

IMBERHORNE LANE, EAST GRINSTEAD

LANDSCAPE SPECIFICATION

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CONTENTS

1. Introduction	1
2. Protection of existing vegetation	2
3. Site preparation and earthworks	3
4. Seeding & Turfing	6
5. External planting	8
6. External surfaces, furniture and boundary treatments	12
7. Allotments	14
8. Play areas and outdoor gym	15

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I. Introduction

- I.1 This document has been prepared by Green Landscape Studio Ltd. on behalf of Vistry and Barratt Redrow. The document sets out the specification for the proposed development at Imberhorne Lane, East Grinstead.
- I.2 The hard and soft landscaping associated with the development consist of a variety of separate elements, including the following:
- Plot Landscaping
 - Open Space Areas
 - SuDs
 - Play Areas
- I.3 For maintenance information refer to the landscape maintenance plan GLS_080_217_1802

Associated information

- I.4 This document is based on the following drawings:
- GLS_080_217_1200 Illustrative Landscape Masterplan
 - GLS_080_217_1300 Landscape General Arrangement Plan
 - GLS_080_217_1501-17 Planting Plans
 - GLS_080_217_1601-1617 Hard Landscape Plans
 - GLS_080_217_2001-2003 Play Area Proposals
 - GLS_080_217_1701 Tree Pit Detail
- I.5 This document should also be read in conjunction with the following documents:
- Arboricultural Statement
 - Ecology Statement

2. Protection of existing vegetation

- 2.1 Existing vegetation will be retained in line with the approved drawings and documents and will be protected and enhanced through the construction and operational phases in order to increase their health and biodiversity value in the long run.
- 2.2 The contractor shall provide adequate temporary protection for all retained vegetation in line with BS5837:2012 'Trees in Relation to Design, Demolition and Construction', ensuring that roots and aerial parts of all existing vegetation which is to be retained shall be protected from damage.
- 2.3 Areas of existing grass which might be affected by planting operations should be protected using boards/tarpaulins and excavated or imported material shall not be placed directly on the grass. The duration of protective measures should be kept to a minimum.
- 2.4 Unless otherwise agreed by the local authority, areas within root protection areas shall be retained as existing, ensuring that the existing ground level is maintained. No fires are to be lit under or near the trees and no debris, fuel or building material shall be stacked or stored within the root protection area.

3. Site preparation and earthworks

General requirements

- 3.1 The site should be cleared of all rubbish, debris and vegetation (unless shown as retained on the proposals), taking care not to compact the soil.
- 3.2 All rubbish, debris and vegetation will be taken off-site and disposed of responsibly and in line with latest guidance.
- 3.3 Water must not be allowed to accumulate in any part of the works and the Contractor is to allow for providing all the necessary pumping or bailing that may be required to keep any excavation or any part of the site free from water at all times.
- 3.4 Any damages occurred or soiled by traffic or other causes due to inadequate temporary protection or general misconduct shall be removed and made good at the cost of the Contractor.

Removal of vegetation

- 3.5 Any trees to be removed should be clearly marked before cutting down and then felled as close to the ground as possible. Stumps should be mechanically removed to a minimum depth of 300mm below ground level.
- 3.6 Where working adjacent to retained trees or vegetation care should be taken not to avoid damage.
- 3.7 Care should be taken when carrying out the works and should be in compliance with the latest HSE guidance and as well as with latest Arboriculture and Forestry Advisory Group safety leaflets.
- 3.8 All weeds shall be cut down and removed, excluding protected areas. Non-residual herbicide shall be applied to all areas to receive planting to eliminate any further weed growth.

