

# Arborweald Environmental Planning Consultancy

LANDSCAPE, ARBORICULTURE & ECOLOGY  
SURVEYS\* PLANS\* ASSESSMENTS\* MITIGATION\* SOLUTIONS &  
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Soft Landscape Scheme; Treatment and Planting Specification  
Pursuant to Sevenoaks District Council Planning Approval  
Condition 3; Decision Notice 20/02676/FUL

**Residential Property: Pound Hill, Chart Lane, Brasted, Kent TN16 1LR**

March 2021

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NC Forestry, Ba Hons

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**Oversight:** D. Kavanagh-Spall.

**DKS/883 Landscape**

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## **1.0. Introduction**

Arborweald Environmental Planning Consultancy (AEPC) has been commissioned by Mr Simon Lambert (property owner), to provide soft landscape scheme specification details pursuant to Sevenoaks District Council Planning Condition 3. This report addresses the soft landscape element relating to Condition 3 and is informed by numerous assessments undertaken at the property including ecological and arboricultural (AEPC; DKS/819, 2020). This soft element of the scheme is to be read in conjunction with the Masterplan provided by GB Architectural Design (GBA) and the scheme plan (Appendix 1) will be integrated into the GBA Masterplan plan (GB/SL/03 *LATEST REVISION*) presenting the full soft and hard landscape elements. This scheme is based on a collaborative approach between the architect, property owner and AEPC, helping to ensure a consistent approach which appropriately has taken account of the site's and surrounding area's natural landscape character, arboricultural value, ecological value and owners aims and objectives.

AEPC is a multidisciplinary environmental planning consultancy qualified to provide a professional service in the fields of arboriculture, ecology and the natural landscape. It is led by its founder; David Kavanagh-Spall who is a trained Arboriculturist, Ecologist and landscape specialist, who has lectured at higher education level in Arboriculture and associated subject matter and is a professional member of the Arboricultural Association. David has over 23 years' industry experience. Alex Livingstone has over 25 years' experience in the Arboriculture, Forestry and Countryside Management industry including, commercial, charity and educational sectors.

Assessment and specification is based upon professional qualifications and knowledge and published professional standards, guidance/recommendations and legislation.

### **1.1. Relevant Plans and Documents**

All plans listed within the Planning Approval Notice (20/02676/FUL).

## **2.0. Rationale**

Provide a scheme acceptable to SDC which takes appropriate account of the area's and the property's landscape character, meets the property owners aims and objectives and is practically implementable within the limitations of a private residence. No liability is accepted for any costs, claims or losses arising from the use of this report and specified scheme.

### 3.0. SDC Planning Condition 3

Planning Condition 3 is addressed within this report limited to, the soft landscape treatment, consisting of management of existing features to mitigate and where possible conserve and enhance established features in association with the approved development. Also, soft landscape planting to complement the established residential gardens.

Planning Condition 3 states (relevance to soft scheme parts only): *“No development shall be carried out.....until full details of ..... soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall cover as appropriate: ....Planting plans; Boundary Treatments.....; Written specification (including cultivation and other operations associated with plant and grass establishment); Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate. Implementation timetables. Development shall then be carried out in accordance with the approved details. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.”*

#### 3.1. Boundary Treatment

Site boundaries on the north and south sides of the property consist of hard landscape features including walls and close boarded fence, softened to a degree by off-site neighbour shrubs to the north of the property front drive. The property's east boundary is well outside of the development area and accordingly is not considered. Boundary treatment within this report, relates to and is limited to the west boundary which bounds the driveway edge and public highway.

West boundary consists of a poor quality single line hedge of mixed species, bounded north and south by property access points with associated hardstanding. The south access as specified in the approved planning application is to be re-aligned and widened with the loss of some of the existing hedge. The north access is to be closed with, hardstanding broken out and removed and ground cultivated to facilitate new hedge planting. The existing hedge is to be grubbed out and replaced with a common yew (*Taxus baccata*) hedge which will extend across the whole western boundary including the north closed access area (Appendix 1).

Current species mix of the west boundary hedge includes: common yew (*Taxus baccata*) but also non-native sycamore (*Acer pseudoplatanus*) and non-native invasives, common Rhododendron (*Rhododendron ponticum*) and cherry laurel (*Prunus laurocerasus*). The hedge was historically poorly planted in a single row and will be replaced with high standard double stagger planting, resulting in a high quality dense hedgerow.

