



Scale Bar  
1:100 Proposed Site Plan

Land To North Of Chapel Farm Cottage

## Landscaping Specification

### GENERAL

Soil conditions - cultivate and plant into moist friable soil that is not waterlogged. Do not plant into frozen or snow covered soil.

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

Plant during the following periods:

Bare root deciduous trees and shrubs; late October to late March.

Container grown plants; at any time if ground and weather conditions are favourable.

Ensure that adequate watering and weed control is provided.

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.

Underground services - Contractor is responsible for knowing the ascertaining the position of any underground services and shall take precautions to prevent any damage occurring to them. Immediately inform the appropriate body if damage occurs. The contractor shall be responsible for any claims resulting from such damage.

### PLANT MATERIAL

Plant quality in general - to comply with the relevant part of BS 3936 and BS 5236 for all stock and masses used within applications.

Materially undamaged, sturdy, healthy, vigorous, of good shape and without elongated shoots. Grown in a suitable environment and hardened off.

Free from pests, diseases, discolouration, weeds and physiological disorders.

With balanced root and branch systems. True to the names and sizes indicated within the plant schedule.

Bare root plants - all bare root plants shall have vigorous fibrous root systems which are reasonably equally developed in all directions and of adequate extent to support the growth of the plants root system.

Container grown plants - supplied in a growing medium with adequate nutrients for the plant to thrive until permanently planted. Centred in the container, firmly and well watered. With no gaps or substantial voids within the container, but may be supplied in a container which is to be removed before planting. Grown in the open for at least two months before being supplied. Grown in containers with holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

Planting trees - spread a minimum of 75mm thick layer of well-rotted manure in the bottom of each pit and fork over. Lay 50mm min. mixture of peat substitute/leaf mould/ sharp sand 6:3:1 by volume, the peat being well moistened. All manure is to be covered so that none comes in direct contact with the tree roots. Soak the roots of bare-rooted trees in water for at least an hour before planting. Continue backfilling with top soil into 170mm of borehole as has been mixed (per tree). Firm down well by heelng as filling proceeds.

The depth of the planting hole is to be the same as the nursery and to the same orientation.

Before unloading, the depth and diameter of the rootball shall be measured to facilitate the digging of the pit to the correct size. Back filling shall be done in layers of 150-225mm depth with each stage firmly consolidated to eliminate air pockets.

Staking - to be requisite length, pressure impregnated (with preservative non injurious to plants) de barked softwood 75mm diameter.

Tree ties - to plastic ties 'Toms' pattern, nailed to stake with large head galvanised nails.

Watering - at the time of planting, each tree shall be well watered in. If there is a risk of frost within the 24 hours the watering shall be delayed until such risk has passed.

Mulch - apply 50mm mulch around trees immediately after watering. Mulch to consist of pulverised natural pine bark such as 'Cambar' ornamental grade from Camland Products Ltd, 36 Regent Street, Cambridge or equivalent. Graded particles 8mm-25mm with all fines removed, free from pests, disease, weeds and additives.

Rootball plants - root balls shall be well filled with fibrous roots and consist of reasonably cohesive natural soil which has been carefully lifted at the nursery so that it remains fully attached to the roots of the tree. Plants which have had bare roots bagged up with soil or containerised are not acceptable.

Transplanted at least twice in the nursery. Single, straight leader. Substantial and evenly developed side shoots to within 0.5m of ground level.

Main stem to be substantial enough to be supported by short stake and single tie.

Labelling - when supplied to site trees to be labelled in accordance with the relevant part of the latest BS 3936 in order that they can be readily identified.

Substitutes - if specified trees are unobtainable or known to be likely to be unobtainable at the time of ordering, submit alternatives and obtain approval from LPA before making any substitution.

### PREPARATION OF PLANTING

Site clearance - Prior to cultivation all rubbish including stones, bricks, concrete, mortar, building materials, bottles, cans, litter, wood, plastic etc to be removed to tip. Remove all weed from planting areas either by hand pulling or using a herbicide containing glyphosate as the active ingredient which should be applied in accordance with the manufacturer's instructions allowing sufficient time prior to cultivation for the chemical to be effective.

Cultivation - do not dig or cultivate within the root spread of trees and shrubs to be retained. Break up compacted topsoil to its full depth.

Tree pits - shall be of a diameter 400mm greater than the root ball. The depth of the pit shall be 225mm deeper than the root ball and not less than 600mm deep. The base of the tree pit shall be forked over to a depth of 225mm.

### MAINTENANCE AND MAKING GOOD DEFECTS

Maintenance prior to practical completion - at all times maintain planted areas in a clean, tidy and largely litter free state.

Maintenance and defects liability period - the maintenance and defects liability run concurrently for thirty months (three years) after practical completion.

Maintenance - Make visits at approximately monthly intervals during the growing season and as necessary to fulfil the requirements of this specification.

After each visit remove soil and other debris from surrounding hard surfaces and leave the site in a clean and tidy condition. Fork over beds as necessary to keep soil loose. Ensure that the trees are not damaged by the use of mowers, nylon filament rotary cutters and similar powered tools.

Every two months check condition of stakes and ties and replace if missing or broken.

Adjust as necessary to allow for growth and prevent the rubbing of bark.

Prune at appropriate times to remove dead, dying, diseased or damaged wood and suckers, to promote healthy growth and natural shape.

Failures of Planting - Excepting theft or malicious damage after practical completion, any of the trees that have failed to thrive, during the defects liability period, will be regarded as defects due to materials or workmanship not in accordance with this specification. Unless otherwise instructed they must be replaced by approved equivalent trees.

Replacements must match the original specification. Replacement planting is to be carried out during the planting season within which the defects are discovered.

## Planting Schedule

Hedge Species - Note 5 plants per metre run	%
Crategus monogyna	12.5%
Crategus Leavigata	12.5%
Rhamnus cathartica	12.5%
Corylus avellana	12.5%
Cornus sanguinea	12.5%
Ligustrum vulgare	12.5%
Lex aquifolium	12.5%
Carpinus betulus	12.5%

  

Tree Species	Form	Girth	Height
T 1 Crategus monogyna	Light Standard	6-8 cm	250-300 cm
T 2 Betula pubescens	Light Standard	6-8 cm	250-300 cm
T 3 Alnus glutinosa	Light Standard	6-8 cm	250-300 cm
T 4 Betula pendula	Light Standard	6-8 cm	250-300 cm
T 5 Prunus padus	Light Standard	6-8 cm	250-300 cm

## Legend

	Bin area
	Close boarded fence
	Bonded Permeable Gravel with flat top Kerbs laid level to finish/soft landscaping
	Garden Space
	Block paving to paths and patios
	Flower Bed/Shrub Planting
	Proposed Hedges
	Existing hedge retained
	Existing tree to be removed
	Proposed Trees
	Existing Trees Retained



ISSUE	DESCRIPTION	DATE	BY

**PELHAM**  
STRUCTURES

Unit 4, Brices Yard, Brices Green, Saffron Walden, Essex CB11 4RT.

Tel: 01799 551281, Email: Info@pelham-structures.co.uk

Project name:	Land To North Of Chapel Farm Cottage		
Drawing title:	Proposed Landscaping Plan		
Scale:	1:100	Date:	12.11.2025
Paper:	A1 Paper	Drawn:	JJO
Dimensions:	Dimensions are in millimetres unless otherwise stated. Do not scale from this drawing. If in doubt, ask.		
	701LIT.003		