Stripping Topsoil

- 3.9 Strip topsoil from areas where there will be regrading, buildings, wildflower meadow and hard landscaping as shown on the approved drawings.
- 3.10 Existing topsoil should be removed to an average of 150mm, excluding topsoil within protected areas.
- 3.11 Topsoil should be stored on site in line with the 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' (2009) as published by Defra.
- 3.12 Topsoil should be tested to ensure compliance with BS3882:2015 'Multipurpose topsoil'. If found non-compliant, remediation should take place prior to planting being installed.
- 3.13 Special care should be taken not to mix topsoil with subsoil, stone, hardcore, rubbish or material from demolition work or other items providing possible harm to the soil, environment or future vegetation growth.
- 3.14 Topsoil handling should be kept to a minimum to minimise damage to the soil structure.

Regrading

- 3.15 Regrade the subsoil to correct levels, ensuring that areas used for soft landscaping are aerated to a minimum of 600mm below the topsoil, before the spread of topsoil. The depth of topsoil may vary, depending on the proposed vegetation, which will need to be taken into account when preparing the finished subsoil levels, refer to 'Topsoiling' section for proposed depths. All finished gradients are to be smooth flowing, marrying in with all existing levels eliminating all abrupt angles and changes of levels. Minor fillings and excavations are to be made as necessary.
- 3.16 Carry out all necessary filling to form new soil formation in levels which will give finished levels as shown on drawing. Include for loading and depositing sub-soil on site, and for importing full material, where necessary. Do not use fill materials which would, either in themselves or in combination with other materials or ground water, give rise to a health hazard, damage to buildings structures or instability in the filling. Details of proposed fill materials should be approved prior to use on site, with details including the type and source of the imported fill, proposals for processing and reuse of materials excavated on site and test reports.
- 3.17 When placing fill, surfaces of excavations and areas to be filled should be free from loose soil, topsoil, organic materials, rubbish and standing water. Works should not be carried out in frosty conditions and should be spread and consolidated in layers of no more than 200mm.

Topsoiling

- 3.18 Existing topsoil should be used on site, where suitable and sustainable to do so. Where there is insufficient topsoil, topsoil can be imported and should comply to the BS3882:2015 specification for 'Multipurpose Topsoil'. Any imported topsoil shall be accompanied by a declaration of analysis and a report detailing the soil analyst's recommendations with a minimum sample of 5m³ deposited on site for approval and comparison. All subsequent loads shall be at least equal in quality to the sample provide, which is to be retained in situ for comparison with subsequent load.
- 3.19 Topsoil shall be free from stone, rubbish of any kind, roots of perennial weed, or any other injurious matter. The minimum depth of topsoil after settlement shall be as follows:
 - 150mm for grassed areas
 - 200-300mm for shrubs
 - 500mm for trees
- 3.20 Topsoil should not be placed within 300mm of the permanent water level in wetland areas, ditches or SuDS features.
- 3.21 Topsoil depths should not be compacted or consolidated when laid. It should be tipped and graded to approximate levels in one operation with minimum of trafficking by plant.
- 3.22 The finished levels of topsoil after settlement should be as follows (including the thickness of turf or mulch):
 - 25mm above adjoining paving and not above dpc when next to building
 - Not less than 150mm below dpc of adjoining building
 - 25mm higher than adjoining grass area

- Unchanged within root protection areas
- Married into adjoining soil areas

Fertilising

- 3.23 General fertiliser to be incorporated into soil to be suitable to soil parameters to contractor's choice in line with recommended quantities.
- 3.24 Organic fertilisers should not be by applied within 10m of surface water (including ditches), hedges, field margins or environmentally sensitive sites or 50m from springs, wells or boreholes.
- 3.25 Artificial fertiliser is not to be applied within 2m of surface water (including ditches), hedges, field margins or environmentally sensitive sites or 50m from springs, wells or boreholes.
- 3.26 No fertiliser should be applied in areas intended for wildflower seeding.

