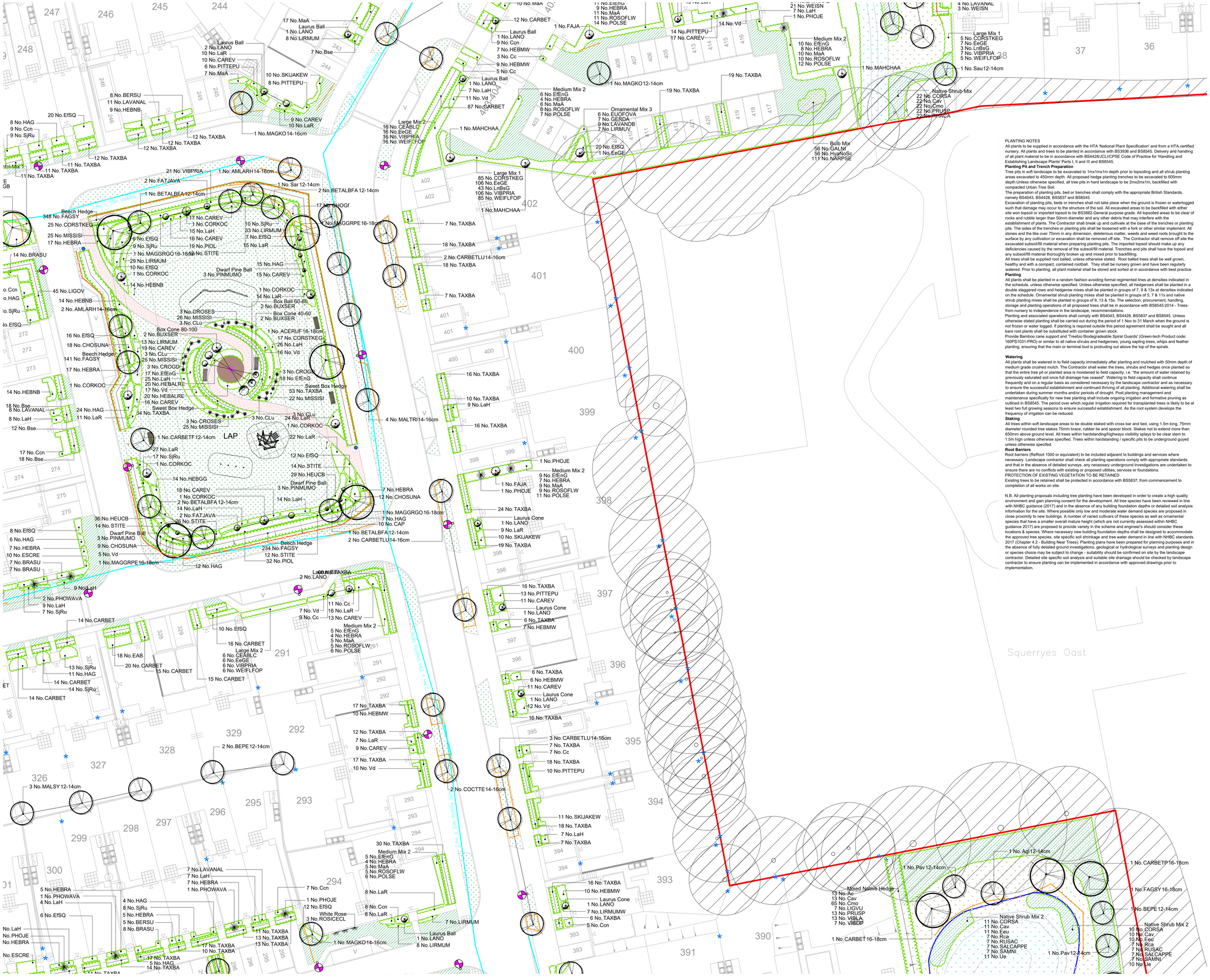

NOTES:
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KEY:

- Site Boundary
- Highway Boundary
- Existing Trees
- Existing Shrubs
- Proposed Trees
- Proposed Orchard Trees
- Proposed Multistem Trees
- Proposed Large Native Hedgerow / Instant Hedgerow Mix - Maintained at a maximum height of 2m
- Proposed Native Hedge - Maintained at a maximum height of 1.5m
- Proposed Ornamental Hedgerow - Maintained at a maximum height of 600mm
- Proposed Climbers (Fixed onto pressure-treated golden brown timber fan trellis - Dimensions: (H1800 x (W)945 x (D)30mm. Supplier and Product Code: Grange; HDFAN)
- Proposed Feature Shrub
- Proposed Native Woodland Mix
- Proposed Native Shrub Mix
- Proposed Managed Scrub Mix
- Proposed Shrubs
- Proposed Ornamental Bulbs
- Proposed Attenuation Base Mix
- Proposed Marginal Planting
- Proposed Swale Planting
- Proposed Pond Edge Planting Mix
- Proposed Emergent Pond Mix
- Proposed Aquatic Planting / Oxygenators
- Proposed Amenity Turf to Plot Frontages - Rolawn Medallion Turf Rolls or similar
- Proposed Amenity Grass - Emorsgate EL1 Flowering Lawn Mixture
- Proposed Wildflower Mix - Emorsgate EM3 Special General Purpose Meadow Mixture
- Proposed Wet Grass Mix - Emorsgate EM8 Meadow Mixture for Wetlands
- Proposed Pond Edge Mix - Emorsgate EP1 Pond Edge Mixture
- Proposed Grass Mown Path - 1200-1500mm Wide DLF UK - PM120 Slowgrowth Grass Mix to be sown on mown grass pathways.
- Proposed Timber Post and Rail Fence Height: 1200mm
- Proposed Timber Knee Rail Height: 600mm