## 3.2. Planting Specification

Plants to consist of woody species and grass lawn turves. Woody planting stock will consist of nursery classification 'whips' and 15 litre pots for yew hedging unless planted within established tree rhizospheres where, 60cm height yew whips will be utilised. The species chosen will provide diverse amenity value through being attractive through the seasons from bark, foliage and fruit, through shade tolerance attributes (shade located) and through the provision of significant habitat value appropriate to the site. All woody planting shall be undertaken between September and March. Turfing shall be undertaken at either September to October or March to April.

Whips and pot grown yew will establish well. Whips are excellent for tree defensive planting, where they can be notch planted within rhizospheres with the minimal possible impact on roots.

### 3.2.1 Preparation and Planting

Prior to cultivation, planting areas will be cleared of weeds (minimum area of 1m<sup>2</sup> per woody plant and entire lawn area) by hand and soil will be free of toxic substances, plastics and metals. Subsoil can be reused mixed with good quality topsoil at a 50:50 ratio. The top 50cm of all the planting areas will consist of good quality topsoil; this will be friable, weed free and contain no subsoil and will be mixed with organic compost at a 75:25 topsoil/compost ratio. New imported topsoil to be utilised in planting areas will comply with British Standard 3882 (BS3882, 2015). Planting areas to marry in appropriately with hardsurfaced areas and accordingly, topsoil spreading shall be undertaken at least 3 weeks before planting to allow for settlement with, dressing topped up at time of planting as appropriate.

Areas outside of tree root protection areas (Appendix 2) shall be hand or mechanically cultivated to a depth of 450cm (where possible) and dressed with topsoil and organic compost for top 50cm. Planting areas where in established tree / hedge RPAs, to be hand cultivated by fork with no soil turning over occurring, only forking to fork spit depth and loosening of the soil. Newly planted areas shall be watered in ensuring the entire areas are moist with, woody planting mulched to a depth of 75mm with processed FSC certified tree bark.

#### 3.2.1.1. Whips

Whips shall be notch planted and gently but firmly firmed in by foot with, root collar visible at ground level. Yew whips to be planted south of driveway access and in between the garage and dwelling; double staggered at 30cm centres.

#### 3.2.1.2. Pot Grown Yew

Pot grown yew are to be double staggered pit / trench planted at 50cm centres. Pits / trench will be well forked at the bottom(s) and sides in order to break up the subsoil. Subsoil can be reused mixed with good quality topsoil at a 50:50 ratio. The top 50cm of the pits / trench will consist of topsoil compost mix (75:25 topsoil/compost ratio).

Hedgerow pits / trench shall be prepared prior to plant delivery with, yew being planted immediately upon delivery. Pits / trench shall be at least twice the diameter of the root spread and one and a half the depth of the roots. Roots shall be spread and firmed into the planting area, with the root collar visible at ground level. Soil should be back filled into the planting areas and gently firmed by foot at 15cm depth intervals.

### 3.2.1.3. Lawn

Ryegrass Fescue mix amenity lawn turves to be laid with staggered joints. Lightly roll and then top dress with a mixture of sand and topsoil (BS3882, 2015), raking in as appropriate. Turf is best laid when the soil is not dry, frosty or saturated.

### 3.2.2. Planting Stock

Plant quality to comply with appropriate British Standards (BS 3936 1992 and BS3969 1998 +A1 2013 includes for woody plants and turves), as applicable. Woody plants will only be used where they are clearly labelled with their botanical name and are healthy, vigorous, and free from pests and diseases, and suitably hardened off for the proposed situation of planting. All plant material used will have a growth habit normal for the species, with healthy foliage and no die-back, and a well-formed fibrous root system. Whips are to be a minimum of 60cm in height and 15L pot grown yew a minimum of 1.2m in height. Turves to be healthy with no dieback, no weeds and a healthy roots. Planting locations are chosen relevant to species attributes (Appendix 1) with, complimentary mixes and quantities (Table 1)

**Table 1: Plant Species and Amount**

Species	Pot Grown Number	Whip Number	Total
Common dogwood ( <i>Cornus sanguinea</i> )	0	5	5
Common viburnum ( <i>Viburnum opulus</i> )	0	4	4
Kohuhu ( <i>Pittosporum Tenuifolium</i> )	0	5	5
Winter daphne ( <i>Daphne odora</i> )	0	17	17
Redvein Enkianthus ( <i>Enkianthus campanulatus</i> )	0	2	2
Japanese andromeda ( <i>Pieris japonica</i> )	0	2	2
Common yew	56	52	108

**Amenity Lawn Turf Square Meteridge Measured Grass Area at Appendix 1**

### 3.2.3. Maintenance and Establishment

Routine management should be carried out for a period of 5 years in order to establish woody plantings and hedgerow. All plants that within that period die, are removed, or become seriously damaged or diseased will be replaced in the following planting season with plants of a similar size and species, unless the LPA provides written consent to any variation.

