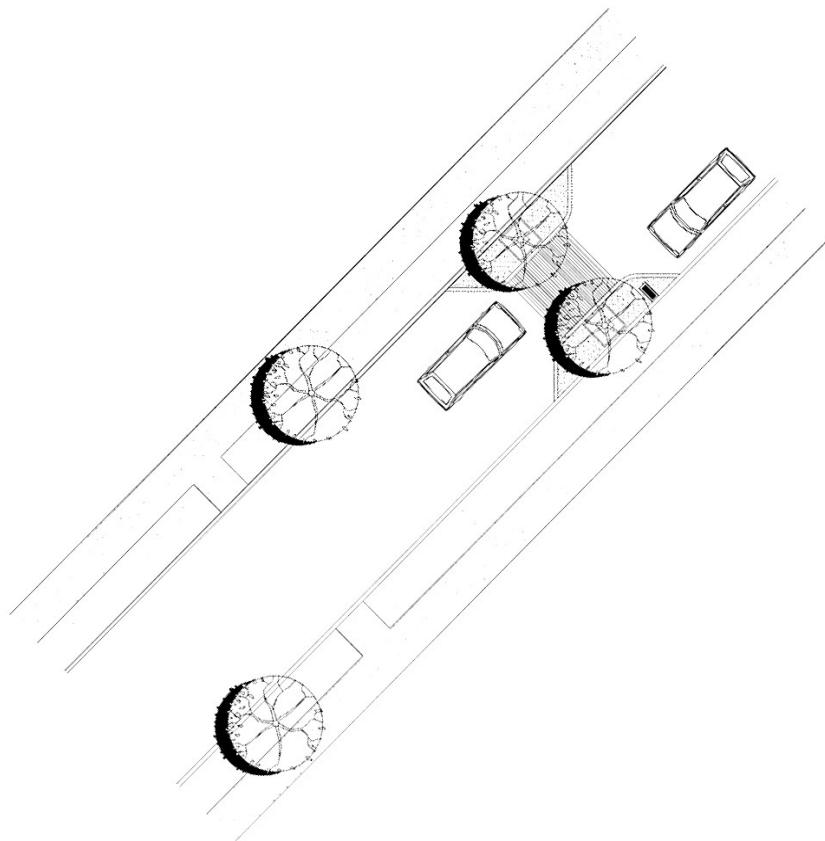
Fig 5.5 – Typical ‘Home Zone’ Within Residential Area to the West of Frimley Road
This is for illustrative purposes only

DESIGN INTENT

To environmentally enhance the residential area to the west of Frimley Road, and to establish an attractive and ordered entry/exit into Yorktown. These width restrictions also act as a traffic calming measure, reducing the speed of cars using the roads as alternative routes into the Estate. The tree planting combined with simple signage frames the entrance/exits and informs car users that they are approaching a designated area.

LEGEND

- 1 Existing footpaths
- 2 Existing grass verges
- 3 Existing road
- 4 Proposed width restrictors comprising re-constituted kerbs, infilled with sealed gravel.
- 5 Reconstituted stone Rumble strip
- 6 Appropriate signage
- 7 Specimen trees planted into urban soil with metal tree grille
- 8 Staggered avenue tree planting



6. Schedules of Plants, Hard Landscape Materials and Street Furniture

6.1 Proposed Schedules of Plants

Appendix 2 contains a Specification for Soiling and Planting Works. A different specification may need to be applied.

LOCATION – London Road, Blackwater Valley Road and Major Routes: Stanhope Road, Glebeland Road, Tuscam Way, Yorktown Way.

Tree Species Tilia europaea ‘Pallida’ (Lime)
 Tilia x euchlora (Lime)
 Quercus frainetto (Hungarian oak)
Size 20-25cm and 25-30cm girth

Hedging Carpinus betulus (Hornbeam)
 Prunus lusitanica (Portuguese Laurel)
Size 900-1.2m ‘ready trimmed’



NOTES:

- (1) Tilia x euchlora may be used instead of Tilia europaea ‘Pallida’ where car parking will occur immediately below trees, as Tilia ‘Pallida’ may produce a limited amount of ‘honeydew’.
- (2) In order to reinforce the effect of a formal avenue only one species of tree may be required for each development.

Groundcover Plants: Lonicera ‘Maegreen’
 Prunus ‘Cherry Brandy’
 Symphoricarpos ‘Hancock’
 Skimmia ‘Kew Green’
 Rosa ‘Kent’
 Rosa ‘Suffolk’

Shrubs: Cornus ‘Ivory Halo’
 Cornus stolonifera ‘Flaviramea’



LOCATION – Minor roads: Doman Road, Trafalgar Way, Nelson Way, Lawrence Way, Bracebridge, Rear Service Road West of Bracebridge.

Trees species Pyrus calleryana ‘Chanticleer’ (Bradford Pear)
 Prunus avium ‘Plena’ (Cherry)
Size 20-25cm and 25-30cm girth

Hedging Carpinus betulus (Hornbeam)
 Prunus lusitanica (Portuguese Laurel)
Size 900-1.2m ‘ready trimmed’

Hedging, shrubs and groundcover plants - as for Major Routes.



LOCATION - Car Parks

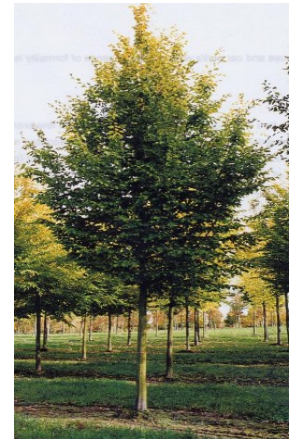
Tree Species: Carpinus betulus 'Fastigiata' (Hornbeam)
Prunus avium 'Plena' (Cherry)

Size 20-25cm girth

Hedging: Prunus lusitanica (Portuguese Laurel)
Carpinus betulus (Hornbeam)

Size 800cm -1.00m tall

Shrubs and groundcover plants as for Major Routes.



NOTES:

(1) All plants to be supplied, planted & maintained in accordance with the Specification that forms part of this Design Guide.

(2) The precise choice of planting on and near watercourses and the arrangement of the landscaping may be required to vary from the above schedule in order to enhance their value for nature conservation.

6.2 Proposed Schedules of Hard Landscape Materials and Street Furniture

The following schedules of hard landscape materials has been prepared to provide future developers with a clear idea of the style and colour of landscape materials and site furniture proposed for the Study Area.

PROPOSED USE/LOCATION – circulation roads within development plots, car parks etc.

Description: Concrete block paving
Size 200 x 100 x 80mm
Colour: Grey



PROPOSED USE/LOCATION – parking bays within development plot car parks

Description: Concrete block paving
Size: 200 x 100 x 80mm
Colour: Charcoal



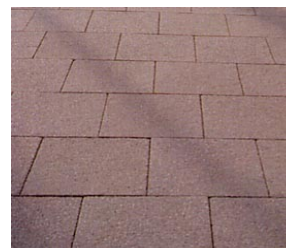
PROPOSED USE/LOCATION – pedestrian areas within development

Description: Textured granite aggregate setts
Size: 240 x 160 x 80mm, 160 x 160 x 80mm ,
120 x 160 x 80mm
Colour: Silver grey



PROPOSED USE/LOCATION – general footpaths to site infrastructure

Description: Concrete textured paving
Size 450 x 450 x 70mm
Colour: French Grey



PROPOSED USE/LOCATION – cycleways

Description: Fine natural gravel sealed in glass fibre
and bitumen emulsion
Size: To manufacturer's specification
Colour: Buff



PROPOSED USE/LOCATION – illuminated bollards within plots

Description: Stainless steel bollards
Size: As per product literature
Colour: Stainless Steel



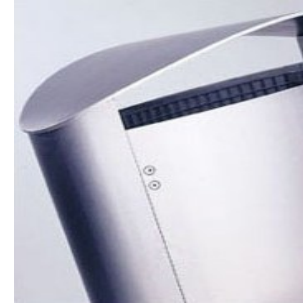
PROPOSED USE/LOCATION – bollards within development plots