4. Seeding & Turfing

General requirements and preparation

- 4.1 Seeded and turfed areas should be healthy with a vigorous grass sward, free from the visible effects of pests, weeds and disease. Creating a closely knit, continuous ground cover of even density, height and colour.
- 4.2 The topsoil shall be cultivated after grading and fertilizing to reduce the seed bed to a fine, firm tilth with good crumb structure. Taking care not to mix topsoil and subsoil. Followed by raking the surface to create an even, friable and lightly firmed but not over compacted surface. Surface stones or earth clods exceeding 50mm should be removed.
- 4.3 The site should be weed free and work should be carried out when soil and weather conditions are suitable.
- 4.4 Watering should be evenly without displacing the seeds, seedlings or soil and to the full depth of the topsoil. It should be carried out as necessary to ensure the establishment and continued thriving of all seeded areas. If the water supply is, or is likely to be, subject to emergency legislation, proposals should be submitted for an alternative suitable source of water with permission given before proceeding.

Seeding

- 4.5 Seeding shall be carried out in line with the specification on the landscape drawings, unless otherwise approved.
- 4.6 The seeds will be of a good quality and produced for the current growing season. Seeds will consist of Green Label certified varieties.
- 4.7 Seeding shall be carried out when soil and weather conditions are suitable either in late summer (August to October) or early spring (March to May). Seed mix should be evenly spread and lightly rolled to ensure good contact between the soil and seeds. For seeding of wetland areas of SuDS features, seeding should be carried out in late summer (August to September) or early spring (April to May), when the ground is sufficiently drained.
- 4.8 After seeded areas are well established grass areas shall be edged to create clean straight lines or smooth curves adjacent to planting beds and tree pits, with arisings removed.
- 4.9 Note that wildflower seeding is carried out in the same manner as grass seeding, with the mix and density being specified on the relevant landscape drawings. Please also note paragraph 3.26 that no fertiliser should be applied to areas intended for wildflower seeding.

4.10

Turfing

- 4.11 Turfing shall be carried out using a good quality multi-purpose ryegrass/fescue turf in line with BS3969:1998 recommendations for turf for general purposes. Turfs shall be fibrous and well-rooted and free from perennial weeds or matted dead grass. It shall also have been subject to good maintenance during the previous growing season.

- 4.12 Turf should be rolled out and laid immediately in spring and summer and within 24hrs from delivery in autumn and winter. Turf shall only be laid when soil and weather conditions are suitable and not during freezing or exceptionally dry weather or on waterlogged ground.
- 4.13 Turf should be laid in line with good horticultural practice and in a staggered fashion. The ends of the turf should be trimmed in line with the required design and around any trees. Any outer edges should be covered with a light soil to prevent drying out, this soil can be removed after a few weeks when the turf is more established.
- 4.14 Planks should be laid to prevent damage to newly laid turf when laying subsequent areas.
- 4.15 On completion of laying, the whole turfed area shall be top dressed in finely sifted soil, which is to be well worked into the joints, prior to watering. Watering should be carried out during the laying process in hot weather to prevent the laid turf from drying out.

