

Nine Mile Ride, Finchampstead

R 04 01 Soft Landscape Schedule

To be read in conjunction with all associated layouts and reports

March 2025

Revision	Note	Date	Initial	Checked
--	Planning issue	March 2025	KV	DH
A	Planning Issue	May 2025	KV	DH

General Specifications:

- All landscape operations to be in accordance with all relevant and current BS and BS EN standards including BS 8545: 2014, BS4428: 1989 & BS 3936: 1990, 1992, 2007; BS 8601:2013 (subsoil) and all amendments to date. Plant material to conform with the National Plant Specification;
- It is preferable that planting is undertaken during October/ November or March/April, which is best for the establishment of bare root stock;
- Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified;
- Plant handling and planting operations to be in accordance with HTA "Handling and Establishing Landscape Plants parts I - III;
- All planting to be maintained and guaranteed for an initial period of 12 months by the landscape contractor to include watering, weeding, litter picking, pest & disease control;
- The landscape contractor is to take all safety precautions to prevent any injury to any persons. The landscape contractor shall comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

Soil and mulch:

- Existing topsoil to be stripped and stored on site in heaps not exceeding 2m height and kept weed free;
- Any compacted subsoil to be broken up to allow free drainage and to enable topsoil to key into surface. Subsoil to conform with BS8601:2013 (subsoil);
- Any imported topsoil to be to BS3882:2015 (multi-purpose), weed free, medium texture, neutral PH value, reasonably stone free with no stones over 20mm in size;
- Compost should be entirely free of peat; proprietary products based on composted straw, manure or coir are acceptable, but products based on wood chips or bark should not be used. Recycled compost material must comply with BS PAS100;
- Finished topsoil levels to be flush with adjacent paved surfaces;
- Soil depths to be 900mm for Extra Heavy Standard trees, 600mm for Heavy Standard trees, 600mm for Standard trees; 450mm for shrub and hedge planting, 150mm for amenity grass turfing and seeding;
- Backfill for shrub and hedge planting to be a mix of 50/50 approved/stored topsoil and shrub planting compost evenly mixed;
- Backfill for tree pits to be as close as possible in texture and structure to the soil excavated from the tree pit and replaced to replicate the natural soil profile. Carry out soil analysis to establish if modifications to the soil are necessary to ensure good establishment. Backfill to conform to BS3882 for imported topsoils and BS 8545:2014 for the establishment of trees.
- All planting areas to be covered with a 50mm depth of medium grade bark. Bark mulch to be free of pests, disease, fungus and weeds.

Plant material treatment:

- All to be British grown stock and fully hardened off;
- Root Dip - Proprietary Root Dip applied to all bare root stock at time of lifting at nursery and prior to planting (for hedgerow plants);
- Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised/rootballed material in leaf prior to transportation and during any delay in planting.

Existing trees and shrubs:

- Where existing trees and shrubs are to be retained they will be subject to a full Arboricultural inspection for safety;
- Any surgery required shall be in accordance with BS3998: 2010 'Tree Work - Recommendations';
- All existing trees and hedges to be retained are subject to BS5837: 2012 'Trees in relation to Construction - Recommendations', and should be fully fenced off in accordance, prior to the commencement of any works;
- No storage of materials, disposal of rubbish, fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree/hedge canopies or their Root Protection Areas;
- The contractor shall maintain protective fencing around retained trees and hedgerows until all site works are completed. The contractor will then remove the fencing and reinstate the ground maintaining all existing levels;
- All works shall comply fully with the Arboricultural Method Statement.

Proposed trees:

- Contractor to ascertain the location of all sewers and services prior to tree planting;
- No trees to be planted within 3 metres of sewers or services or other easement recommended by the relevant statutory undertaker without the use of tree root barriers. Use Green Blue Urban Reroot 2000 in the vicinity of dwellings and Reroot Ribbed Barrier in the vicinity of paths/hard surfaces and services (refer to tree pit details). All tree pits with root barriers are subject to Engineer's approval;
- Use 1800mm pressure treated, round, smooth and peeled larch stake at 75-100mm diameter - stake to be placed at approximately 1/3 height of tree above ground level unless otherwise specified. See BS 4428: 1989 for more information;
- Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened;
- Cut back any broken or damaged roots to sound growth;
- Plant trees upright, in the centre of the pit and at original soil depth;
- For trees planted in lawn or meadow grass extend 50mm deep bark mulch layer to 2m diameter around base of tree to reduce risk of strimmer damage;
- Provision for a hydration bag should be made during periods of dry weather to ensure successful establishment.