Description: Tubular stainless steel
Size: 800mm (h) x 100 or 140mm diameter
Colour: Stainless steel



PROPOSED USE/LOCATION – litter bins

Description: Stainless steel
Size: 900 (h) x 850 (l) x 400 (w)mm
Colour: Stainless steel



PROPOSED USE/LOCATION – cycle stands within development plots

Description: Tubular stainless steel
Size: 775 (h) x 1000mm (L)
Colour: Stainless steel



PROPOSED USE/LOCATION – lamp columns within development plots

Description: High quality, relatively low cost lamp units
Size: As per product literature
Colour: Stainless steel



PROPOSED USE/LOCATION – site signage

Description: Signage for site entrances, plot entrances etc



PROPOSED USE/LOCATION – Fencing to site boundaries

Description: High security site perimeter protection
Ref: Extreme fencing system, 3.58g mesh
Colour: Dark Grey



6. Implementation of the Landscape Strategy

- 6.1 The achievement of the landscape design in this Strategy will be chiefly through the incorporation of the detailed landscape design features in this document in development proposals. The timeframe for completion of the Strategy is therefore mainly dependent upon the rate at which planning applications for development come forward. It is expected that the Strategy will be applied to proposals to at least 2026 unless superseded.
- 6.2 The extent to which these landscape designs will be required will be proportionate to the scale of the development proposed. So for example, the redevelopment of a site would require the incorporation of the landscape designs in full. A planning application for a change of use, and where no other forms of development such as an alteration to a car parking layout are proposed, would not require incorporation of the landscape designs. The need to incorporate the landscape principles for developments such as extensions would be determined on the merits of the case. This will have regard to the scale of the extension and the degree to which the implementation of the landscape design would impact on any proposed operations.
- 6.3 The Council welcomes any individual businesses who choose to implement the landscape strategy on their existing premises where no development is proposed.
- 6.4 Any landscape proposal must be easy and cost effective to maintain if it is to be retained. The inclusion of a typical Maintenance Specification (see Appendix 2) is therefore seen as essential to the long-term success of the proposal. The choice of species takes account of the possible effects of climate change. It is recognised that maintenance specifications will alter over the course of time and so the Maintenance Specification is given as an indication of that which would be encouraged. The extent to which such detailed specifications would be prescribed as part of a planning permission would be determined on a case by case basis. The implementation of any landscaping scheme as part of a planning permission will be sought as soon as is practically possible after commencement of the development.
- 6.5 Consideration will be given to the use of legal agreements and making Tree Preservation Orders to ensure the continued maintenance of the landscaping.
- 6.6 It is the responsibility of the developer, at the time of submitting the planning application, to demonstrate to the local planning authority that the landscaping scheme will not disrupt the utilities. These include drainage and gas pipes, and electricity and telecommunication cables. Most of these utilities run down the pavements or roads within the public highway. The applicant is expected to make the necessary consultations with the utility companies and to propose any mitigation measures as appropriate. This could include, for example, the installation of a tree root barrier.

Residential Area West of Frimley Road

- 6.7 Principle YK5 and its supporting text give further detail on the environmental improvements in the residential area to the west of Frimley Road. This Supplementary Planning Document allows for financial contributions to be made towards environmental improvements in the residential area, in addition to landscaping being sought on-site.

7. Monitoring of the Landscape Strategy

7.1 The implementation of the Yorktown Landscape Strategy will be monitored against the objectives of the Supplementary Planning Document. Table 7.1 below sets out a series of targets and indicators against which the achievement of the Landscape Strategy's objectives will be measured. The Council's Annual Monitoring Report will identify the degree of progress being made towards meeting the targets.

Table 7.1: Monitoring Targets and Indicators for the Supplementary Planning Document

OBJECTIVE/ POLICY	TARGETS	INDICATORS
<p>Objective 1: Create a structured landscape setting for the Yorktown area, including the approaches to Camberley along the London Road (A30) and the Blackwater Valley Road.</p> <p>Objective 2: Create a structure for the built environment in the business parks and industrial estates of the area and along the London Road.</p> <p>Principle YK1 – Landscape Design in Yorktown Business Park, on the London Road and on the Blackwater Valley Road. Principle YK2 – Hierarchy of Roads. Principle YK3 – Building Setbacks. Principle YK4 – Redevelopment of Commercial and Business Areas outside Yorktown Business Park, London Road and the Blackwater Valley Road. Principle YK6 – Watercourses.</p>	<ul style="list-style-type: none"> • Increase in landscaped area within the boundary shown on Plan 2 which meets the design requirements. 	<ul style="list-style-type: none"> • Number of developments completed that incorporate the requirements of the SPD. • Lengths of landscaped road frontage and watercourse frontage completed that incorporate the requirements of the SPD.
<p>Objective 3: Facilitate the improvement of landscape quality in the residential area to the west of Frimley Road.</p> <p>Principle YK5 – Residential Area West of Frimley Road</p>	<ul style="list-style-type: none"> • Improvement of the residential area to the west of Frimley Road through environmental enhancement. 	<ul style="list-style-type: none"> • Lengths of highway and development frontage environmentally improved in accordance with the SPD.

APPENDIX 1 – Policies from the Surrey Heath Local Plan 2000 relevant to this SPD

POLICY G4: DESIGN PRINCIPLES

The Borough Council will, in considering proposals for new development and redevelopment, ensure that:

- (a) The scale, mass, density, quality, character, materials and landscape design of development is compatible with the adjoining development and that in the surrounding area;
- (b) In settlement areas, development should not be of a height that would appear incongruous;
- (c) In the countryside, development will be restricted to two storeys unless the characteristics of the site and surrounding area are such that no harmful visual impact or harm to the area's rural character would arise.
- (d) Vehicular and servicing access is unobtrusive; and
- (e) Special attention is given to the quality of public spaces.

POLICY G23: GREEN CORRIDORS

The Borough Council will seek to ensure that any development in the vicinity of green corridors, as shown on the Proposals Map, preserves their landscape character. The Borough Council will encourage, where necessary, the enhancement of the character of the area through landscape design.

POLICY E2: CORE EMPLOYMENT AREAS

Within Core Employment Areas, as defined on the Proposals Map, the Borough Council will encourage development within Use Classes B1-B8 which makes provision for:

- (a) The expansion needs of existing firms in Surrey;
- (b) Small firms;
- (c) Changes of use;

providing that any resulting intensification of use can be satisfactorily accommodated in relation to the environmental, infrastructure and other development provision policies of this Plan.

Proposals for development which would result in the loss of land from industrial and commercial use will not be permitted.

POLICY E6: EMPLOYMENT REVITALISATION AREAS

The following Employment Revitalisation Areas, are defined upon the Proposals Map:

- (a) Nos. 279-299 London Road and nos. 309-369 London Road with nos 1-17 Frimley Road, Camberley; and
- (b) Nos 411-543 London Road, Yorktown, Camberley.

In the above areas the Borough Council will encourage development for business use (B1), office (A2), retail (A1) floorspace or other appropriate uses normally as part of a comprehensive mixed use scheme which should include replacement residential accommodation and contribute towards highway and environmental improvements as necessary.

Where development comes forward on a phased or piecemeal basis it will be considered in respect of its contribution towards achieving the overall objectives of the Employment Revitalisation Area and any comprehensive scheme.

In respect of land at 309-315 London Road, development outside of any agreed comprehensive scheme may be acceptable. Such development will, however, be expected to contribute towards any agreed environmental improvements for Osnaburgh Hill.

POLICY UE5: WEST OF FRIMLEY ROAD RESIDENTIAL ENHANCEMENT AREA

Within the area defined on the Proposals Map as a Residential Enhancement Area, the Borough Council will secure improvements to the residential environment, by:

- (a) The introduction of traffic calming methods where necessary;
- (b) The reduction or removal of through traffic where it currently causes amenity and/or safety problems;
- (c) The introduction of trees and landscaping into the street scene where appropriate; and
- (d) The improvement and harmonisation of on-street parking where it is an existing feature of the street scene.

