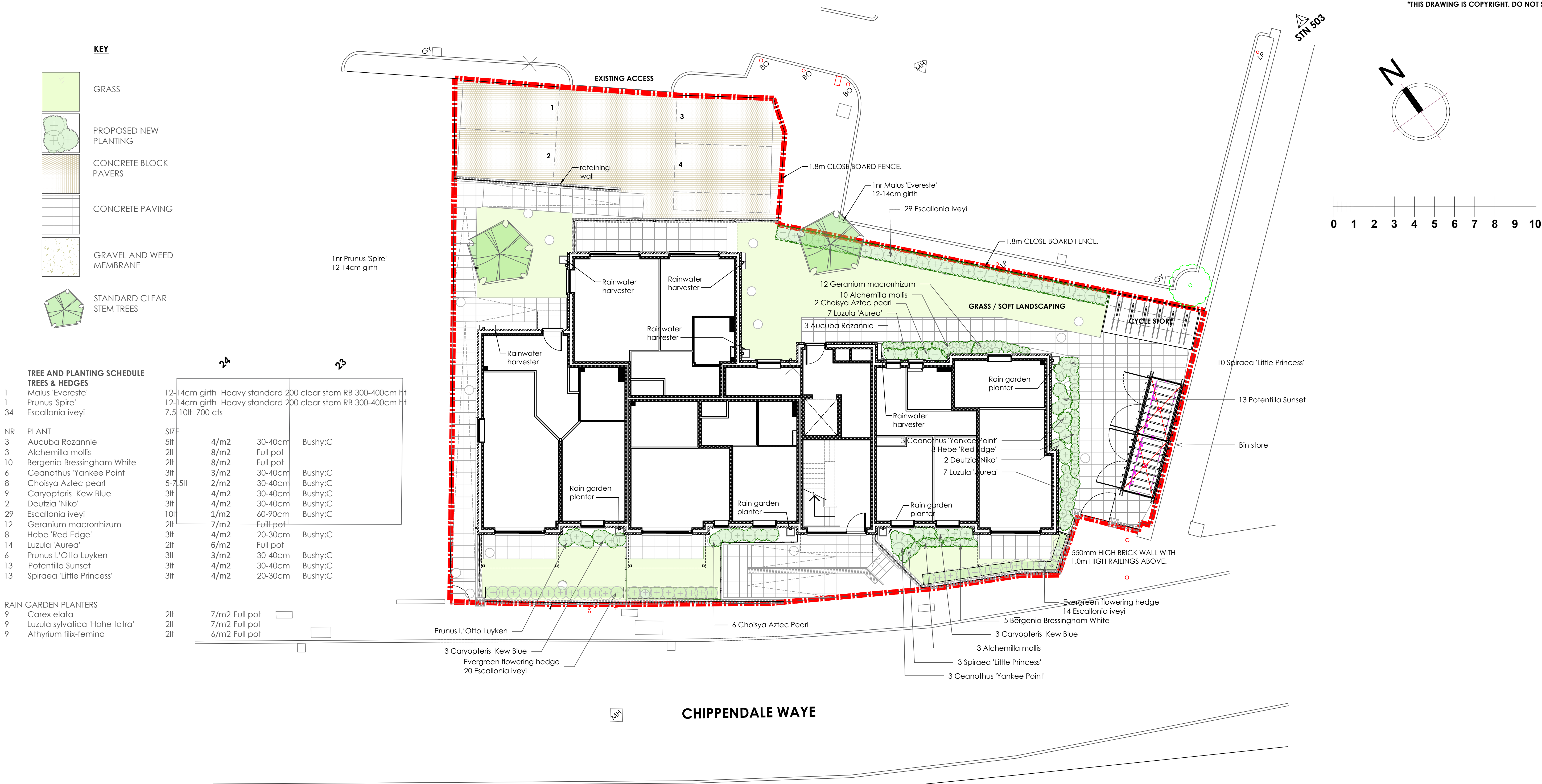




GENERAL SCHEDULE FOR IMPLEMENTATION Soft landscape works to be undertaken in the first available planting season following completion of the building and hard landscape works from October to May and completed within four weeks. WATER SUPPLY RESTRICTIONS If the water supply is, or is likely to be restricted, advise Client and do not carry out planting or seeding until instructed. If planting or seeding has been carried out, obtain instructions on watering. SUPPLY & HANDLING OF TREES & PLANTS Comply with the National Plant Specification and the Code of Practice for Plant Handling (CPSE) which is incorporated in the National Plant Specification. Comply with Nurseries, Retailers and Landscapers - Biosecurity Best Practice Protocol. All plants delivered to site shall be clearly and durably labelled with exact genus, species, cultivar and supplier. Where plants are grouped one label is to be retained in place on completion of the work. SEASONS: Undertake planting in the following seasons unless the agreed programme indicates otherwise: deciduous plants: beginning November to end March, Evergreen plants: October/November or April, grass and wildflower seeding: March/April or September/October Bulbs: when available depending on species, usually in Autumn or Spring WEATHER AND SOIL CONDITIONS Undertake soft landscape works generally in open weather conditions, typically mild, dull and moist. Do not undertake planting seeding or turfing when the temperature is below 4°C. When the ground is covered in snow, in frozen or waterlogged ground or in drought conditions. PLANT FAILURES: all plants supplied and planted by the Contractor including trees, which fail to thrive within 12 months shall be replaced with the same species to match the size of adjacent plants of the same species at the next suitable planting season, unless otherwise agreed. GRASS MAINTENANCE: Apply a selective herbicide. Apply a N15:P5:K35 fertiliser the following spring in late April. Water using a fine spray whenever required to ensure continuing healthy growth until the consultant certifies the work is finished. GRASS CUTTING: Not applicable to wildflower areas. When the grass is between 50 and 75mm high, clear surface debris and make a first cut with a sharp cylinder mower with a fitted grass box to reduce the grass to 40mm. Dispose of all grass cuttings to an agreed location. Thereafter maintain the grass so that it is never longer than 50mm or shorter than 30mm by mowing at intervals until the Consultant certifies the work is finished. SEEDED LAWNS AND MEADOWS GRADIENTS AND LEVELS: Conform to the spot heights or contours on drawings and ensure that falls are even without humps or hollows. Unless otherwise specified final levels after settlement are to be 20mm above any adjacent paving. PRE-EMERGENT HERBICIDE: Before cultivation apply herbicide, in accordance with specification clause A540, unless the ground has been kept fallow and weed free for a period of 6 months. GROUND PREPARATION FOR LAWNS IN EXISTING SOFT AREAS: Rotovate areas to be seeded to a minimum depth of 100mm. Remove all debris exceeding 50mm in any dimension brought to the surface including stones, vegetation and rubbish. Ensure 100mm minimum depth of topsoil over all areas. Rake and roll the area to produce a firm and level seed bed. Reduce top 30mm of soil to a fine tilth not exceeding 10mm particles.	