SPECIFICATION NOTES

1. General.
This plan to be read in conjunction with the following documents:

- Other drawings by terra firma
- Arboricultural report by SJA

2. General landscaping.

i. Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837: 2012 during construction or as detailed in Tree Protection Plan SJA TPP 23497-041 NL Hurst Farm.
ii. All landscape works to be undertaken by competent persons, with appropriate training and equipment.
iii. All arisings to be removed from site at contractor's expense unless noted otherwise. (e.g. woodchip, gravel, topsoil).

3. Services.
The contractor must ascertain for himself/herself the exact location of underground services before commencing work.

4. Soil Materials Generally.

i. Purity: Soils shall be free from roots, stolons, rhizomes, propagules of perennial or invasive weeds couch grass, bindweed, docks, Japanese knotweed, giant hogweed and horsetail/marestail (Equisetum avense).
ii. Foreign matter: On visual inspection, free from non-soil material, brick and other building materials and wastes, sharps, and any other foreign matter or material or substance that would render the soil or soil ameliorant unsuitable for use.
iii. Contamination: Do not use topsoil, subsoil, sand or compost contaminated with rubbish or other materials that are:

- Corrosive, explosive or flammable;
- Hazardous to human or animal life;
- Detrimental to healthy plant growth.

iv. Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil, subsoil, sand or compost or other planting media to be used.

5. Soil testing
Each soil source (imported and site-won subsoil and topsoil - see items 6-8 and 10 below) shall be analysed by Tim O'Hare Associates, Howbery Park, Wallingford, Oxon OX10 8BA, Tel: 01491 822653, Email: info@toha.co.uk, www.toha.co.uk (or equivalent approved).

6. Subsoil for general planting areas (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use for planting; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants, including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	35
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	90
Stones (2-50mm)	%DW	--	50
Stones (>50mm)	%DW	--	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	--	1.5

7. Subsoil for tree pits (sample of site-won and/or imported subsoil to be sent for testing to check compliance with parameters below)
Provide subsoil as necessary to make up deficiency on site. Natural or manufactured subsoil (from approved source) will be acceptable (within parameters given below). Subsoil to be tested to determine suitability for proposed use; test report to be submitted for approval and to enable amelioration recommendations. Subsoil should be free from commonly tested contaminants,
including asbestos. Subsoil parameters to be within the following:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.05mm)	%	0	25
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	60	90
Stones (2-50mm)	% dry wt.	--	50
Stones (>50mm)	% dry wt.	--	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	--	1.5

8. Topsoil for general landscapes (sample of site-won and/or imported topsoil to be sent for testing to check compliance with parameters below and to inform any necessary amelioration - see 10. below)
Existing topsoil to be stripped and re-used, provided soil is within parameters given below when analysed. Imported topsoil to be good quality sandy loam or manufactured topsoil (from approved source, meeting parameters given below). Topsoil (site-won or imported) is to be tested to determine suitability for proposed use and should be free from commonly tested contaminants,
including asbestos; test report to be submitted to Landscape Architect for approval and to enable amelioration recommendations to be made:

Parameter	Unit	Lower Limit	Upper Limit
Clay (<0.002mm)	%	5	18
Silt (0.002-0.05mm)	%	0	35
Sand (0.05-2.0mm) of which at least 40% shall fall into fine to medium sand range	%	50	85
Stones (2-20mm)	% dry wt.	0	20
Stones (20-50mm)	% dry wt.	0	15
Stones (>50mm)	% dry wt.	-	0
pH Value	Unit	5.5	8.5
Electrical Conductivity (1:2.5 water extract)	µS/cm	--	1500
Electrical Conductivity (CaSO4 extract)	µS/cm	--	2800
Exchangeable Sodium Percentage	%	--	15
Organic Matter	%	4.0	8.0
Total Nitrogen	%	0.15	--
Carbon: Nitrogen Ratio	--	--	20:1
Extractable Phosphorus	mg/l	26	100
Extractable Potassium	mg/l	240	1200
Extractable Magnesium	mg/l	50	600

9. Ameliorant: fertilizer and compost (contractor is responsible for submitting a sample of imported or site-won topsoil (to inform requirements).
Topsoil amelioration to be determined by analysis. Once amelioration requirements ascertained as required, approved (peat free) composts to PAS100 and/or fertilizers to be incorporated during cultivation at required rate to full depth of growing medium.