APPENDIX 2: Specification for Soiling and Planting Works

Please note that the following specification is subject to the current British Standards and necessary specifications will alter in the light of changes to the Standards.

GENERALLY/THE SITE

1 SCOPE

Generally, topsoil shall be spread onto the subsoil formation or proprietary roof drainage system prepared and installed by others, in the areas and at the depths shown by the contract drawings

CLEARANCE/EXCAVATION

2 SITE FEATURES

Before starting work verify with the CA (Competent Authority) which existing features are to be removed or retained.

3 CUTTING TREE ROOTS

Do not cut roots in protected areas without the approval of the CA. The protected area is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk. Notify CA and seek instruction if excavations expose roots exceeding 50mm.

4 TREE ROOT BARRIER TRENCH

Form a trench 1.5m deep
Provide a root barrier 2mm thick 1.5m deep to the full depth of the excavation, closely fitted to the trench wall nearest the tree/service run and flush with the soil surface, before backfilling. Backfill the trench, using material excavated from the trench laid and well compacted in layers not more than 300mm thick. Remove all excess waste from site.

FILLING

5 PLACING FILL GENERALLY

- Ensure that excavations and areas to be filled are free from loose soil, rubbish and standing water.
- Do not use frozen materials or materials containing ice. Do not place fill on frozen surfaces.
- Plant employed for transporting, laying and compacting must be suited to the type of material and ground conditions.
- Do not firm, consolidate or compact when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant. Do not traverse the freshly laid surface unless unavoidable.

SUBSOIL AND TOPSOIL AREAS

6 SOIL HANDLING

No topsoil shall be handled and/or spread during wet weather or when the soil is excessively wet or more than 5% below the soils lower plastic limit.

7 SURPLUS SUBSOIL

Retain any excavated subsoil for any additional filling or re-grading works and remove surplus from site.

8 IMPORTED SUBSOIL

Subsoil shall be a naturally occurring material derived from a depth of no greater than 1.0m below ground level.

Subsoil shall be free draining. Do not use subsoil contaminated with rubbish, timber, brickbats or other substances that are toxic to plant life.

The proposed source of subsoil shall be submitted for approval and an analysis provided in line with No.16 "Sample Method and Analysis" below, excluding nutrients and organic matter.

- 9 **SUBSOIL SPREADING AND GRADING**
Where additional subsoil fill is necessary to achieve the required formation levels, approved subsoil shall be spread over prepared ground each layer not exceeding 150mm. Gently firm each layer before proceeding to the next. Grade subsoil to smooth flowing contours so as to achieve the specified finished levels of topsoil.
Excavate locally as necessary for areas of thicker topsoil. Small planting beds located in general landscape areas may be excavated separately at a later date.
- 10 **CONTAMINATED SUBSOIL**
Thoroughly clean subsoil surface of all builders rubbish, concrete bricks, reinforcement mesh and rods, polythene sheet, etc., before scarifying ground. Obtain approval from the CA before either spreading additional subsoil to make up levels, or spreading topsoil as specified.
- 11 **LOOSEN SUBSOIL**
Consisting of light, non-cohesive material with a 3 tine ripper, drawn 300mm deep at 600mm centres in two directions obliquely across the slope, when ground conditions are reasonably dry. Work with smaller tools in confined spaces.
- 12 **LOOSEN SUBSOIL**
Consisting of stiff clays or other cohesive material with a single tine ripper, driven 450mm deep at 1m centres in two directions obliquely across the slope, when ground conditions are reasonably dry. Work with smaller tools in confined spaces.
- 13 **LIGHTLY SCARIFY**
Sub grades consisting mostly of rock or chalk to promote free drainage.
- 14 **WEED REMOVAL**
Prior to topsoil spreading operations, remove all weeds from the surface of the subsoil in landscape areas treating with an approved non-residual herbicide at an appropriate rate in accordance with the manufacturers printed instructions.
- 15 **IMPORTED TOPSOIL**
Imported topsoil shall be a suitable medium for growing an ordinary range of grasses and cultivated plants under satisfactory conditions of management. Topsoil shall comply with BS 3882 and satisfy the following criteria:

The topsoil shall be free from: non-soil material, brick and other building materials and wastes, plant matter, roots of perennial weeds and any other foreign matter.
- Structure: Moderate to well developed granular (crumb) to blocky structure.
 - Compaction and Drainage: The soil should not be excessively compacted and should be capable of free draining once laid and lightly firmed.
 - Aeration: The soil should be reasonably well aerated and aerobic.
 - Consistency for working and cultivation: Dry to friable.
 - Moisture content: The soil should not be worked when excessively wet.
 - Moisture content for working and cultivation: More than 5% below soil's lower plastic limit.
- 16 **SAMPLE METHOD AND ANALYSIS**
Obtain a report of physical and chemical properties as listed below (generally two weeks are needed for such tests). Samples must be representative of the soil. Take 10 equal samples, mix together thoroughly, and divide into 4 equal amounts. Send 500g of the mixture (in a plastic bag labelled with the name and details of origin) to the analyst with a request for the following information:
- Soil reaction and lime requirement
 - Electrical conductivity
 - Mechanical analysis
 - Stone content (2mm, 20mm and 50mm)
 - Nutrient levels: Nitrogen, available Phosphorus, available Potassium, available Magnesium
 - Phytotoxic and Zootoxic Heavy Metals
 - Organic matter
 - Recommendations for making good any deficiencies and fertiliser treatment related to grassing and planting proposals.

The above list relates to both topsoil and subsoil analysis, though for subsoil a report on organic matter and nutrients is not required.

A minimum sample of 1 metre cube of imported topsoil shall be delivered to site and placed in a location advised by the CA for each soil source, for inspection and analysis prior to bulk delivery. Samples of soil must not be mixed and must be clearly identified stating origin and original use. Any rejected sample must be removed from the site at the contractor's own expense.

17 COST FOR ANALYSIS

The cost of providing the required analysis must be met by the landscape sub-contractor and shall form part of the tendered price.

18 SOIL SPECIALISTS

On receipt of the soil report listing the required recommendations and procedures and subject to approval of the CA, the contractor shall comply with the recommendations stated. In the event that the soil is not accepted the contractor shall propose another soil for testing in line with the requirements of this Specification at his cost.

19 SOIL DELIVERY

A sample of 500g from each lorry load delivered shall be retained for visual comparison and analysis, if required.

Should subsequent testing results confirm that the material is of the same analysis standard as the approved sample the contractor shall be paid for the rejected material. Though if the soil is found to be not in line with the original approved sample the contractor shall on instruction remove all rejected material from site at his cost and resubmit soil for analysis and approval as described above.

20 STRUCTURAL SOIL

Soil for the tree pits and in the areas as indicated on drawings shall be supplied, spread and compacted in accordance with Metro Sand specification, to the areas and depths specified.

21 TOPSOIL SPREADING

Spread over prepared subsoil or roof drainage system in layers not exceeding 150mm and gently firm each layer before spreading the next.

Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

Tip and grade to levels in one operation with the minimum of tracking by plant.

After spreading, firming and final grading, the finished topsoil levels shall be left to a depth not less than that specified, with smooth, flowing contours within +/- 50mm of finished levels. The CA prior to final cultivation shall approve topsoil grading.

22 TOPSOIL DEPTHS

Overall minimum depths after firming and settlement shall be:

- Grass areas - 150mm
- Hedges & areas of shrub planting - 400mm
- Tree pit depths - see clause Q31505
-

23 PERIODIC TESTS

If in the opinion of the CA the topsoil quality is adversely affected by incorrect handling by the landscape sub-contractor, tests may be required as detailed in clause 845. If in such subsequent tests the quality of the topsoil is found to have reduced in quality due to incorrect handling, the contractor will be responsible for all costs incurred in sampling and replacement of the material with suitable topsoil.

24 CULTIVATION

Cultivation of the top 50mm of topsoil should be carried out to

- Break up any compacted topsoil to full depth
- Remove undesirable material brought to the surface including stones larger than 50mm in any dimension, roots, glass and foreign matter.