After storms and frosts, checks should be made for frost heave, plant stability and root lift; plants will need to be re-firmed into place. Processed bark mulch levels should be retained at a depth of 75mm. Spring hand weeding (hand weeding to continue throughout the summer), to be followed by organic fertilizing with compost and/or composted mulches where plants are showing a lack of vitality. During dry

periods and throughout the summer irrigate at least twice weekly applying approximately 10 – 15 litres of water per irrigation but ensuring that plants are left moist but not in standing water.

### **3.2.3.1. Hedgerow**

Hedgerow to be provided with 1 – 2 years to establish and thereafter, be annually – biennially pruned to required height and in ‘A’ frame shape, helping to ensure good foliar generation all the way to the bottom of the hedge with no gapping developing.

## **4.0. Implementation Timetable**

In order to ensure successful establishment of plants; planting and maintenance shall be undertaken to a seasonal and development phased timetable (table 1).

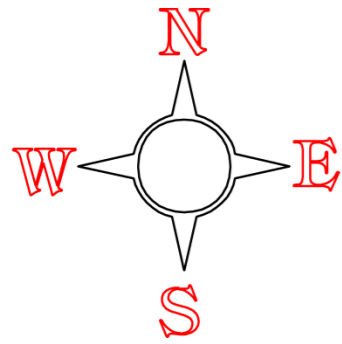
**Table 2: Planting, Maintenance and Establishment Phased Timetable**

<b>Phase</b>	<b>Activity</b>
1	Demolition and construction phase with hardstandings completed as practicable.
2	Post construction and between the months of September and March, undertake woody species planting. Turf laying to be undertaken between September and October or March and April.
3	Spring and Summer, new planting to be kept moist and weed free
4	Autumn and Winter, plants to be checked for frost heave and re-firmed into place as required.
5	Annually Spring / Summer plant health to be assessed with replacement planting implemented in September to March (as required).
6	18 – 24 months after planting; late winter (before spring bud burst) hedgerow management to be undertaken.
7	5 years post planting landscape scheme established

## **5.0. Conclusion**

This report and landscape plan provide a scheme which accords with the requirements of planning condition 3. Accordingly, it is respectfully requested that SDC approve this landscape scheme report in association with planning condition discharge. Once approved the planting specifications specified in this report shall be implemented in accordance with the implementation timetable (Table 2), the report and Landscape Plan Drawing (Appendix 1), taking appropriate account of tree root protection areas (Appendix 2).

Appendix 1: Soft Landscape Scheme Plan



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Key

- WD Winter daphne
- K Kohuhu
- CV Common vibernum
- RE Redvein enkianthus
- JA Japanese andromeda
- CD Common dogwood

For pit/trench and notch planting areas see Section 3.2

**NB: Plan provided as separate digital documents at correct paper size & scale, in PDF and DWG Formats**

This plan has been produced by Arborweald based on a to-scale DWG file supplied by GB Architectural Design Ltd for the purpose of this Landscape Scheme Plan. The original base plan reference: GB/SL/03 Rev E, issue date 08/20. KeyTree elements have been added to accurately represent new planting with, full planting specification detailed within the AEPC Landscape Scheme Report (DKS/883).

Project  
 Pound Hill, Replacement Dwelling and Garage

Drawing Title  
 Soft Landscape Scheme; Treatment and Planting Specification.  
 Condition 3: Decision Notice 20/02676/FUL