10. Soil handling and depths.
Management of soils to be in accordance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites

i. Topsoil and subsoil to be handled (i.e. excavated and/or imported, stored, spread, cultivated) in accordance with method agreed in writing by Landscape Architect prior to work commencing. All topsoil and subsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorants as required. If compaction is suspected in sub-grade, subsoil or topsoil surfaces, these should be ripped as necessary to decompact and ensure adequate drainage.
ii. Hand cultivations shall be carried out to achieve the required finish on areas where machine cultivation is impossible ie adjacent to kerbs, manholes and footpath junctions, around retained trees etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Topsoil and subsoil is to be stored in heaps, maximum of 2m in height, providing soil is reasonably dry and friable during stripping and handling - using a tracked excavator. To protect from wet weather once final height is achieved, an excavator should regrade the sides and top of stockpile to firm surface by tracking across it to form a smooth gradient.
iii. Final topsoil depth (allowing for settlement) to be 300mm for tree pits and general planting areas and 150mm for grass. Finished soil levels to be 25mm above/below adjoining paving or kerbs: not less than 150mm below dpc of adjoining buildings; shrub areas to be higher than adjoining grass areas by 25 mm. Topsoil to be spread in lightly compacted layers, max. 150mm depth, gently firm each layer before spreading the next.

12. Plant handling and establishment.
Plant handling shall be in accordance with 'Handling and establishing landscape plants', published by the CPSE through the JCLI. (https://www.csdhub.com/wp-content/uploads/2014/12/The-National-Plant-Specification-Handling-and-Establishment.pdf). The contractor shall comply with Part 3: Recommendations for plant handling from delivery to site to ensure successful establishment.

13. General planting notes.
Details for tree, hedge and general planting to be finalised once final site conditions are known (i.e compaction and permeability of ground). General plant stock to conform to BS 3936, advanced nursery stock to BS 8545, and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged. All planting operations to be in general compliance with BS4428: 'Code of Practice for general landscape operations'.
Only carry out all planting while soil and weather conditions are suitable:

- Do not plant during periods of frost or strong winds. Plant only during the following periods
- Deciduous and conifer trees: Late October to late March (rootball and bare root)
- Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering is provided

Setting out of planting beds to be approved by Landscape Architect before work commences. Ensure that plant beds are neatly defined, and rise from adjacent paved areas as specified above. All tree pits, tree circles in lawn and planting beds are to be mulched with approved bark mulch to 75mm depth after planting.

14. Plant biosecurity
Plant procurement should follow the latest recommendations from DEFRA and landscape contractors should verify the status of all specified species prior to procuring. Plant material should be sourced from UK growers with a sound Biosecurity Policy and management systems that can demonstrate the traceability of their stock with plant health certificates / plant passports or other documentation (commensurate with the HTA Plant Health Assurance Scheme (still in development phase)).
Selected plants, including trees should be propagated and grown on a UK nursery, or containerised and grown-on in the UK for a minimum of 5 years (trees) or 2 years (shrubs). Any Xylella host plants specified must come from a UK nursery and must not be imported from Europe or anywhere else in the world, directly to site. There must be full traceability on the Xylella host plants (ideally back to its origin). The contractor is responsible for checking compliance of growers and to submit their own Biosecurity Plan with their tender.