Shrubs:

- Before planting, remove any non-perishable containers and carefully prune any damaged roots. Plant upright or well balanced with best side to front. Carefully return excavated topsoil/shrub planting compost mix, packing around evenly spread roots or root ball and heel well in;
- Planting holes for shrubs to be 150mm wider than root spread and 450mm deep.
- Shrubs to be planted in groups of 3-7 of the same species, with smaller plants located abutting paths and roads (unless otherwise specified);
- Water plants thoroughly immediately after planting;
- Immediately after planting cut back any damaged, dead or diseased branches;
- After planting rake soil to a fine tilth with approved cambers and no hollows;
- After raking apply approved bark mulch to a depth of 50mm.

Native hedging:

- Plant hedging in trenches 450mm depth and large enough to take the full spread of roots;
- Set out plants evenly as scheduled; planted in groups of 7-15 of the same species;
- Backfill with excavated topsoil/shrub planting mix;
- Prune back native hedging hard at the appropriate season in year one (and outside of the bird nesting season September 1st to February 28th).

Rabbit guards:

- Install rabbit guards supported by canes around each transplant (to supplier specification) for edible and native hedge planting;
- The contractor shall maintain rabbit spirals and canes in place during the management and maintenance period;
- Ilex aquifolium to be protected by shrub shelters (staked and tied to supplier specification).

Preparation of amenity grass and wildflower areas:

- Prepare the ground by rotavation to break up topsoil to full depth and reduce top 100mm to a fine tilth. Avoid doing this when the soil is wet, to avoid damaging the soil structure and drainage. All turfed areas are to be weed free prior to turfing;
- Remove all undesirable particles brought to the surface including clay balls and stones larger than 50mm in any dimension, building debris, or roots;
- Grade the final surface to smooth contours ensuring the removal of all localised hollows and ridges, allowing for any settlement so that finished levels should be approx. 30mm higher than adjacent kerbs and manholes.

Amenity turf:

- Turf to be in accordance with BS3936:1998;
- Unless otherwise stated, turf is to be good quality cultivated turf, consisting of 25% Dwarf Rye Grass, 20% Chewing Fescue, 35% Creeping Red Fescue, 20% Smooth Stalked Meadow Grass (equivalent quality to Rolawn Medallion Grade turf), fibrous and well rooted, mown and free of matted or dead grass and pernicious weeds;
- Turf to have been treated by an approved selective weed killer not more than 3 months and not less than 4 weeks before lifting;
- Turf is to be delivered within 36 hours of cutting and shall be off loaded by hand unless arranged on pallets for mechanical handling;
- Turf, which is not laid immediately on delivery, or turf inadequately stored, or in poor condition shall be rejected;
- Turf shall not be laid in exceptionally dry weather or when the ground is frozen or waterlogged;
- All turf shall be laid from planks laid on the previously laid row in alternate grain up grain down rows, with broken joints between rows and well butted up.

Watering:

- Planting areas are to be brought up to field capacity on completion of planting and during maintenance visits subject to prevailing conditions.

Weeding and litter clearance:

- Planted areas to be maintained weed and litter free during maintenance and management period.

General Specifications:

Wildflower meadow grass establishment:

- Follow supplier's recommendations as set out below.
- Ideally select ground that is not highly fertile and treat with appropriate herbicide if persistent perennial weeds are present. If soil is tested and found to be too fertile the removal of the topsoil layer may be advisable. In this instance imported topsoil should confirm with BS3882:2015 (Low Fertility Soils) or a suitable subsoil should be prepared in accordance with BS8601:2013 (subsoil).
- Roll prepared seed bed with ring roll to consolidate before sowing.
- Surface sow seed in the autumn or spring. Broadcast by machine or broadcast by hand (do not drill). Do not incorporate or cover the seed, but roll with a Cambridge (ribbed) roller to firm it in and get good soil/seed contact.

First year management

- Top all plant growth (sown species and weeds) at least 3 times through the first season (removing cuttings) to prevent weeds smothering the slower-growing grasses. More frequent and regular topping will minimise the amount of toppings produced each time so they can be left to disperse.