GRASS SEED Sow with mechanical seed drill with ryegrass for domestic and communal areas at manufacturers recommended rate. TURF EDGING: Lay a margin of turf to all edges before seeding, a minimum of 300mm wide. Turf grass mixture to match the seeding specification. Mow in the levels and trim turf to line. SOWING GRASS SEED: Ensure even mixing of all seed varieties at all times. Use a broadcast machine to spread the seed in the quantity specified. Apply in two equal passes in transverse directions. Rake in the seed and roll with a lightweight roller. WILD FLOWER SEED MIX: Emorsgate EL1 or equivalent and appropriate mix. Sowing rate: 4 grams per square metre. Ensure even mixing of all seed varieties at all times. Bulk up the seed with 10 times the volume of sawdust or silica sand. Carefully rake the seed into the surface and roll to consolidate. TURFING TURF QUALITY: To BS 3969 with herbicide applied 1 to 3 months before lifting; 900 x 300 minimum size, even thickness, max 10mm thick thatch and 7-18mm thick topsoil. Delivery phased to ensure laying within 48 hours of lifting. Stacks not to exceed 1.4m high. Ensure turves do not dry out. GRADIENTS AND LEVELS: Conform to the spot heights or contours on drawings and ensure that falls are even without humps or hollows. Unless otherwise specified final levels after settlement are to be 20mm above any adjacent paving. See also specification clause B245. PREPARATION FOR TURFING: Remove all weeds, rubbish and stones over 30mm in any dimension. Cultivate topsoil to a minimum depth of 100mm. Reduce top 30mm to a fine tilth and on clay or heavy loam soils work in 50% of coarse sharp sand to produce a 60mm layer. FERTILISER: Dress areas to be turfed with N7:P7:K7 fertiliser at a rate of 50g/m². Work into the top 30mm of tilth 7 days before turfing and water in well. LAYING TURF: Transport turf over close butted timber planks. Lay turf in consecutive rows. Lay turf from timber planks protecting previously laid turf, lay turf close butted breaking the joint in alternate rows, use only whole turves at margins, consolidate lightly with wooden beaters, brush in finely sieved topsoil to fill all joints, peg turfs with wooden pegs on slopes exceeding 30°. Ensure final surface is 20mm above any adjacent hard surface. TURFING ADJACENT TO OBSTRUCTIONS: Leave a neat 300mm radius of soil round all newly planted trees. Unless otherwise shown on the drawing, turf right up to existing established trees, walls, fences and similar obstructions, leaving no soil uncovered. Spread and brush in a top dressing of fine sieved topsoil and sand 50:50 to fill cracks and depressions. SHRUBS, HERBACEOUS AND GROUND COVER PLANTS: NURSERY STOCK: in accordance with the plant list and as specified in the National Plant Specification (available free at www.gohelios.co.uk). All plants shall have been grown in peat free growing media. Conform to the spot heights or contours on drawings and ensure that falls are even without humps or hollows. Unless otherwise specified final levels after settlement are to be 20mm above any adjacent paving. See also specification clause B245. PREPARATION FOR PLANTING: Apply herbicide if required Rotovate ground to a minimum of 250mm deep and remove stones over 50mm in any dimension. Remove existing unwanted plants including their roots. ORGANIC MATTER: apply and lightly dig into the surface of planting areas, one of the following to be agreed: well rotted farmyard manure at a rate of 5kg/m², concentrated bagged animal manure * or composted green waste complying with BS1 PAS 100 from an agreed supplier FERTILISER: incorporate bonemeal in planting areas at the rate of 70gm/m² into the topsoil	PREPARATION OF PLANTS: Remove inorganic