15. Tree planting
Any proposed substitutions of species stated on plan to be approved by landscape architect prior to planting. Details for tree planting to comply with BS8545. As a guide all trees to be planted in square pits with base undisturbed unless drainage / compaction problems known. Plant at a depth where the root flare is clearly visible at the soil surface. Where trees have been supplied with the root flare too deep excess soil or fibrous root growth should be removed before planting. All trees to have 'Piddler' tree irrigation/aeration system installed as supplied by Platipus 01737 762300 www.platipus-anchors.com or approved equivalent. Water-in heavily after planting and mulch surface, ensuring mulch is not in contact with trunk of tree. Tree support to comply with BS 8545: Bare root trees to have a single upright stake; RB or CG trees to have double stake and bridge with adjustable tie; multi stemmed trees or trees on slopes to have angled single stake with adjustable tie; in windy locations or for large trees, install wired guying; tree stakes to be stained black. Trees to be underground guyed shall have suitable guying systems installed as supplied by Platipus 01737 762300 www.platipus-anchors.com or approved equivalent. Any necessary remedial tree works are to be carried out by an approved tree surgeon to BS 3998. Trees planted within grass areas to be set in mulched earth circles, 1m diameter around tree trunk, with turf trimmed neatly to form circle.

i. Trees up to 20cm girth.
Depth of tree pits to be the same as the rootball and with overall width to be 150mm wider than the diameter of the rootball (75mm min. from rootball edge to tree pit side) Pits to be backfilled with 300mm depth of specified topsoil over subsoil as per spec.

15. Hedges.
Depth of planting trench to be same as rootball, overall width150mm wider than rootball (75mm min. from rootball edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis. Central post and wire supporting to be provided with two line wires and plants to be tied in using horticultural plastic ties. On planting, hedges to be trimmed to 800mm ht. and sides trimmed to neat shape where necessary.

16. Native hedges.
Species to be randomly mixed for natural effect, and planted in groups of 3-5 plants of any one species. Depth of planting trench to be same as root system, overall width space 150mm wider than root system (75mm min. from root system edge to sides of trench). Trench to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Provide and install each plant with an appropriate sized recyclable staked green shrub shelter (available from Tubex Ltd, phone 01621 874201 or similar approved). Position shelter stake on windward side of plant, drive vertically into bottom of pit before planting, to a min. depth of 300mm and consolidate backfill material around stake; attach shelter to stake with a minimum of two ties.

17. Native tree and shrub mix.
All plants to be planted in cultivated planting beds with species randomly mixed for natural effect, and planted in groups of 3-5 plants of any one species. Plants to be notch- or pit-planted. Plant on grid at spacing given in schedule. Provide and install each plant with an appropriate sized recyclable staked green tree or shrub shelter (available from Tubex Ltd phone 01621 874201 or similar approved). Position shelter stake on windward side of plant, drive vertically into bottom of pit before planting, to a min. depth of 300mm and consolidate backfill material around stake; attach shelter to stake with a minimum of two ties.

18. Specimen Shrubs.
Depth of planting pit to be same as rootball, overall width space 100mm wider than rootball (50mm min. from rootball edge to sides of pit). Pit to be backfilled with 300mm depth of specified topsoil over subsoil as per spec. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

19. Shrub and Ground Cover Planting.
All plants to be planted into cultivated planting beds (with 300mm depth specified topsoil) at densities shown in plant schedule, backfilled with same topsoil. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

20. Climbers.
All climbers to be planted as 19. above and provided with steel line wires attached to the wall (min 3 no.) at 300mm vertical spacing with climbers spread out and tied to wires using appropriate horticultural ties. Fertiliser to be incorporated as required to ensure establishment and continued thriving of plants - type and application rate to be determined by analysis.

21. Grass.
Turfing and seeding shall be carried out only during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Only machinery and tools suitable for the site conditions and the work to be carried out shall be used. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing and seeding. Contact herbicide as specified should be applied to all areas of weed growth 4-6 weeks before grassing and repeated if necessary to maintain a weed free bed. Where deep rooted weeds are present (docks, thistles etc.) approved Glyphosate-based herbicide should be applied as a spot treatment. Turf or seed shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings in accordance with BS 4428:1989 'Code of practice for general landscape operations'. All grass areas to be approved landscape quality turf for general amenity areas or lawn turf for garden areas, or equivalent seed.

22. Species-rich grass.
Establish seed mix & soil requirements from supplier.

23. Root barrier.
Use of Root barrier system to be detailed at later design stage. To be supplied by GreenBlue Urban 01424 717797 or other approved supplier. Thickness, size and depth of installation of root barrier to be to manufacturer's recommendations for particular circumstances.