Management once established

- Each spring if plant growth is more than 15cm in height cut (and remove cuttings) to achieve a plant height of between 5cm and 10cm tall. Cut before 31 March.
- Do not cut or disturb grassland from 31 March - 15 August to provide flowers, habitat and foraging sites for invertebrates (including wild pollinators) and birds. Maintain a short mown perimeter of 0.5m along path and road edges to provide a neat edge.
- Cut back the main summer growth after 15 August and remove cuttings. Continue to mow up until 31 October aiming to leave a plant height of between 10cm and 20cm and remove all arisings.
- Hand weed or spot treat where perennial weed persist, however, regular mowing in the first year should assist in wildflowers and grass out competing perennial weeds.
- Leave 10% of the area uncut or ungrazed to provide over-winter nesting and safe refuges for insects and other wildlife.

Proposed Trees

All trees to be planted in 300mm topsoil and 600mm sub-soil; finished with 50mm depth of ornamental bark mulch where necessary.

Use 1800mm larch stake at 75-100mm diameter - stake to be placed at approximately 1/3 height of tree above ground level unless otherwise specified. Heavy Standard Trees in soft landscape to be double staked, standard and half-standard trees in soft landscape to be single staked. See BS 4428: 1989 for more information.

Tree pits to conform with BS8545:2014 with tree pits excavated to the depth of the rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Species	Rootball (RB)	Overall Height (cm)	English Description	Clear Stem (C/S) Multistemmed (MS)	Notes	Total
Boundary Trees						
<i>Betula pendula</i>	RB	300-350	Common Silver Birch	MS	2x; Selected Standard; 5 breaks	1
<i>Crataegus x prunifolia</i>	RB	300-350	Plum-leaf Thorn	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	9
<i>Fagus sylvatica</i>	RB	300-350	Common Beech	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	1
<i>Malus 'Evereste'</i>	RB	300-350	Crab Apple 'Evereste'	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	6
<i>Pinus sylvestris</i>	RB	300-350	Scots Pine	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	2
<i>Prunus avium 'Plena'</i>	RB	300-350	Double Gean	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	2
<i>Prunus padus</i>	RB	300-350	Prunus padus	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	2
<i>Prunus 'Snow Goose'</i>	RB	300-350	Flowering Cherry 'Snow Goose'	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	5
<i>Pyrus chanticleer</i>	RB	300-350	Ornamental Pear	C/S	2x; Selected Standard; clear stem 175-200cm; 4 break	2
<i>Sorbus torminalis</i>	RB	300-350	Wild Service Tree	C/S	2x; Selected Standard; clear stem 175-200cm; 4 breaks	2

Total: 32

Proposed Hedges

Pit plant with spiral rabbit guards for deciduous species and shrub guards for evergreen species attached to canes.
 Keep a weed free area of approximately 500mm diameter around each plant for the first two growing seasons using spray or mechanical means.
 Plants to be planted in growing season (October-March).
 All hedges to be planted in 300mm topsoil and 600mm sub-soil; finished with 50mm depth of ornamental bark mulch.

Type	Species/Mix %	Form (B/BR/C)	Height (cm)	Notes
Hedgerow Type 1: Ornamental	Ligustrum vulgare	B	80 - 100	Pit plant with spiral rabbit guards attached to canes. Keep a weed free area of approximately 500mm diameter around each plant for the first two growing seasons using spray or mechanical means.
Hedgerow Type 2: Ornamental	Fagus sylvatica	B	80 - 100	
Hedgerow Type 3: Native (Shade tolerant)	Acer campestre (20%)	B	80 - 100	Plants to be planted in growing season (October-March) Hedgerows to be planted at 500mm centres with a 200mm offset in double staggered formation, at 5 per linear meter All hedges to be planted in 300mm topsoil and 600mm sub-soil; finished with 50mm depth of ornamental bark mulch Hedgerow Type 3: to be maintained at no less than 1.8m to ensure efficient boundary planting is achieved. Acer campestre to be removed from management process, and allowed to mature into a tree throughout the hedgerow. Positioning of Acer campestre within the hedge mix to be reviewed to ensure tree planting aligns with gaps in existing vegetation.
	Corylus avellana (20%)	B	80 - 100	
	Ilex aquifolium (10%)	B	80 - 100	
	Crataegus monogyna (20%)	B	80 - 100	
	Prunus spinosa (20%)	B	80 - 100	
	Viburnum opulus (10%)	B	80 - 100	
Hedgerow Type 4 - Boundary Hedgerow	Ilex aquifolium (50%)	B	80 - 100	Hedgerow Type 4: Hedgerow mix to be planted in 1.5m strip against proposed closed board timber fence. Existing understorey vegetation to be retained where in good health, with proposed hedgerow mix to be planted interspersed throughout where appropriate. Viburnum opulus to be spread evenly throughout mix to add flowering interest. Ensure healthy amounts of watering is undertaken in the initial periods to ensure establishment.
	Taxus baccata (30%)	B	80 - 100	
	Viburnum opulus (20%)	B	80 - 100	

Ornamental planting

All plants to be planted in 300mm topsoil and 600mm sub-soil finished with 50mm depth of ornamental bark mulch where needed.
To be planted as specified on L 04 01 Soft Landscape Plan. Planting densities outlined below.