5. External planting

General Requirements and preparation

- 5.1 The site should be weed free with topsoil being moist, friable and (excepting aquatic/marginal planting) not waterlogged. Stones exceeding 50mm should be removed, as well as any rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- 5.2 Topsoil should be loosened, aerated and broken up into particles of 2-8mm within a few days before planting. The finished surface should be left regularly and even. Compacted topsoil should be broken up to its full depth.
- 5.3 Planting should be carried out while soil and weather conditions are suitable and should not be carried out in frosty conditions or when ground is covered in snow.
- 5.4 Watering should be evenly and to the full depth of topsoil without displacing or damaging plants or soil. It should be carried out immediately after planting operations and following this as necessary to ensure the establishment and continued thriving of planting. If the water supply is, or is likely to be, subject to emergency legislation, proposals should be submitted for an alternative suitable source of water with permission given before proceeding.
- 5.5 All shrubs and trees should be in an undamaged, sturdy, healthy and vigorous condition at planting. They should be of a good shape without elongated shoots and grown in a suitable environment and hardened off prior to planting. They should be free from pests, diseases, discoloration, weeds and physiological disorders with a well-balanced root system. Species should be true to name, to The National Plant Specification (NPS) standard and British Grown (unless otherwise approved). Species name, form, dimensions and other criteria should be in line with the relative parts of BS3936.
- 5.6 Container grown plants and trees should have adequate nutrients for the plants to thrive until permanently planted and should be planted centred in the container, firmed and watered well. The roots should substantially fill the container, but the plant should not be rootbound and in a condition to conducive to successful transplanting. The plants will have been grown in the open for at least 2 months before being supplied. Containers will have holes adequate for drainage when placed on any substrate commonly used under irrigation systems.
- 5.7 Each plant/tree or group of trees/plants/bulbs of a single species or cultivar shall be provided with a label for delivery to site, showing full botanical name, total numbers, number of bundles, part bundles, supplier's name, employer's name and project reference, plant specification in accordance with NPS categories. Labels should be in accordance with BS3936. Pruning date should be submitted upon request.
- 5.8 Any species unobtainable or known to be likely to be unobtainable can be substituted, providing substitutions are approved by the Landscape Architect and Client. An alternative should be proposed and should include the price and difference from the specified species.
- 5.9 Plant handling, storage transport and planting should be to HTA 'Handling and establishing landscape plants' standard. Plants should be carefully packed and protected during transport, protected from frost, well-watered and handled with care. If damage does occur to roots, branches or shoot these shall be carefully pruned. If major damage has occurred plants shall be rejected and replaced.

- 5.10 Following planting of shrubs, hedges or tree a layer of bark mulch to a depth of 50mm will be applied. Bark mulch will be CPA Horticulture Medium Ornamental 1-35mm or similar approved. It will be free of pests, disease, fungus and weeds.

Shrubs and Perennials

- 5.11 Mixes of shrub planting shall be planted in random groups of 5-9 plants of the same species. Species, location, size, form/habit, root type and density as shown on the landscape drawings.
- 5.12 Planting pits should be excavated no longer than 1-2 days before planting, dig holes large enough to receive the roots of the plant fully extended and well spread out. Topsoil should be carefully worked among the roots and the hole backfilled. Plants should be well firmed by feeling and the surface should be left neat and even. Shrubs should be planted at the same depth as in the nursery or container. Soil will subsequently be raked without damaged roots or plants to a fine tilth with gentle campers and no hollows.
- 5.13 Care should be taken not to disturb the root balls of pot-grown plants and not let any roots dry out at any time. If after delivery, planting is not carried out immediately, root balled plants shall be placed next to each other and the ball covered with sand or fine soil and watered to prevent drying out. Bare rooted plants shall be heeled-in by placing the roots in a prepared trench and covering them with fine soil and watered in to avoid air pockets around the roots.
- 5.14 Containerised shrubs and perennials can be planted at any time of year, as long as soil and weather conditions are suitable and plants are watered well. Bare root shrubs can be planted during the planting season only, which generally falls between the end of October until the end of March and is led by the supplying nursery.

Hedge

- 5.15 Hedge species, location, size, form/habit and root type as shown on approved drawings.
- 5.16 Mixed native hedge species shall be planted in random groups of 5-9 plants of the same species, in double staggered rows at 0.5m centres, 0.5m apart.
- 5.17 Single species hedgerows will be planted as single rows at 0.25m centres.
- 5.18 Hedge plants will be planted in trenches large enough to take the full spread of roots and set out evenly before backfilling with topsoil. Topsoil will be lightly firmed around the plants to existing levels, soil will be raked without damaged roots or plants to a fine tilth with gentle campers and no hollows.
- 5.19 If a rabbit problem is expected, individual whips and shrubs should be protected from damage until established by using a spiral guard and single stake. Guards should be made of clear plastic and not restrict the growth and natural movement of the plants.
- 5.20 Bare root hedgerow plants can be planted during the planting season only, which generally falls between the end of October until the end of March and is led by the supplying nursery.

Trees

- 5.21 Tree species, location, size, girth, form/habit and root type as shown on the landscape drawings. Trees shall be planted following BS8545:2014.