GRADING

25 FINAL GRADING

When topsoil is reasonably dry and workable, grade to smooth flowing contours with falls allowing adequate drainage removing all minor hollows and ridges.

Finished levels of topsoil after settlement, unless otherwise stated, to be:

- 30mm above adjoining paving kerbs or manholes
- Not less than 150mm below dpc of adjoining buildings/walls
- 30mm higher for shrub areas than for adjoining grass areas
- Married-in with adjoining soil areas

26 FALLOW PERIOD

Maintain areas by regular cultivation or approved herbicide application so as to suppress all weed growth on areas that lie fallow whilst awaiting suitable weather or the right season for planting or seeding.

APPROVALS

27 Notwithstanding the conditions of this section the contractor must give 96 hours notice to the CA of his intention to begin the following operations:

- Spreading topsoil
- Cultivation
- Grading

28 SEEDING/TURFING

To be read with Preliminaries / General Conditions

GENERAL INFORMATION/REQUIREMENTS

29 CLIMATIC CONDITIONS

Carry out the works while soil weather conditions are suitable carry out seeding during April-May and September-October.

30 MACHINES AND TOOLS

Use only machinery and tools suitable for the site conditions and work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impractical to use machinery.

31 WATERING GENERALLY

Ensure the full depth of topsoil is thoroughly wetted.
Use a fine sprinkler or oscillating spray.

PREPARATION

32 HERBICIDE

Apply a suitable type of non-residual herbicide of contact (non-residual) herbicide to perennial weeds and allow period of time to elapse as recommended by manufacturer before cultivation.

33 PROPRIETARY SOIL CONDITIONER/AMELIORANT

Apply evenly over topsoil at 2.5 – 3.00Kg of material per sq m immediately before cultivation and intimately incorporate to full depth of 150mm of topsoil. Or otherwise as recommended by the Soil Report recommendations.

34 CULTIVATION

Break up any compacted topsoil to full depth.
Reduce top 100mm of all topsoil to a tilth suitable for grading (10mm down particles).
Remove undesirable material brought to the surface including stones and clay balls larger than 50mm in any direction, roots, tufts of grass and foreign matter and remove from site.

- 35 **GRADING**
When topsoil is reasonably dry and workable grade to smooth, flowing contours, with falls adequate for drainage, removing all minor hollows and ridges.
Unless otherwise stated, finished levels after settlement to be 30mm above adjoining paving, kerbs, manholes etc.
Topsoil may be adjusted by blade grading ensuring that there is nowhere less than 300mm of topsoil. If the required levels cannot be achieved obtain instructions from the CA.
- 36 **FERTILISER**
Three to five days before seeding/turfing and before final cultivation apply both the following fertilisers evenly over the soil each at 70 g/sq. m, in transverse directions:
Superphosphate with a minimum of 18% water-soluble phosphoric acid.
Sulphate of ammonia with a minimum of 20% nitrogen.

Or otherwise as recommended by the soil specialists report.
- 37 **FINAL CULTIVATION**
After grading and fertilising carry out further cultivation to reduce top 25mm to fine, firm seedbed with good crumb structure.
Rake with a chain harrow, drag mat or hand rake to a true, even surface, lightly firmed but not over compacted, removing all stones and earth clods more than 50mm in any dimension on general areas and 25mm on fine lawns.
Extend cultivation into any adjacent existing areas to ensure full marrying in of levels.
Obtain approval of appearance of prepared soil areas before seeding/turfing.
- SEEDING**
- 38 **GRASS SEED FOR ALL AREAS**
Mixture:
Rate of application: 35 g p/sq. m
- 39 **QUALITY OF SEED**
Purchase fresh seed for each growing season. Do not use seed purchased for previous seasons.
Use blue label seed varieties complying with EC regulations for purity and germination.
- 40 **SOWING**
Sow seed in calm weather during April-May and September-October.
Spread seed evenly at the specified rates applied in two equal sowings in traverse directions.
Lightly harrow or rake.
On light soils roll and cross roll after seeding using a lightweight roller.
- 41 **PRE-EMERGENT HERBICIDE**
Where soil has not been allowed to lie fallow apply a suitable pre-emergent herbicide immediately after sowing.
- 42 **WILDFLOWER MIX**
The content and specification of the wildflower mix is to be determined at the time of the planning permission. Management is with a single hay cut in late August or early September.
- TURFING**
- 43 Seed mixture sown.
Supplied to Turfgrass Growers Association (TGA) quality standards.
- 44 **DELIVERY AND STORAGE**
Take all necessary precautions to avoid drying out and deterioration of turf. Arrange supply of turf to avoid excessive staking.
Do not stack to a height of more than 1m.
Do not use turf that shows any signs of deterioration.
- 45 **TURFING GENERALLY**
- Lay turf to correct levels
 - Lay turf within 18 hours of delivery in spring or summer and within 24 hours of delivery in autumn

- or winter.
- Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Lay turf with broken joints, well butted up, working from planks laid on previously laid turf. Do not stretch turf.
- Use whole turves at edges. Trim to true line.
- Adjust levels by raking out or infilling with fine soil, and ensuring full contact with the substrate.
- Consolidate lightly and evenly firming with wooden beaters as the laying proceeds. Do not use rollers.
- Dress turf with finely sifted topsoil/sand and brush well in to completely fill joints
- Thoroughly water the completed turf immediately after laying. Check by lifting a corner of turf to ensure that water has penetrated to the soil below.

46 **TREES IN TURF**

Neatly cut away to a diameter of 800mm around individual trees and leave soil exposed, apply bark mulch as specified.

APPROVALS

47 **INSPECTIONS**

Notwithstanding the conditions of this section the contractor must give 48 hours notice to the CA of his intention to begin the following operations:

- Setting out
- Application of herbicide
- Application of fertiliser
- Preparation of seed bed
- Seeding or turfing

48 **PLANTING**

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/REQUIREMENTS

49 **SOIL CONDITIONS**

Cultivate and plant into moist friable soil that is not waterlogged.
Do not plant into frozen or snow covered soil without prior approval of the CA. Provide adequate additional root protection and prevent planting pit sides and bases and backfill materials from freezing.

50 **CLIMATIC CONDITIONS**

Carry out the work while soil and weather conditions are suitable for the relevant planting operations. Do not plant during periods of frost or strong winds.

51 **MACHINES AND TOOLS**

Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

52 **WATERING GENERALLY**

Ensure the full depth of the topsoil is thoroughly wetted.
Use a fine rose where appropriate to avoid damage or loosening of plants

53 **TREES/PLANTS GENERALLY**

Trees, shrubs and climbing plants shall be obtained from approved sources that shall be named at the time of submitting tenders. Trees shall have been transplanted at least the following number of times for the different sizes specified:-

- 18-20 cm girth – 3 times
- 25-35 cm girth – 4 times
- 40-70 cm girth – 7 times

54 **PREDELIVERY INSPECTION**

All plant stock is to be inspected at the nursery or nurseries for each respective scheme. The contractor shall make full allowances for inspecting the stock with the CA, plus representative at the stated nursery locations and include for full travel costs.

The contractor shall satisfy himself on the quality, health, vigour and numbers of all the stock and its ability to meet the Specification and planting schedules.

55 UNLOADING ON DELIVERY
The landscape contractor shall supervise the unloading of the plants and shall inspect the plants on delivery.

56 PLANT/TREE HANDLING STORAGE AND TRANSPORT
Comply with CPSE 'Handling and Establishing Landscape Plants' Part One, Part Two, and Part Three, paragraphs 1.3.3 to 1.3.6, 3.0 and 4.0
Protect plants/trees from frost. Handle plants/trees with care. Protect from mechanical damage and do not subject to shock e.g. by dropping from vehicle.