24. Maintenance.
Establishment maintenance for all planting for 5 years from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following failure.

i. All plant material to receive annual pruning and hedges and groundcover to be trained and edged with minimum 2 trims per year.
ii. Check tree stakes and ties annually and after strong winds.
iii. Check shrub shelters at least twice annually to remove weeds and any soil build up inside tube. Shelters to be removed in year 3 and recycled.
iv. Native shrubs plants to be trimmed during winter just after planting, then twice annually in summer and autumn to encourage lower branching and dense growth. .
v. Lawn & amenity grass areas - Mowing is to be carried out using approved machinery to maintain the vegetation length within the limits of 30 mm and 50 mm during April to August inclusive and between 50 mm and 70 mm during the rest of the year.

A. Wildflower meadows…. Meadow grass areas where left un-mown to receive a main summer hay cut in combination with autumn and spring mow. Leave grass to flower from spring through to late July/Aug to give sown species the opportunity to flower. After flowering carry out a 'hay' cut with a strimmer to 50mm. Leave 'hay' to dry and shed seed for 1-7 days then remove from site. Mow regrowth through to late autumn to 50mm and again in spring as needed. The grass is to be cut twice a year to a height of 100mm in March / April, to 100mm in August / September following flowering. Mowings / hay can be left to dry to allow seed shedding back into the sward and removed within 3 days. At the time of each cut, all grass edges are to be trimmed: round the base of trees, manholes, etc. All adjoining hard areas are to be swept clear of cuttings.

0m 25m 50m

north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and are positive (AOD) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing. Dimensions and levels to be checked on site.
- Scaling suitable for planning purposes only, when drawing is reproduced at indicated size.
- All civil/structural matters including existing and proposed services, sub-base construction, site structures and retaining walls are subject to design/confirmation by an appropriately qualified Engineer. Refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

Notes:

- All materials to be as detailed or accepted equivalent.
- Refer also to architectural and engineering drawings as applicable.

▭	Site boundary
▭	Existing tree to be retained and protected in accordance with BS 5837:2012 - refer to arboricultural report BDWSC24849-03A by ACD
▭	Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)
▭	Existing tree to be removed
▨	Ancient Woodland 15m buffer zone
■	Main road - Vehicular bitmac
■	Secondary road - Vehicular bitmac
■	Tertiary roads and parking courtyards - Herringbone block paving
■	Parking visitor - Block paving
■	Driveway - Block paving
▩	Pedestrian crossing - mix of block paving colours
⊞	Pedestrian crossing - Tactile paving
■	Pavement - Pedestrian bitmac
■	Patios / front paths - Concrete slab paving
■	Public realm footpath - Gravel in grid reinforcement system
▨	Reinforced grass
■	Public realm parking bays - Reinforced gravel
▨	Boardwalk to existing ponds
▨	Play zones; to be developed with specialist designer
○	Proposed tree; size varies
■	Proposed woodland planting
■	Native scrub
■	Ornamental shrubs and groundcover
▼▼▼	Climbers to walls facing public realm
■	Rear gardens; laid to lawn with patios, bin storage and cycle sheds
■	Amenity grass mix / close mown areas
■	Grass with 1m wide mown strip adjacent to paths. Existing grass left rough where undisturbed. Elsewhere, species rich grass with seed mixes to suit local conditions. Wet tolerant grass mix within SuDS basins
▨	Wildflower planting 100% Wildflower seed mixes to suit local conditions; wet-tolerant seed mix within SuDS basins
▨	SuDS basin; refer to civil engineer's design
■	Pond
▭	Mixed native hedge
▭	Ornamental hedge Single species / non-native
▭	Allotments and hillside park: Retaining wall - timber
I I	Cycle parking to allotments, country park and burial ground
▦	Under-ground attenuation; refer to civil engineer's design
▨	Permeable paving; refer to civil engineer's design
▭	Service strip to edge of road; amenity grass
▭	Service strip to edge of road; bitmac
▬	Bench to POS; indicative only