- 5.22 Tree pits should be as specified on the landscape drawings. The base should be horizontal and broken up to a depth of 200mm with a slightly raised centre and soil ameliorant worked into the pit bottom. The sides should be vertical and scarified.
- 5.23 Root barriers should be installed wherever the rootball will be within 3m of an existing underground service route or kerb. Rootbarrier to be Terram Rootguard 1000 or similar approved, installed in line with manufacturers guidelines, with the top 50mm below the finished soil level. Trees should be planted at the same depth as in the nursery.
- 5.24 Trees to be prepared and transplanted to BS8545:2014. Tree pit to receive a drainage layer of 150mm loose gravel followed by 150mm of sharp sand before being backfilled with 500mm of topsoil.
- 5.25 All trees be installed with a perforated plastics irrigation pipe in a circle above and around the sides of the rootball with a cap, such as 60mm Roottrain civic from GreenBlue Urban or similar approved.
- 5.26 Specimen trees, as identified on the approved drawings, to be supported using ArborGuy Drive-in Anchor by GreenBlue Urban, or similar approved. Installed to manufacturers guidelines.
- 5.27 Native trees, as identified on the approved drawings, to be supported using a double staking method, using pressure treated de-barked softwood staked 100mm in diameter. Stakes shall allow for stem and canopy movement as low down the tree as possible, whilst providing the structure function of the root system. Tree stakes shall be driven into the ground before the trees is planted, to a sufficient depth to provide full support to the tree. The tree is attached to the stakes using expandable rubber tree ties with spaces blocks between the tree and crossbar fixed with heavy-duty galvanised nails.
- 5.28 Mulch to be applied to a diameter of 1m around the base of the tree. The root flare and base of the stem shall be maintained free from mulch.
- 5.29 Rootballed trees shall be transplanted in the planting season, generally between the end of October and the end of March, led by the supplying nursery.
- 5.30 Pot grown trees can be transplanted all year round, when climatic and soil conditions are suitable.
- 5.31 Trees should not be planted when in freezing or extremely dry weather conditions or when soil is waterlogged.

Wetland Planting & Reeds

- 5.32 Mixes of wetland planting shall be planted in random groups of 5-9 plants of the same species. Wetland planting species, location, size, root type and density as shown on the landscape drawings.
- 5.33 Planting is to be carried out between April and September, with plant stock sourced from approved nurseries that only grow native species of local provenance to avoid the introduction of alien species.
- 5.34 If wetland plants are not planted immediately upon arrival ensure that plants are placed in a bright cool place out of direct sunlight. Any packing should be removed and roots should be covered with damp packing material to avoid drying out. Plants should be planted as soon as possible.

- 5.35 Wetland plants are to be planted in line with the 'Shrub and Perennial' section. Where planting is to take place within the permanently water level of the wetland area, ditch or SuDS feature, planting should be planted directly into the subsoil.
- 5.36 Wetland planting should not need to receive a layer of bark mulch.

6. External surfaces, furniture and boundary treatments

- 6.1 The hard surfacing, furniture and boundary treatments within the open space will be laid out as shown on the landscape drawings, with site preparation and earthworks in line with chapter 3.
- 6.2 For details in relation to pavements, road surfaces, front garden paths and driveways, refer to the engineers information.
- 6.3 For surfaces, boundary treatments and furniture associated with allotments, POS and play areas refer to subsequent chapters.

External surfaces

Hoggin Footpath/allotment access

- 6.4 Surface to be constructed using hoggin to a depth of approx. 40mm, with timber edging.
- 6.5 Hoggin paths will be edged using pressure treated softwood timber boards at 125mmx22mm with length to suit. Boards will be installed in place using pressure treated softwood timber stakes min. 450x50x50mm installed at 1000mm centres with boards fixed using 2no. 50-75mm annular nails, per stake. Stakes should sit 12-30mm below the top of the boards and cut at a slight angle. Double staking will be required where boards join, with more frequent staking required to create curves. The top of the board should sit flush with adjacent surfaces.
- 6.6 All paths should be constructed to the width shown on the drawings.