- Plants which are not to be planted on day of delivery to site to be stored as follows or by other approved methods:
- Bare root plants that are not to be planted within 24 hours of delivery shall be heeled in on site by placing the roots in a prepared trench, covering them with soil and firming well in to preclude air pockets.
- Container grown plant material shall be stored upright in a location on site agreed with the CA. Any plant material stored shall be protected from drying winds and watered regularly.
- Rootballed plants that are not to be planted within 24 hours of delivery shall be grouped together, as practical, and the rootballs shall be covered with compost or wood shavings, sand, wet straw, organic matter or other suitable material. Hessian shall not be used to protect rootballs from frost.

Watering should continue to keep all plant roots moist until planting can commence.

The contractor shall allow for all costs associated with undertaking correct storage of plant material. The contractor shall operate a method of "Just in Time"

SPECIFICATION OF PLANT MATERIAL

57 BULBS
Bulbs shall be free from pests and diseases and fungus, exactly true to name and of size and maturity to assure flowering the season after planting.

PLANT CONTAINERS

58 CONTAINERISATION (HOLDING OVER) OF TREES FOR SUMMER PLANTING
The contractor shall liaise with the supplier/nursery and make all necessary arrangements for the supply and delivery of the approved and tagged tree stock to the contractors own containerisation nursery at the earliest possible time and certainly no later than 2 weeks after tagging.

Trees are to be containerised/held over by either of the methods specified below to ensure their availability with the proposed site(s) programme and to guarantee the stocks survival and establishment on site.

The contractor shall state his preferred method of containerisation/holding over in his tender return.

A) Containerise trees in approved demountable timber or galvanised steel crates or rigid UPVC containers using approved planting medium. The capacity of the containers shall be sufficient to allow the development of a fibrous root system outside the rootball and shall be a minimum of 300mm greater than the diameter of the rootball of the stock. The contractor shall submit with his tender the proposed size of container for each tree size specified on the Schedule of Rates.

The sides of the wire/timber cages shall be lined with polystyrene for insulation and to accelerate root development.

The following compost mix shall be used within the containers:

- 50% A suitable non peat based planting medium
- 25% Medium bark
- 12.5% Horticultural grit
- 10.0% Potash by volume

SR (Slow release) base fertiliser 4.536 Kg/M³ consisting of:
5.3% Nitrogen by volume
7.7% Phosphate by volume
10.0% Potash by volume

pH value 6.5

The compost shall be maintained free from perennial weeds.

B) Spring rings or 'air pots' comply with the supplier's recommendations of installation and use though generally assemble the containers with the cusp holes pointing outwards, to allow the root tips to be air pruned and appropriately sized for the rootball/tree being containerised.

The landscape contractor shall maintain and guarantee all trees at his own nursery including the installation of a drip irrigation system capable of applying between 75-100 gallons per week depending on the prevailing weather conditions until the stock is ready for planting on the particular site. The contractor shall guarantee that the trees will have made sufficient root development for successful planting in line with each site's proposed programme of works.

All trees shall be placed on a gravel bed or similar, and securely held by overhead cables that should be sheathed in rubber to prevent chaffing.

The containerisation area shall be covered in gravel or similar and shall be placed adjacent to a hard paved access road to enable the trees to be loaded onto suitable road transport irrespective of ground conditions

PREPARATION OF PLANTING BEDS/PLANTING MATERIALS

HERBICIDE

59 Prevent weeds from seeding and perennial weeds from becoming established, by applying a suitable herbicide (non- residual). Allow period of time to elapse as recommended by manufacturer before cultivation

60 GENERAL FERTILISER

Use a slow release fertiliser (or similar approved)
Apply evenly over the soil at 35g/sq m
In addition to above, follow recommendations of soil report provided by the soil specialist.

61 PROPRIETARY SOIL CONDITIONER/AMELIORANT

Apply evenly over topsoil at rates recommended by supplier immediately before cultivation and intimately incorporate to full depth of 500mm of topsoil. Or otherwise as Mayer Environmental Soil Report recommendations

62 CULTIVATION

- Break up any compacted topsoil to full depth.
- Within a few days before planting, but in suitably dry weather and ground conditions, cultivate top 300mm of all planting beds, using suitable plant to loosen aerate and break up the soil into particles of 2-8mm.
- Leave surface regular and even, with levels as required in section D20.
- Remove weeds, perennial weed roots and undesirable material brought to the surface including stones and clods larger than 50mm in any dimension, roots, tufts of grass and foreign matter.
- Do not dig or cultivate within root spread of trees and shrubs to be retained.

PLANTING SHRUBS/HERBACEOUS PLANTS/BULBS

63 SHRUBS/HERBACEOUS PLANTS

Pits shall be of a sufficient size to take rootballs, without breaking them, or roots without bending or cramping.

Plants are to be positioned in the locations and numbers shown on the contract drawings and placed to achieve even spacing and proper matching of shapes, particularly related to the original growing positions in the nursery.

Where two or more plant species are shown in one space, they should be evenly mixed together to achieve the required effect unless otherwise noted on the drawings. Shrubs shall be planted at the same depth as they were previously growing, shall be completely vertical and well firmed in after planting. Do not plant in straight lines unless indicated on the respective scheme drawings.

64 BULBS/CORMS/TUBERS

Plant so that the top of the bulb/corm/tuber is at a depth of approximately twice its height with the base in contact with the bottom of hole. Backfill with finely broken soil and lightly firm to existing ground level. When planting in existing grassed areas neatly remove plug of turf and replace after planting. Scatter naturalised bulbs/corms/tubers at random over allocated area and plant where they fall.

65 CLIMBING PLANTS

Plant 150mm clear of wall/fence etc. with roots spread outward. Lightly secure branches to support. Retain canes or plants, which are too small to reach supports.

Climber supports: (Dependent on species)

Green plastic coated steel wire, 1mm diameter fixed horizontally to wall/fence at 300mm centres starting 60mm from ground level. Stretch wire tight between galvanised screw eyes screwed into wall plugs at 2m centres.

66 HEDGES

Shrubs for hedges: As specified, consistent in species, cultivar and clone to ensure a uniform hedge. Plant shrubs in trenches large enough to take full spread of roots. Set out plants evenly as schedule.

67 AFTER PLANTING

Water plants thoroughly immediately after planting, using a fine rose or sprinkler where necessary to avoid damaging plants.

Lightly firm soil around plants and fork and or rake soil, without damaging roots, to a fine tilth with approved gentle cambers and no hollows.

68 MULCHING PLANT BEDS

Material: Ornamental Grade Bark Nuggets

Clear all weeds, water soil thoroughly, and mulch the whole surface of planting beds with 1 cu m of material per 20 sq m.

PLANTING TREES

69 GENERALLY

Make full allowance for provision of all cranes, lifting tackle, tree collars etc required for lifting trees into position having confirmed the weight and dimensions of all the trees reserved with the nursery supplier(s). Co-ordinate any use of cranes with the CA, agree haul routes, types of tracks on vehicles etc. prior to commencing tree deliveries. Make good, at no extra cost to the contract any damage incurred to finished kerbs, hard standing etc. during planting.

Trees shall be planted at the same depth at which they were previously growing. Great care shall be taken to avoid damage to the root systems, stems and crowns when planting, and when removing crates and containers.

Any damaged trees shall be taken off site and replaced at no additional cost.

Planting is to be carried out in suitable weather. Stock shall not be planted in conditions of frost, frozen ground, strong wind or heavy rainfall that renders the soil waterlogged or in sticky condition. Wherever possible, planting should take place when the weather is dull and the ground is moist and workable.

70 CONIFERS/EVERGREENS

Dip in or thoroughly spray with an approved anti-desiccant before delivering to site. Apply again 10 days after planting, or as instructed by the CA. Do not apply in rainy or frosty weather. Ensure full coverage of underside of foliage.

71 TREE PITS

Mark the centre of each pit with 75 x 75 x 500 long timber stake indicating the tree species and size on the peg. No tree pits shall be dug until final tree positions have been pegged out and approved by the CA.

Excavate and retain topsoil for re-use. In sloping ground, maintain horizontal base and vertical sides with

no less than minimum specified depth throughout.

