

**Northern Quarter
Broughton Shopping Park
Landscape Outline Specification**

2960-URB-ZZ-00-SP-L-A6701

Date: 23/12/25

Revision: Date:

OUTLINE SPECIFICATION

1. GENERAL

- 1.1 All works shall be in accordance with the Landscape Consultant's planting plans, schedules and this outline specification. Any deviations must be agreed in advance with the Project Manager.
- 1.2 All works and materials including nursery stock shall be in accordance with all relevant British Standards including but not limited to the following:
- All trees and shrubs shall conform to the specification for nursery stock as set out in the National Plant Specification where it applies to trees, shrubs and plant handling and establishment.
 - All trees and shrubs shall conform with British Standard 3936 Parts 1 (1992) and 4 (1984).
 - Advanced Nursery stock trees shall conform to BS 5236.
 - Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees from nursery to independence in the landscape: Recommendations.
 - BS 3882:2015 - Specification for topsoil
 - BS 5837:2012 - Trees in relation to design, demolition and construction.

2. HEALTH AND SAFETY

- 2.1 The contractor shall familiarise themselves with the Health and Safety Plan and all risk assessments.
- 2.2 The contractor shall familiarise themselves with the location and nature of all hazards including services.
- 2.3 All appropriate precautionary steps shall be taken to protect workers when working in close proximity to hazards including services

3. EXISTING TREES TO BE RETAINED

- 3.1 Prior to any works on site, all trees to be retained shall be protected with protective fencing in accordance with BS 5837:2012.

4. SETTING OUT

- 4.1 All dimensions and levels should be checked and adjusted on site.
- 4.2 The Contractor is responsible for locating and taking care around all services.

5. PLANTING AND GRASS AREAS - SITE PREPARATION

- 5.1 All building rubble and any other extraneous material in excess of 50mm dimension to be removed, compaction ripped 150mm deep or broken out by JCB back-actor leaving surface rough.

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5.2 The landscape contractor shall ensure that all subsoil areas are free of compaction and free draining prior to the placement of topsoil.

6. TOPSOIL

6.1 Site won topsoil shall be used where possible. Topsoil shall be clear of all weeds, roots, sticks, stones exceeding 50mm in any direction and any other extraneous material.

6.2 Any shortfall of site won topsoil shall be made up with imported topsoil. Imported topsoil shall be general purpose Grade topsoil BS:3882 medium loam, not more than slightly stoney, pH 5.7-7.5.

6.3 Minimum depths:

- 450mm to all planting areas.
- 150mm to all grass.
- Topsoil shall be cultivated and ameliorated prior to planting.

7. TREE PITS

7.1 Size: 900x900x900mm or 100mm wider and deeper than root system, whichever is the greatest, and wide enough to accommodate roots when fully spread. Tree pits to be square not round.

7.2 Backfill mix: 30% Enmag P4 Compost (30%) incorporated into topsoil (70%) during planting.

7.3 Tree pits must be free draining. If, on excavation, the tree pit holds water seek the advice of the contract administrator and await further instruction before proceeding with planting.

7.4 Trees shall be watered to field capacity immediately following planting.

8. PREPARATORY WEED TREATMENT TO ALL PLANTING AND GRASS AREAS

8.1 Weed allowed to grow and treated with up to three applications glyphosate prior to cultivation or planting during the fallow period.

9. TURF

9.1 Turf shall be: Rolawn Medallion

9.2 Clear all vegetation. Cultivate the ground to a depth of 100mm to relieve compaction and create a fine level tilth.

9.3 Remove all stones and other extraneous material greater than 25mm in any direction.

9.4 Lightly roll.

9.5 Lay turf in accordance with good practice and supplier's specification.

9.6 Keep watered until established.

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10. WILDFLOWER MEADOWS

- 10.1 Vigorous perennial weeds such as nettles and docks shall be removed.
- 10.2 Cultivate the soil to remove any compaction or lumps, and firm the area.
- 10.3 Leave the soil to settle, ideally for four to six weeks. Any weed seeds which germinate shall be removed.
- 10.4 Cultivate the soil to create a level surface with a fine, crumb-like texture.
- 10.5 Sow the seed in accordance with the supplier's instructions.

11. PLANT SUPPLY

- 11.1 Plants shall be supplied by one of the suppliers below or equal approved. The supplier shall be a nursery listed in the Horticultural Trades Association Nursery Certification Scheme.
- 11.2 Plants to be supplied by one of the following (or equal approved):
 - Johnsons of Whixley, Gilsthwaite Lane, Kirk Hammerton, York, North Yorkshire, YO26 8AQ
 - Robin Tacchi Plants, Fen Farm, Garboldisham, Norfolk IP22 2RL. 01953 681312
 - James Coles & Sons (Nurseries) Ltd, 624 Uppingham Road, Thurnby, Leicester, LE7 9QB. 0116 241 2115
- 11.3 Plant material shall be in accordance with the HTA's National Plant Specification 1997. All plants shall be container grown, well formed and free from disease.
- 11.4 Plant handling to CPSE Plant Handling Code.
- 11.5 Stock shall be materially undamaged, sturdy, healthy and vigorous, of good shape and without elongated shoots, and free from pests and diseases, discolouration, weeds and physiological disorders. Plants shall have been grown in a suitable environment and hardened off. The root system shall be to the requirements of the National Plant Specification containing a fully fibrous and balanced, branched system. Containerized or container grown trees must be free from circling or girdled roots – these should be rejected if apparent.

12. PLANTING

- 12.1 Planting shall take place between November and March.

13. PLANTING BED PREPARATION

- 13.1 Planting areas shall be hand weeded to be weed free prior to planting.
- 13.2 Planting areas cultivated 300 mm deep and stone picked of any material greater than 50mm in any direction.
- 13.3 Approved planting compost and slow release fertiliser shall be incorporated into the topsoil during planting.

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14. TREE STAKING

- 14.1 All trees: Short Double Staking unless stated otherwise.
- 14.2 Stakes shall be preservative treated softwood 100mm min diameter. Driven vertically 450mm into base of pit on either side.
- 14.3 Cross bar - timber, as stake. Secured with rubber J Tom's 37.5mm wide standard nylon reinforced rubberbelt ref L2 ties including rubber spacer pads ref L1.

15. TREE SHELTERS / TREE PROTECTION

- 15.1 Trees shall be provided with an individual guard or tree shelter to a height appropriate for the protection required.

16. COMPLETION

- 16.1 Planting beds and tree pits shall be mulched with 75mm depth amenity grade bark mulch on completion.
- 16.2 Planting areas shall be watered to field capacity on completion.
- 16.3 All arisings, litter and extraneous material shall be removed from site to leave the site tidy, neat and presentable.

17. MAINTENANCE

- 17.1 All new and existing trees, planting and turfing shall be maintained for twelve months following practical completion by the landscape contractor.
- 17.2 There shall be a minimum of 18 maintenance visits per year. Consisting of biweekly visits between March and October inclusive. Maintenance visits shall be monthly for November to February inclusive.
- 17.3 All planting beds shall be weeded during each visit.
- 17.4 All lawn and amenity grass areas shall be mown to a height of 25mm on each visit. Arisings to be removed from site.
- 17.5 Wildflower meadow areas shall be mown twice per year.
- 17.6 All litter shall be removed from site.
- 17.7 All new trees, planting and grass shall be watered sufficiently to ensure healthy establishment.

18. DEFECTS LIABILITY

- 18.1 Twelve months on plant material and grass.
- 18.2 Replacements in November in year of loss.