Furniture

Cycle stands

- 6.7 Cycle stands to be standard stainless steel Sheffield Cycle Stand as supplied by ESF, or similar approved, to be rootfixed using concrete foundation in line with supplier/engineer's details.

Bench

- 6.8 Bench to be Litchard Bench as supplied by Broxap with galvanised steel and FSC certified hardwood finishes, or similar. To be built-in below ground using concrete foundation as per suppliers/engineer's details.

Picnic Set

- 6.9 Picnic set to be Land Picnic Bench as supplied by Broxap, of similar. To be built-in below ground using concrete foundation as per suppliers/engineer's details.

Litter bin

- 6.10 Litter bin to be Wesleigh Litter Bin as supplied by Broxap with galvanised steel and FSC certified hardwood finishes. To be installed as per supplier's details.

Boundary treatments

Timber post and rail fence and matching gates

- 6.11 Fence to be laid out as shown on approved drawings.
- 6.12 Fence to be nailed square post and rail fencing with square rails as supplied by Jackson Fencing or similar approved. Fence and gate to be installed to suppliers/engineer's details using 3 rails.
- 6.13 Posts to be installed at least every 1.8m. Rails to be 3.6m long and attached alternately using 100m galvanized wire nails.
- 6.14 Gate to be installed to provide vehicular access to the allotments and to be a universal 3.6m wide timber field gate as supplied by Jackson Fencing, or similar approved. Gate posts to be built below ground to manufacturer's guidance. Gate should be lockable.
- 6.15 Fence to be installed in line with suppliers details.

Timber Knee Rail

- 6.16 Fence to be laid out as shown on approved drawings.
- 6.17 Fence to be diamond knee rail as supplied by Jackson Fencing or similar approved.
- 6.18 Posts to be installed at least every 1.8m. Top rail to be installed 400mm above ground level.
- 6.19 Fence to be installed in line with suppliers details.

Metal Estate Railings

- 6.20 Fence to be laid out as shown on approved drawings.
- 6.21 Fence to be metal estate railing from Jackson fencing or similar and approved., in black.
- 6.22 Fence to be installed to a height of 900mm
- 6.23 Fence to be installed in line with suppliers details.

7. Allotments

- 7.1 The allotments will be laid out as shown on the approved drawings, with site preparation and earthworks in line with chapter 3.
- 7.2 Topsoil depth for the allotment should be 400mm, be free from weeds and foreign matter, and stones exceeding 50mm should be removed from the surface.
- 7.3 The allotment plots will be demarcated in the corner of each plot with a fence post, driven 1m into the ground. A clear, straight edge will be cut along the boundary between the allotment plots and circulation routes.

8. Play areas and outdoor gym

- 8.1 The play areas (LEAP and LAP) and outdoor gym will be laid out as shown on the approved drawings, with site preparation and earthworks in line with chapter 3.
- 8.2 A post installation inspection should be carried out by RoSPA to ensure compliance to the latest standards and any required remedial works carried out prior to handover.
- 8.3 All elements making up the play area will conform to the latest BS EN1176.

Play/gym equipment and furniture

- 8.4 Play equipment and furniture will be as specified on the approved drawings or similar and approved.
- 8.5 Play/gym equipment shall be installed in line with the manufacturer's guidelines and to latest BS EN1176.
- 8.6 All play/gym equipment and furniture will be installed and anchored using concrete foundations to manufacturers recommendations and engineer's details.
- 8.7 Trees to be installed in line with chapter 5. With play bark mulch used instead of ornamental mulch.

Safety surfacing

- 8.8 Safety surfacing will consist of coloured wetpour from RTC safety surfacing or similar. Wetpour will be laid to a depth to provide sufficient fall height protection in line with the latest BS EN1177 and BS EN1176 with suitable subbase. In line with suppliers details.