Pits shall be prepared before the trees arrive on site and in the case of trees within paved areas, pits are to be excavated and backfilled before paving works commence. On no account shall tree pits be left unfilled. Pits once excavated shall be backfilled with topsoil or similar growing medium as specified and only re-excavated immediately prior to planting to accommodate the rootball spread of the tree.

▪ Sizes:

For rootballed, bare rooted, containerised and container grown trees, unless otherwise instructed:

60-80cm semi-mature	2000mm square	X 900mm deep
30-60cm semi-mature	1500mm square	X 900mm deep
20-30cm semi-mature	1200mm square	X 800mm deep
Specimen Conifers & MS	1200mm square	X 800mm deep
18-20cm ANS	1000mm square	X 800mm deep
12-14cm ANS	800mm square	X 600mm deep
Standard, large feathers & Standard multi-stemmed	800mm square	X 600mm deep
Feathered trees, light & half standards, specimen shrubs	600mm square	X 450mm deep
Whips	450mm square	X 300mm deep

Where necessary increase the above dimensions to ensure that pits are wide enough to accommodate roots when fully spread. On no account must tree roots be trimmed or altered in order to be accommodated in any excavation. Any excavated material which is not topsoil shall be removed from site.

Break up bottoms of pits to depth of 150mm and scarify sides.

- Backfill material: as clause 585
- Accessories:

On all trees 18-20cm girth up install 60mm diameter flexible perforated watering pipe – colour black.

The buried end of the pipe should be sealed, secure with twine. Place the pipe at a maximum of 200mm from finished ground level, wrap fully around outer edge of rootball. Bring the pipe to the surface of pit and cut 15mm above surface of tree pit or to finished level of tree grille, after allowance for mulch and or gravel.

Fit an approved form of black cap to pipe.

As instructed, install watering hollows around tree bases of a sufficient diameter and height to act as a water 'reservoir' for the tree rootball.

72 TREE PIT ROOT BARRIERS

Supply and install a proprietary tree pit root barrier control to sides of tree pits, in strict accordance with the manufacturer's instructions. Exact locations of protection to be agreed on site.

73 TREE PIT DRAINAGE

Where shown on drawings/schedules or as instructed:

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

Lay 200mm deep clean gravel or broken stone, with no fines, graded 40-20mm.

Lay perforated pipes, 60mm diameter around perimeter of pit within aggregate layer and connect to soakaway or land drains as shown on drawing.

74 SEMI MATURE TREES STAKING (Advanced Nursery Stock (ANS) 18-20cm girth)

Backfilling material: as clause 585

Support: Underground Earth Anchors (or similar approved)

For ANS 18-20cm girth – RF1

For semi mature trees up to 45cm girth – RF2

For semi mature trees over 45cm girth – RF3

For semi mature trees over 75cm girth - RF4

Or

As instructed an approved form of 'Deadmen' Support, contractor to provide details.

Rootball frame: Rootball Disc System fitted in accordance with manufacturers instructions:

75 STAKING GENERALLY

Stakes: Softwood milled round, free from projections and large or edge knots with pointed lower end.

Nails: To BS1202: Part 1, galvanised, minimum 25mm long and with 10mm diameter heads.

Minimum stake sizes:

Tree Size	Overall length of stake	Diameter
Feathered stock	1200mm	75mm
Nursery stock	1500mm	75mm
Advanced Nursery Stock	1500mm	100mm

76 SHORT SINGLE STAKING

For all feathered and nursery stock (up to 12-14cm girth)
Position stake close to tree on windward side and drive vertically at least 300mm into bottom of pit before planting. Consolidate material around stake during backfilling.
Cut stake to approximately 600mm above ground level.
Secure tree firmly but not rigidly to the stake with belts, pads and spacers

Feathered and Standard Nursery Stock, and Heavy Standards: Chunky Pad (ref. 04) and Special Nylon Reinforced 25mm rubber belt (ref B1). Use one nail for fixing and within 25mm of top of stake.

77 SHORT DOUBLE STAKING

For all Advanced Nursery Stock (14-16 to 18-20cm girth)
Drive stakes vertically at least 300mm into bottom of pit on either side of tree position before planting.
Consolidate material round stakes during backfilling.
Cut stakes to approximately 600mm above ground level.
Secure tree firmly but not rigidly with belts and spacers.

Special Nylon Reinforced 37.5mm rubber belt (ref. L5) and Rubber Sleeves (RS), cut to length, rubber belt looped around tree stem, through 2 No rubber spacer sleeves cut to correct length to each stake use one nail fixing per stake.

78 BACKFILLING MATERIAL

The following backfilling is for all pits from whips to semi-mature.

The CA reserves the right to inspect all tree pits prior to the contractor backfilling with the specified material/ameliorates.

- 70% topsoil
- 30% tree and shrub planting compost
- 100 g/M³ of a slow release fertiliser
- 100g/M³ Broadleaf P4 water storing polymer

Tree and Shrub planting compost:

Broadleaf P4 Agricultural polymer.

Or as Environmental Soil Report recommendations.

Tree pits shall be filled in 150mm layers of topsoil with the backfill mixture finely broken, and thoroughly mixed into the top 1/3 of the tree pits topsoil depth. Each layer shall be consolidated in the pit.

Any subsequent settlement in tree pits shall be allowed for or made good by the contractor at his own expense as a defect during the Maintenance and Defects Liability Period.

79 MULCHING TREES

Material: Ornamental Grade Bark Nuggets

Clear all weeds, water soil thoroughly, and mulch the whole surface of planting beds with Bark Nuggets at 1cu m of material per 20 sq m.

80 TREE PROTECTION

Black plastic spiral rabbit guards.

WOODLAND/NATIVE MIX PLANTING

- 81 **PLANTING GENERALLY**
Excavate pit size at least 300mm diameter and 300mm deep but large enough to accommodate root spread.
Plants shall be planted at the same depth as their nursery mark allowing for settling of soil after planting, with care being taken to avoid any damage to the root system and stems.
Sufficient soil shall be taken out from the bed to enable roots to be fully spread. Plants shall be placed in positions showing their best side to the front, their roots shall be carefully spread out and packed around with soil.

Care shall be taken to avoid breaking up the rootball of pot grown Hollies and other pot grown plants.

The topsoil shall be lightly consolidated and firmed around the root collar to eliminate all air pockets.
- 82 **NATIVE TREE AND SHRUB GUARDS**
Securely fix to 25mm x 25mm square sawn 1.2m overall length hardwood stakes with nylon ties at 300mm centres.

Treeguards
150mm diameter 600mm height for transplants and whips
300mm diameter 600mm height for feathered trees

250mm diameter 600mm height for evergreen plants
- 83 **MULCHING WOODLAND AND NATIVE MIX PLANTING**
Clear all weeds, water soil thoroughly, and mulch the whole surface of planting beds with approved bark mulch at 1 M³ of material per 20 M².

APPROVALS

- 84 **INSPECTIONS**
Notwithstanding the conditions of this section the contractor must give 96 hours notice to the CA of his intention to begin the following operations:
Setting out
Application of herbicide
Application of fertiliser
Delivery of plants
Planting shrubs
Planting of trees
Watering

PRE PRACTICAL COMPLETION MAINTENANCE

- 85 **GENERALLY**
The contractor shall make allowances for maintaining the works installed for the period prior to Practical Completion.

Protect areas with chestnut pale fencing. Maintain fencing until grass/planting is well established then remove and reinstate ground. Make good any damage to grass until area is accepted. The fencing will remain the property of the contractor.
- 86 **WATERING**
During establishment ensure that sufficient water is applied to maintain healthy growth. Carry out watering using a fine rose sprinkler until full depth of topsoil is saturated to field capacity.

- 87 **GRASS CUTTING**
First cut of seeded areas; When grass is approximately 50mm high, remove debris, litter and all stones and clay balls larger than 25mm in any dimension and roll with a light roller. About 48 hours later and when grass is reasonably dry, cut with a rotary or arm mower to approximately 25mm high. Thereafter maintain between 25-40mm.