Type/Mix	Species	Form (B/BR/C)	Height (cm)	Planting Density/m ²
Ornamental Type 1	<i>Lavandula angustifolia</i> (100%)	C-3L	-	4
Ornamental Type 2	<i>Achillea</i> 'Lucky Break' (20%)	C-2L	-	2
	<i>Geranium x oxonianum</i> 'Wargrave Pink' (30%)	C-2L	-	4
	<i>Pennisetum alopecuroides</i> 'Hameln' (20%)	C-2L	-	2
	<i>Salvia sylvestris</i> 'Viola close' (10%)	C-2L	-	2
	<i>Scabiosa caucasica</i> 'Clive Greaves' (20%)	C-2L	-	2

Seed Mixes

Wildflower/Seed Mix -

Emorsgate EL1 Flowering lawn mix - Sow Rate 4g/m²

Species	Mix (%)
Wild Flowers:	
<i>Galium verum</i>	4
<i>Leontodon hispidus</i>	0.5
<i>Leucanthemum vulgare</i>	1
<i>Lotus corniculatus</i>	3.7
<i>Primula veris</i>	3
<i>Prunella vulgaris</i>	4
<i>Ranunculus acris</i>	3.5
<i>Trifolium pratense</i>	0.3
Grasses:	
<i>Agrostis capillaris</i>	8
<i>Cynosurus cristatus</i>	40
<i>Festuca rubra</i>	28
<i>Phleum bertolonii</i>	4

Total 100%

Woodland Mix

Emorsgate EW1 Woodland Mixture. Sow rate 4g/m²

Species	Mix (%)
Wild Flowers:	
<i>Alliaria petiolata</i>	1
<i>Anthriscus sylvestris</i>	0.5
<i>Carex divulsa</i>	2
<i>Carex pendula</i>	0.1
<i>Chaerophyllum temulum</i>	4
<i>Digitalis purpurea</i>	1
<i>Filipendula ulmaria</i>	1.1
<i>Galium album</i>	0.5
<i>Geranium pyreniacum</i>	2
<i>Geum urbanum</i>	0.8
<i>Hyacinthoides non-scripta</i>	1
<i>Silene dioica</i>	5
<i>Silene flos-cuculi</i>	1

Grasses:

<i>Agrostis capillaris</i>	1
<i>Anthoxanthum odoratum</i>	2
<i>Brachypodium sylvaticum</i>	1
<i>Cynosurus cristatus</i>	50
<i>Deschampsia cespitosa</i>	2
<i>Festuca rubra</i>	20
<i>Poa nemoralis</i>	4

Total 100%

Heavy shade woodland mix

Sow rate 5g/m2

Species	Mix (%)
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Wild Flowers:	20%
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<i>Hycinthoides nonscripta</i>	15
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<i>Aquilegia vulgaris</i>	4
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<i>Digitalis purpurea</i>	4
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<i>Stellaria holostea</i>	1
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<i>Hypericum hirsutum</i>	1
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<i>Galium mollugo</i>	8
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<i>Alliaria petiolata</i>	8
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<i>Stachys sylvatica</i>	1
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<i>Erigeron acer</i>	1
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<i>Filipendula ulmaria</i>	8
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<i>Campanula trachelium</i>	1
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<i>Lychnis flos-cuculi</i>	4
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<i>Silene dioica</i>	14
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<i>Prunella vulgaris</i>	13
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<i>Torilis japonica</i>	3
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<i>Geum urbanum</i>	6
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<i>Angelica sylvestris</i>	1
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<i>Clinopodium vulgare</i>	1
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<i>Allium ursinum</i>	3
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<i>Teucrium scorodonia</i>	3
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Grasses:	80%
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<i>Agrostis capillaris</i>	5
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<i>Festuca rubra commutata</i>	25
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<i>Cynosurus cristatus</i>	20
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<i>Festuca ovina</i>	10
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<i>Festuca rubra litoralis</i>	15
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<i>Deschampsia caespitosa</i>	5
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<i>Poa nemoralis</i>	20
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Total	100%
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