containers. Check for and reject any damaged, diseased, poorly rooted, pot-bound, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed). Carefully prune any minor root damage. WATERING BEFORE PLANTING: If soil is dry, thoroughly water 48 hours before planting. Saturate the root ball of container grown and rootballed plants before planting. PLANT: Set out plants at required densities in groups indicated on the landscape drawings. Adjust accordingly where bed sizes have changed, make notes and notify consultant to as built changes. PLANT BULBS: under plugs of turf when in existing grass areas: grouped at random for naturalised bulbs, with the base of bulb at the correct depth for the species and in contact with the soil, with fine, stone-free topsoil backfill. MULCHING: Fork soil to a medium tilth in the areas to be mulched. Apply 75 mm of medium grade bark mulch after watering to prior client/consultant sample approval. TREES TREE QUALITY, SIZE AND TYPE: in accordance with the plant list and as specified in the National Plant Specification. Comply with Nurseries, Retailers and Landscapers - Biosecurity Best Practice. TREE STAKES: 75mm minimum diameter, free of bark, with one end pointed. TREE TIES AND SPACERS: Type: Greenblue urban naturlie hession strapping to manufacturers methodology. STAKING FOR BAREROOT AND BAGGED TREES: Drive stake upright 600mm into bottom of excavated planting pit before planting, close to the tree stem on the windward side. Cut off at 600mm above ground and secure tree with ties and spacers at the top of the stake. STAKING FOR ROOTBALLED AND CONTAINER TREES: Drive 2 stakes upright 600mm into bottom of excavated planting pit 600mm apart, before planting, either side of the rootball in line with the prevailing wind. Cut off at 600mm high above ground level and after planting secure tree with loops of webbing secured at the top of the stake to hold the tree vertical. UNDER/OVER GROUND GUYING to be provided for trees over 16cm girth. TREE PIT PREPARATION To pits in planting areas, shortly before planting; incorporate organic matter around surface and root-ball to 100mm depth and mix lightly with soil. Incorporate fertiliser at the planting area rate in accordance with specification clause. PREPARATION OF TREES: Remove inorganic containers or root-ball support materials. Check for and reject any damaged, diseased, poorly rooted, pot-bound, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed). Carefully prune any minor root damage. Water root-ball thoroughly water 24 hours before planting. Saturate the root ball of container grown and root-balled plants before planting. PLANT TREES: Plant in previously prepared tree pits to inset drawing details 1 & 2, in locations shown on the drawings or in positions agreed separately with client and noted for consultant, in holes large enough to allow adequate root spread or 150mm wider all round root-ball, break up bottom of hole, cut back any damaged roots to sound growth. WATERING PIPES: provide perforated plastic watering pipes in a circle around the top of the rootball as drawing detail. WATERING: Water thoroughly immediately after planting and at intervals as necessary as achieve	successful establishment and as per the maintenance agreement. Keep the ground weed and grass free within mulched area round each tree.

landscape connection	
99a High Street, Great Missenden, Bucks. HP16 0BB 01494 729991 www.landscapeconnection.co.uk	
CLIENT	KEARNS HOMES
SITE	CHIPPENDALE WAY
DRAWING	LANDSCAPE PLAN
DATE	15-9-21
DRWG NR	LC-2847-01
SCALE	1:100 @ A1
ISSUE	PLANNING