Turfed areas: After 'rooting' in cut between 25-30mm.

Edges of grassed areas abutting hard vertical surfaces shall be strimmed, as required, to maintain a height equal to that of the current grass-cutting regime.

Edges of all beds and tree pits or horizontal surfaces shall be cut with a suitable edging tool, to clean straight lines or smooth curves after each mowing operation using sharp edging shears.

All grass clippings or other debris shall be carted off site.
- 88 **AREAS OF FAILED/SUNKEN TURF**
Failed and or sunken areas shall be re-turfed and re-topsoiled at the first opportunity when weather and ground conditions allow, or as instructed by the CA. Allow for undertaking re-seeding operations as required.
- 89 **WEEDING**
Weeding of both hard and soft areas either by hand or by non residual chemical means, as appropriate to the ground and plant establishment conditions.
All rubbish, roots, weed and stones exceeding 25mm shall be collected and removed on a regular basis during the Pre-Practical Completion maintenance visits.
- 90 **PESTS AND DISEASES**
The contractor shall maintain the works free from any pests and diseases and apply approved chemicals in accordance with manufacturer's recommendations.
- 91 **CLEANLINESS**
Remove soil from all hard surfaces and leave the works in a clean, tidy condition at Practical Completion. All hard surfaces to remain free from any litter and grass clippings, mulch etc.
- 92 **VANDALISM AND THEFT**
Prior to the issue of the Certificate of Practical Completion the landscape contractor shall be responsible for all losses to the works resulting from vandalism and theft or a lack of protection.
- 93 **REPLACEMENTS**
The contractor shall replace with approved equivalent trees/shrubs/plants all dead, dying, defective plants, vandalised and stolen material in accordance with the Specification and to the approval of the CA before Practical Completion can be certified.

If for unavoidable seasonal or climatic reasons, it is not possible/practicable to replace them before Practical Completion, the contractor must agree to undertake replacements as soon as possible during the next suitable planting season unless instructed otherwise.
- 94 **LANDSCAPE MAINTENANCE**

To be read with Preliminaries/General conditions
- 95 **MAINTENANCE MANUAL**
Prior to commencement of maintenance works, the contractor is to submit to the CA a detailed Operations Manual, which schedules all of the specified operations in a programme form and as further described in the Preliminaries. At the end of each maintenance visit, the contractor is to obtain the signature of the client's agent to approve and record the operation, timing and condition of the specified works. A Maintenance Report Form is to be completed after each visit and submitted to the CA, form appended to this Specification.

- 96 **INSPECTIONS**
Notwithstanding the conditions of this section the contractor must give 48 hours notice to the CA of his intention to begin the following operations:
Application of herbicide
Application of fertiliser
Watering
Each site maintenance visit.
- 97 **REINSTATEMENT**
Reinstate to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work, to soil structure, planting, grass, fencing, hard landscaping, structures or buildings.
- 98 **WATERING GENERALLY**
Obtain CA's approval before using a supply other than potable mains water. Ensure the full depth of topsoil is thoroughly wetted.
Use a fine rose or low-pressure hose where appropriate to avoid damaging or loosening plants.
Where necessary, loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispersing on the surface.
- 99 **WATERING**
Water at necessary to ensure the continued good health of all planting
- 100 **DROUGHT CONDITIONS**
If water supply is, or is likely to be restricted by emergency legislation inform CA without delay and ascertain availability and additional cost of second quality water or other alternative source of supply.
- 101 **DISPOSAL OF ARISING GENERALLY**
Unless specified otherwise, dispose of arisings from all specified operations by removing from site.
- 102 **CHIPPING OR SHREDDING ON SITE**
Of materials arising from the works will not be permitted.
- 103 **LITTER COLLECTION**
Collect and remove all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, and similar debris.
- 104 **PROTECT EXISTING GRASS**
During maintenance operations by laying boards or tarpaulins. Do not place excavated material directly onto grass.
- 105 **CLEANLINESS**
Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations.
- GRASSED AREAS**
- 106 **MAINTENANCE OF GRASSED AREAS**
Carry out operations in the following clauses as necessary in order to:
Maintain grass height within the specified range.
Maintain lawns reasonably free from moss, thatch, weeds, frost heave, worm and mole casts, and with neat well-defined edges, ensure that soil and grass does not become compacted or waterlogged.
Maintain grass in a healthy vigorous condition, free from disease, fungal growth, discoloration, scorch or wilt.
Repair grassed areas damaged by trampling, abrasion or scalping during mowing.
Remove litter and fallen leaves regularly to maintain a neat appearance.
Maintain turf in a manner appropriate to the intended use.

- 107 **GRASS CUTTING GENERALLY**
Remove litter, rubbish and debris from grassed areas before mowing.
Cut to a neat even finish, without rutting or compaction of the surface, especially when ground conditions are soft.
Leave edges neat and well defined.
Neatly trim all grass edges round the base of lighting columns, manholes, and the like.
Sweep adjoining hard areas clear of arisings and remove.
Do not cut during periods of drought, or when ground conditions or grass are wet, without the prior agreement of the CA.
- 108 **TREE STEMS**
Do not allow mowing machinery closer than 100mm to any tree stem. Avoid damage to tree stems by nylon filament rotary cutters or other mechanical tools.
- 109 **GRASS CUTTING MACHINES**
Must be appropriate to the grass cutting operation required, taking due regard to grass type, mowing specification, ground contour and condition. Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.
- 110 **BULBS AND CORMS**
Where these occur in grassed areas in the locations described or shown on drawings, do not commence the maintenance cutting or bulb planted areas until 6 weeks after they have flowered, or as instructed
- 111 **LEAF REMOVAL**
Remove fallen leaves by hand from plant beds and by sweeping hard surfaces. Leaves may be removed from lawn areas using a proprietary blower.
- 112 **MOWING LAWNS**
Maintain height of grass between 20 and 25mm. Cut when necessary using a cylinder mower and remove arisings from site.
- 113 **ROLLING**
Roll with a hand roller to consolidate turf and reduce frost heave, as instructed.
- 114 **RE-FORMING GRASS EDGES**
Re-form edges abutting paths, borders, manhole covers and the like with a suitable edging tool, to clean straight lines or smooth flowing curves. Form a clean edge, sloping slightly back from vertical.
Draw back soil from edges to permit the use of edging shears and remove arisings.
- 115 **SELECTIVE HERBICIDE**
Spray with a suitable selective and non residual herbicide.
Do not spray wild flower or bulb and corm planted areas.
- 116 **FERTILIZER – SPRING APPLICATION:** Apply 15:10:10 at 35 g/p sq m.
- 117 **FERTILIZER – AUTUMN APPLICATION:** Apply 15:10:10 at 50 g/p sq m.
- 118 **REINSTATEMENT OF LAWNS**
Reinstate worn areas as follows:
Remove damaged turf to a depth of 75mm, cultivate to a fine tilth and returf area using turf of a quality and appearance to match existing.
Provide protection and watering to promote successful germination and/or establishment.
- SHRUBS/TREES/HEDGES**
- 119 **TREE STAKES AND TIES**
Inspect at monthly intervals, and carry out the following:
Check stakes for looseness, breaks and decay and replace as necessary to original specification. If a tree with a defective stake has grown sufficiently to become self-supporting, inform CA and, if instructed, remove stake(s) and fill the hole(s) with lightly compacted soil.
Adjust, refix or replace loose or defective ties as necessary, allowing for growth since planting and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
Remove redundant tapes, tags, ties, labels and other encumbrances,
Remove stakes and ties, as instructed.