Drawing number                      Revision  
 DKS/883

Date    Scale  
 31st March 2021                      1:200@ A3

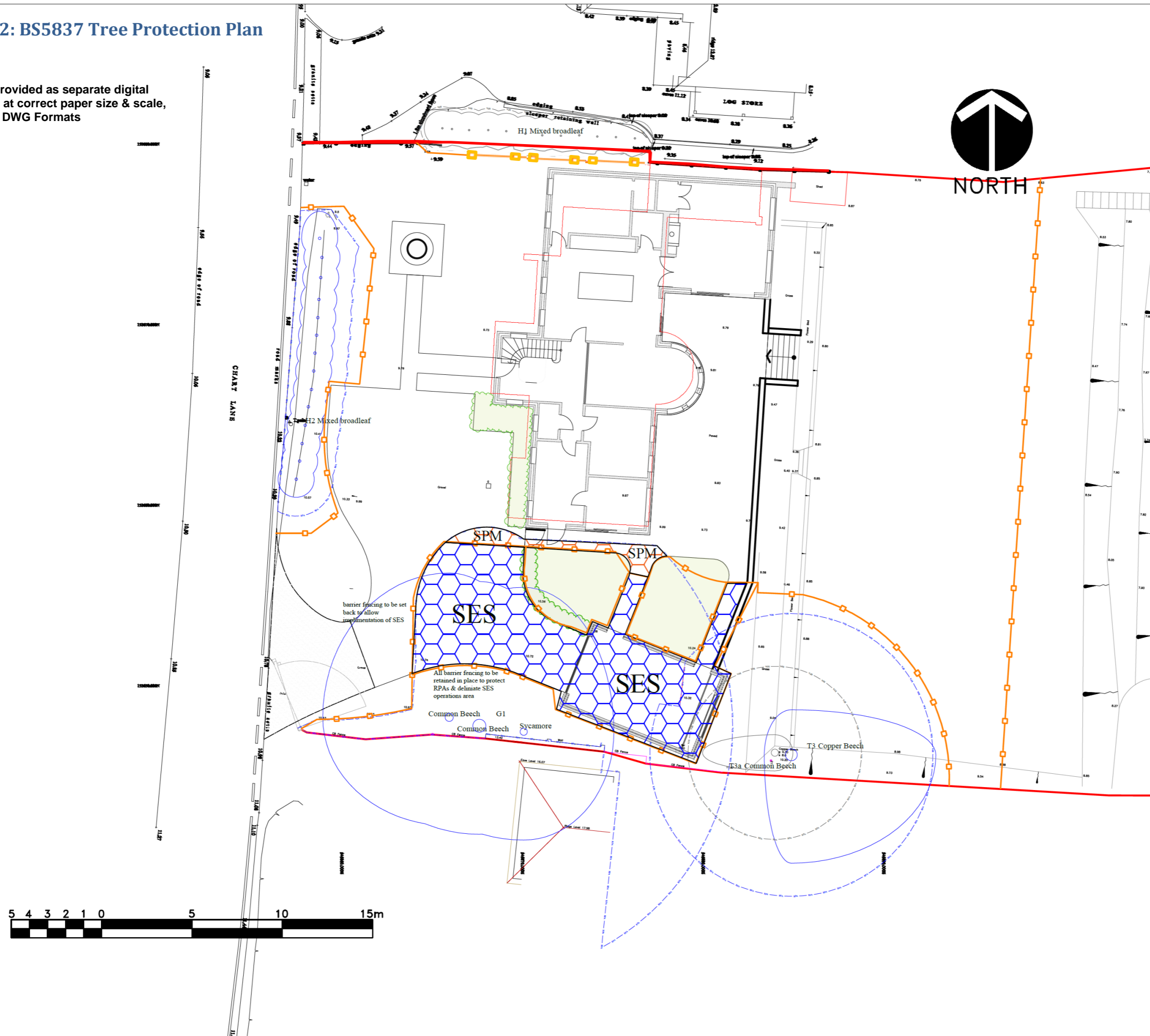
Drawn by:                                  Checked by  
 RW    DKS

Client  
 Simon Lambert



**Appendix 2: BS5837 Tree Protection Plan**

NB: Plan provided as separate digital documents at correct paper size & scale, in PDF and DWG Formats



**Key**  
 Identification of tree categories BS 5837 shown by canopy

- U DARK RED
- Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years
- CATEGORY A LIGHT GREEN
- Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- CATEGORY B MID BLUE
- Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- CATEGORY C GREY
- Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of <150mm measured at breast height

Root protection areas RPA's

- Category A
- Category B
- Category C
- Category U

This plan has been produced by Arborweald based on a to-scale DWG file supplied by George Burn Architectural Design for the purpose of this plan. The original base plan reference: GB/SL/03 REV D; dated 08/20. KeyTree elements have been added to accurately represent tree positions, canopies, root protection areas (RPA), arboricultural protection measures and ameliorations / enhancements and the KeyTree offset tool has been used where RPA's are restricted by buildings, walls, hardstandings etc. Where for technical reasons it was not possible to utilise the offset tool, asymmetric & atypical RPA's will have been determined by the arboricultural surveyor.

- Barrier fencing
- SPM - Special Protection Measures (S.7)
- SES - Special Engineering Solution (S.7)

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**Project**  
 Pound Hill Replacement Dwelling and Garage.

**Drawing Title**  
 Construction Arboricultural Protection Plan Pound Hill

**Drawing number** DKS/819a  
**Revision**

**Date** 27th August 2020  
**Scale** 1:200@ A3

**Drawn by:** RW  
**Checked by:** DKS

**Client**  
 Simon Lambert

## References

British Standards Institute (BSI). (1992). Nursery Stock Part 1: Specification for trees and shrubs, BSI

BSI. (1998 +A1 2013). Recommendations for Turf general purposes, BSI

BSI. (2015). Specification for topsoil, BSI