



MANAGEMENT SCHEDULE
On completion, the developer will employ a professional landscape contractor to maintain landscaped areas. As a minimum requirement maintenance and management visits will be undertaken to meet the described schedule of operations and will continue in perpetuity with a review annually and extensively at the end of a five-year period. Copies of which to be made available to the managing agents and contractors alongside a full set of the planning approved drawings. The following schedule of operations indicates tasks and inspections to be carried out within the first five-year period and in perpetuity at five-year intervals thereafter.

YEARS 1-2	
MARCH TO OCTOBER - fortnightly maintenance visits	NOVEMBER TO FEBRUARY - monthly maintenance visits
TASK	REQUIREMENTS
Litter collection and removal	each visit
Weed control (by hand)	each visit
Fertilizer to tree and shrub beds (organic)	annually applied in March
Watering	as required to establishment
Pruning spring flowering shrubs	Following flowering/to species list
Pruning summer flowering shrubs	March/April/ to species list
Thin out planting	not required
Tree works	Watering as required
Plant replacements	November annual replacement of dead and diseased plants
Tying in climbers to fences and wires	monthly during growing season to green wall
Tree works	Inspect for establishment, damage and disease
Checking and removal of tree stakes	Winter and summer inspections and running repairs
Management review	Annual assessment of landscape areas for improvements

YEARS 3-5	
MARCH TO OCTOBER - fortnightly maintenance visits	NOVEMBER TO FEBRUARY - monthly maintenance visits
TASK	REQUIREMENTS
Litter collection and removal	each visit
Weed control (by hand)	each visit
Fertilizer to tree and shrub beds (organic)	annually applied in March
Watering	Required during drought only
Pruning spring flowering shrubs	Following flowering/to species list
Pruning summer flowering shrubs	March/April/ to species list
Thin out planting	Lift, split and thin perennial groups as required for optimal growth and diversity. One third removal of shrubs older stems years 4&5
Plant replacements	November annual replacement of dead and diseased plants
Tying in climbers to fences and wires	Thin older stems to regenerate and keep light to walls
Tree works	Inspect for establishment, damage and disease
Checking and removal of tree stakes	Remove stakes from yr 3 subjects to assessment
Management review	Five year review of management plan and new proposals

SOFT LANDSCAPE WORKS - MATERIALS AND WORKMANSHIP

All plants and planting to comply with the requirements of all current /relevant British Standard specifications including BS 3936: Part 1 (1992), Part 2 (1990) and Part 4 (1984) and BS 5236 (1975) where applicable, BS 4428 (1989) and the BALI / LI / Nursery Trade Tender Document (5th Edition 1986). All plants to be supplied in accordance with the plant schedule. Any plant material planted outside the recognized planting season (Nov-Feb), to be containerized stock and supplied at the sizes specified.

TREE PLANTING

All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage and services. Allow for the use of container grown stock during the period 1 April to 31 October, and field grown stock from 1 November to 31 March. Replacement trees will be planted if they have failed to establish within a five year period from completion. The earth is not to be rolled within the RPA of adjacent trees as this can cause compaction.

TOPSOIL REQUIREMENTS

To BS 3882 (2007). All areas shall be cultivated to a minimum depth of 150mm. Full weed, rubbish and stones over 20mm gauge shall be removed. Earth to be rolled as required and raked in two directions except within the rootzone of trees. Shrub / structure planting beds - 450mm depth Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than root ball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened

LANDSCAPING

All plant material shall conform to BS3936:Part 1. The planting shall be carried out after completion of the buildings and prior to occupation. All topsoil shall be imported to BS3882:2007. Multi-purpose topsoil. The soil shall be moved and stock piled in accordance with BS2882:2007. Ph 5.5-7.8. The nutrient content shall confirm to index values set out in the BS. Crumb structure shall be typically 2-7mm diameter, each comprising an aggregate of soil particles attracted around a sticky humus centre.

All shrubs to be planted a minimum of 450mm deep consisting of top soil and tree and shrub planting compost in a ratio of 4:1. A slow release fertiliser shall be incorporated into the soil at the time of planting. The planting shall be well watered in. After planting all shrubs shall be covered with a 75mm layer of bark mulch to reduce weed growth.

Tree pits to be excavated 150mm wide and deeper than the rootball or spread, min size 800x800x700mm. The pit shall be backfilled with site and imported topsoil. Trees shall be 75-100mm double staked with bio-degradable hessian tee ties and no backboard. No herbicide of any form to be sprayed under new tree plantings at any time, weed suppressant should be in the form of mulch or mulch mats to at least 1.5m in diameter and 75mm to 1m in depth of composted bark mulch for all new tree plantings. No compost or fertilizer to be added to tree pits.

All trees and shrubs shall be adequately watered in dry periods to ensure their continued growth. Tree ties shall be checked and adjusted as necessary. General grass areas to be mown on a regular basis. Keep all shrub beds free from weed and rubbish. All trees and shrubs to be adequately watered during dry periods to ensure their continued growth. Tree ties to be loosened as required and removed after 3-5 years when the trees have established their root system. Where shrub beds border mown grass the shrub beds shall be kept edged. General grass areas shall be mown on a regular basis and grass shall not be allowed to grown over 60mm in height. Any tree that dies to be replaced like for like within five year period. Plants which die shall be replaced with the same species with 1 year. Plants and shrubs to be pruned to improve their shape and health as required.

TREE SCHEDULE

NR	PLANT	SIZE
2	Prunus padus Albertii	12-14cm girth Heavy standard 200 clear stem RB 300-400cm ht
1	Acer campestre Queen elizabeth	12-14cm girth Heavy standard 200 clear stem RB 300-400cm ht
1	Malus sylvestris Evereste	12-14cm girth Heavy standard 200 clear stem RB 300-400cm ht

PLANTING BEDS

1	Aucuba Crotonifolia	10lt	2/m2	30-400cm	Bushy:C 750 centres
3	Alchemilla mollis	2-5lt	full in pot		
4	Cistus x corbariensis	3lt	3/m2	30-40cm	Bushy:C 600 centres
10	Euphorbia Robbiae	2-5lt	full in pot	6/m2	
7	Geranium macrorrhizum	2-5lt	full in pot	6/m2	
6	Luzula Hohe tatra	2-5lt	full in pot	6/m2	
4	Phlomis fruticosa	3lt	3/m2	30-40cm	Bushy:C 600 centres
5	Mahonia Apollo	10lt	2/m2	30-400cm	Bushy:C 750 centres
17	Prunus lusitanica	10lt	2/linear	metre	
2	Sarcococca Winter Gem	10lt	2/m2	30-400cm	Bushy:C 750 centres
1	Nandina Obsessed	10lt	2/m2	30-400cm	Bushy:C 750 centres

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CLIENT KEARNS HOMES LTD REVISIONS

SITE 42 & 44 MAHLON STREET
RUISLIP

DRAWING LANDSCAPE PLAN

DATE 3-7-25

DRWG NR LC-3034-01

SCALE 1:100 @ A1

ISSUE PLANNING