- 120 UNDERGROUND GUYING
Adjust tension of ratchet, as required.
- 121 REFIRMING
Ensure that trees and shrubs remain firmly bedded after strong winds, frost, heave and other disturbances. Refirm by treading around the base. 'Collars' at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and refirmed.
- 122 TREE GUARDS
Inspect and adjust, refix or replace loose or defective guards to original specification and to prevent chafing.
- 123 TREE AND SHRUB SHELTERS
Adjust, refix or replace loose or defective shelters to original specification and to prevent chafing.
- 124 TREE GRILLES
Lift grilles, remove weeds and make up levels with specified material lightly compacted. Re-lay to level. Neatly refill the grille interstices and lightly compact.
- 125 PRUNING GENERALLY
Prune in accordance with good horticultural practice. Prune larger branches and woody stems in accordance with good arboricultural practice.
Thin, trim and shape appropriately to each species, location, season, and stage of growth, leaving a well balanced natural appearance.
Use clean sharp secateurs, handsaws or other tools approved by the CA.
Trim off ragged edges of bark or wood with sharp knife.
Remove branches without damaging or tearing the stem.
Keep wounds as small as possible and cut cleanly back to sound wood.
Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
Notify the CA of any disease or fungus. Do not apply growth retardants, fungicide or sealant unless instructed by the CA.
- 126 PRUNING TREES AND SHRUBS
Except where specified otherwise, prune as recommended by BS 7370: Part 4, clauses 3.6.3 to 3.6.5.
- 127 FORMATIVE PRUNING OF YOUNG TREES
Do not prune whips or feathered trees.
Do not prune during the late winter/early spring sap flow period, unless specified otherwise.
Crown prune young trees up to 4m high by removing dead branches and reducing selected side branches by one third to preserve a well balanced head, ensuring the development of a single strong leader and the removal of duplicated branches and potentially weak or tight forks. In each case cut back to live wood, as instructed.
Extensive pruning of young trees and any surgery to larger trees must be carried out by a member of the Arboricultural Association or a specialist approved by the CA.
- 128 PRUNING ORNAMENTAL SHRUBS
Prune to encourage healthy and bushy growth and desirable ornamental features, eg. flowers, fruit, autumn colour, stem colour.
Remove all suckers by cutting back level with the source stem or root.
- 129 PRUNING FLOWERING SPECIES
Winter flowering shrubs in 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 in early spring to encourage basal growths and a balanced compact habit.
- 130 TRIMMING RAPIDLY ESTABLISHING HEDGES
Allow to reach planned height as rapidly as possible, trimming back lateral branches moderately to establish the required.

- 131 **TRIMMING SLOWLY ESTABLISHING HEDGES**
Cut back hard in June and September to encourage bushy growth down to ground level.
Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.
- 132 **REMOVAL OF DEAD PLANT MATERIAL**
At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.
- 133 **REMOVE AND REPLACE DEAD PLANTS**
As soon as possible, and in any case within current or next planting season or as instructed.
- 134 **WEED CONTROL GENERALLY**
Remove and/or prevent plant growth that is not required in the landscape. Maintain beds and tree bases weed free.
Ensure that the methods used do not cause any damage to adjacent plants, trees or grass.
- 135 **HAND WEEDING**
Remove all weeds, including roots, by hand, using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil, causing minimum disturbance to trees, plants, mulched surfaces and bulbs and leaving the area in a neat, raked, clean condition.
- 136 **TREE AND PLANT STEMS**
Do not allow nylon filament rotary cutters or other mechanical tools closer than 100mm to the stem of any tree or plant. Complete operations close to stems using hand tools.
- 137 **WEED CONTROL WITH WINTER HERBICIDE**
Apply a suitable residual soil acting herbicide, dependent on plant species. Re-apply as necessary to maintain required level of weed control. Allow the recommended period before clearing arisings. Unless otherwise agreed with the CA, complete before 31 March.
- 138 **WEED CONTROL WITH SUMMER HERBICIDE**
Apply a suitable foliar acting herbicide (non-residual).
Re-apply as necessary to maintain required level of weed control.
Allow the recommended period before clearing arisings.
- 139 **MAINTENANCE OF MULCH**
Top up with specified mulch to thickness of 50mm.
Sweep up and replace mulch spilling onto adjacent areas and, if not contaminated with weeds or rubbish, return to planted area.
Remove weeds growing on or in mulch by hand weeding or herbicide.
- 140 **WOODLAND/NATIVE MIX PLANTING MAINTENANCE**
Water to maintain plants in a healthy condition at all times.
Refirm soil around any loose plants, without compacting.
Maintain areas weed free.
- TREE WORK**
- 141 **TREE WORK GENERALLY**
Before starting work verify with CA which trees, shrubs and hedges are to be removed or pruned.
Avoid damage to neighbouring trees, plants and property.
Carry out all works affecting trees in accordance with the relevant recommendations of BS 3998, unless otherwise specified or instructed by CA.
Comply with Forestry and Arboriculture Training and Safety Council Safety Guides.
When removing branches, cut as shown in Arboricultural Association Leaflet No 8 'Mature Tree Maintenance'.
Cut vertical branches similarly, with no more slope on the cut surface than is necessary to she rainwater.
Leave trees with a well-balanced natural appearance.
Holders of a Certificate of Competence must carry out work involving chain saws.
Tree work must be carried out by a member of the Arboricultural Association, approved by the CA.
- 142 **PREVENTION OF DISEASE TRANSMISSION**
Comply with the recommendations of BS 3998, clause 9 and Appendix B.

- 143 **CLEANING OUT AND DEADWOODING**
Remove: dead, dying, or diseased wood, broken branches and stubs.
Fungal growths and fruiting bodies.
Rubbish, wind blown or accumulated in branch forks.
Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained
- 144 **CUTTING AND PRUNING GENERALLY**
Use appropriate well maintained sharp tools
For final pruning cuts:
- Do not use chainsaws on branches of less than 50mm diameter.
- When using handsaws, cut in one continuous operation to form a smooth cut surface.
- Do not use anvil type secateurs.
Remove branches without damaging or tearing the stem.
Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
Cut at a fork or at the main stem to avoid stumps wherever possible.
Remove large branches only if instructed by CA. Remove in small sections and lower to ground with ropes and slings.
Do not cut into live wood when removing dead branches and stubs.
Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
Notify the CA of any disease or fungus. Do not apply fungicide or sealant unless instructed by the CA.
- 145 **HARD LANDSCAPE AREAS/FENCING**

HARD SURFACES AND GRAVEL AREAS
Apply a suitable foliar acting or residual herbicide. Allow recommended period before clearing arisings.
Sweep hard surfaces to keep free of litter, leaves and other debris.
Remove mud, silt and debris from surface gutters and channels in hard surfaces and empty drainage gullies.
Rake gravel areas to remove litter, leaves and other debris and to reduce potential for weed growth.
Leave gravel level.
- 146 **FENCING**
Inspect fences and repair as necessary to maintain protection.
- Q40 FENCING**

To be read with Preliminaries/General Conditions
- 147 **CLEFT CHESTNUT PALE FENCING**
To BS 1722 Part 4
Height: 1200mm to top of pales
Posts and struts: Chestnut
Straining posts: 70m in straight runs and at all ends, corners, changes of direction and acute variations in level.
Intermediate posts: 2.25
Method of setting posts: set in rammed earth to a minimum depth of 600mm.

MAINTENANCE PERIOD TABLE

This table is a guide only and it is the landscape contractor's responsibility to programme sufficient visits to fulfil the requirements of this specification. Operations are shown in the months required and this does not indicate the number of visits.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
GENERAL OPERATIONS												
Irrigation System Spring Commission				✓								
Irrigation System Autumn Decommission										✓		
Plant Replacement Inspection		✓								✓		
Plant Replacement			✓								✓	
Watering				✓	✓	✓	✓	✓				
Refirming	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of Litter	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pest & Disease Control (when required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plant Support (check adjust and replace)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General Pruning (dependent on species)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OPERATIONS TO TREES												
Slow Release Fertiliser			✓							✓		
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pruning	✓	✓	✓							✓	✓	✓
Tree Inspection	✓	✓	✓	✓								
Mulch - Topping Up			✓									
OPERATIONS TO SHRUB AREAS												
Slow Release Fertiliser			✓									
Weed Control - Cultivation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaping and trimming of hedges								✓				
Pruning (exact timing dependent on species)	✓	✓	✓									
Mulch - Topping Up			✓							✓		
Removal of Fallen Leaves										✓	✓	



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