



**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 BAU / 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 conform 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-degradableessian tree 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 grow 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.

**GREEN WALL**

The green wall provides an aesthetic enhancement to the fenceline and will improve air quality, both by absorbing carbon dioxide and releasing oxygen, and by trapping dust and other harmful pollutants caused by motorway traffic emissions. A mix of evergreen and deciduous ornamental and native climbers selected are tied into fenceline wire system

**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**

TASK	REQUIREMENTS
MARCH TO OCTOBER - fortnightly maintenance visits	NOVEMBER TO FEBRUARY - monthly maintenance visits
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	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**

TASK	REQUIREMENTS
MARCH TO OCTOBER - fortnightly maintenance visits	NOVEMBER TO FEBRUARY - monthly maintenance visits
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 tight 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

**TREE SCHEDULE**

NR	PLANT	SIZE
2	Prunus padus Albertii	10-12cm girth Selected standard 180 clear stem 250-350cm ht
2	Sorbus aucuparia Streetwise	10-12cm girth Selected standard 180 clear stem 250-350cm ht

**PLANTING SCHEDULE**

PLANT	SIZE	QUANTITY
Abelia Kaleidoscope	2lt full in pot	500 centres
Alchemilla mollis	3lt 4/m2 20-30cm Bushy:C	500 centres
Caryopteris Kew Blue	3lt 4/m2 20-30cm Bushy:C	500 centres
Cistus x hybridus	2lt full in pot	500 centres
Euphorbia Robbiae	2lt full in pot	500 centres
Geranium macrorrhizum	1.5lt frame	500 centres
Hebe Sutherlandii	1.5lt frame	500 centres
Hedera Green Ripple	2lt full in pot	500 centres
Hydrangea petiolaris	3lt 4/m2 20-30cm Bushy:C	500 centres
Luzula Hohe Tatra	3lt 3/m2 30-40cm Bushy:C	500 centres
Mahonia Apollo	3lt 3/m2 30-40cm Bushy:C	500 centres
Nandina Firepower	3lt 3/m2 30-40cm Bushy:C	500 centres
Philomis fruticososa	3lt 3/m2 30-40cm Bushy:C	500 centres
Prunus Otto Luyken	3lt 3/m2 30-40cm Bushy:C	500 centres
Spiraea Shirobana	3lt 4/m2 20-30cm Bushy:C	500 centres
Stephandra incisa Crispa	3lt 3/m2 30-40cm Bushy:C	500 centres

**landscape connection**



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CLIENT	KEARNS HOMES	REVISIONS
SITE	66-74 FARMLANDS JOEL STREET PINNER	
DRAWING	LANDSCAPE PLAN	
DATE	19-2-26	
DRWG NR	LC-3023-01	
SCALE	1:100 @ A1	
ISSUE	PLANNING	