Planting List (to include but not limited to)

Trees along the rural edges will comprise of native pioneer woodland species to create a woodland edge character. Species such as;

- Betula pendula
- Crataegus monogyna
- Corylus avellana
- Sorbus aucuparia

Trees at the entrance to the development parcels will be selected to create an attractive arrival zone. Species to include:

- Acer platanoides 'Deborah',
- Acer platanoides 'Princeton Gold'
- Acer freemanii 'Autumn Blaze'

Along the main roads mixed avenues of striking trees with an upright habit, that are particularly suited to road verges have been selected, including:

- Acer campestre 'William Caldwell'
- Carpinus betulus 'Fastigiata'
- Acer platanoides 'Deborah'
- Gingko biloba
- Liquidambar 'Worplesdon'
- Acer platanoides 'Princeton Gold'

Within public open space, native species such as:

- Quercus robur
- Acer campestre
- Fagus sylvatica

Trees adjacent to SUDS features and existing water-bodies:

- Populus tremula
- Betula nigra
- Alnus glutinosa
- Salix alba

Ornamental trees elsewhere in the site will be tailored to the distinct character of each area, and be selected to follow TDAG's 30/20/10 principles which ensure diversity and safeguard the health of the tree population against biosecurity risks.

Species could include:

- Sorbus aucuparia 'Sheerwater Seedling'
- Sorbus aria 'Majestica'
- Pyrus calleryana 'Chanticleer'
- Prunus padus 'Albertii'
- Prunus 'Snow Goose'
- Prunus 'Accolade'
- Malus 'Comtesse de Paris'
- Malus 'Rudolph'
- Malus 'Evereste'
- Crataegus persimilis 'Prunifolia'
- Carpinus betulus 'Lucas'
- Amelanchier x grandiflora 'Robin Hill'
- Amelanchier lamarckii
- Acer griseum
- Acer campestre 'Elsrijk'
- Arbutus unedo
- Magnolia stellata

Hedges;

Mixed native hedge at site edges

Single species native hedges have been included where fronting onto open space to create a looser, rural character. Species to include:

- Fagus sylvatica
- Crataegus monogyna
- Carpinus betulus

Within development parcels ornamental hedges which are 'pollinator friendly' will be used. Species to include:

- Escallonia 'Apple Blossom'
- Escallonia 'Iveyi'
- Berberis spp.
- Hebe cultivars.
- Prunus lauroceraus 'Otto Luyken'

Herbacous planting to include:

- Ajuga reptans
- Bergenia cordifolia
- Bergenia 'Silberlicht'
- Convallaria majalis
- Digitalis purpurea 'Alba'
- Euphorbia amygdaloides robbiae
- Geranium Rozanne
- Geum 'Mrs J. Bradshaw'
- Helleborus foetidus
- Thymus vulgaris
- Verbena bonariensis

Shrubs to include:

- Viburnum opulus
- Cornus alba 'Elegantissima'
- Cornus sanguinea 'Midwinter Fire'
- Hebe 'Caledonia'
- Hebe 'Great Orme'
- Hebe 'Nicolas Blush'
- Hebe rakaiensis
- Hebe 'Red Edge'
- Lavandula angustifolia 'Hidcote'
- Mahonia aquifolium 'Apollo'
- Mahonia x media 'Charity'
- Rosa 'Kent'
- Rosa 'The Fairy'
- Rosmarinus officinalis
- Sarcococca confusa

rev.	date	by	chk	notes
P06	01.07.26	EB	RB	Updated to latest Architectural information
P05	01.07.26	EB	RB	Updated to latest Arboricultural information
P04	24.06.26	AR	EB	Various amendments post consultee comments
P03	19.06.26	EB	-	Draft - coordination issue after consultee comments
P02	05.02.26	EB	AG	Planning issue.
P01	19.12.25	EB	AG	Coordination issue.

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project
Hurstwood Farm, Haywards Heath

dwg no
2603-TFC- XX-XX-DR- L- 1004

title
Landscape Strategy - Site wide

suitability
For Planning

stage
Stage 3

scale @ A0
1:1000

terrafirma
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