- Hatton Rustic 4 Slat Seat - Located in P.O.S areas and LAPS Supplier: Broxap Finish: Treated Softwood Timber Size: (L) 2000 x (W) 580mm x (H) 770mm Root Fix Length: 300mm Code: BX17 4055
- Lakeside Seat - Located in the Plaza and 'The Square' Supplier: Broxap Frame Finish: Cast Iron Black Powder Coated Jet Black RAL 9005 Fixing: Set of 4 Ground Bolts Timber: 11 Treated Iroko Slats Size: L1800 x W605 x H840mm Code: BX 2060
- Okehampton Redwood Litter Bin - Supplier: Broxap Size: D500mm W500mm H950mm Finish: Redwood Timber Slats Fixing: Set of 4 Shield Anchor Bolts for Installation Fixed onto Hoggin Surface Capacity: 120 Litres Code: BX50S 2554
- Broxap Derby Round Litter Bin Finish: Stainless Steel - Standard 240 Grit Dull Polish Fixing: Set of 4 Shield Anchor Bolts for Installation Fixed onto 200mm deep concrete pad Height: 1110mm Width: 580mm Capacity: 130 litres Code: BX50S 2554
- Proposed Decorative Gravel Located at Church Road entrances Supplier: Decorative Aggregates or similar Finish: Cotswold Gold 20mm laid 50mm deep
- Tarmac Footpath - 2000mm Wide
- Timber-edged Hoggin Footpath Width: 1200mm unless stated. 25 mm x 150 mm treated softwood timber edge fixed to 50 mm x 450 mm treated softwood timber pegs at 1m intervals. 100mm depth sub-base and geotextile membrane with 40-50 mm depth surface course of compacted crushed aggregate. Buff hoggin surface max. 10 mm size or similar approved. This includes a dust binder to surface to stabalise it.
- Proposed Timber Bollard Posts Size: 100 mm wide x 1000 mm high (inc. 300 mm root) Finish: FSC Timber, Planed and Sanded Product Code: BX17 Pointed - Square Supplier: Broxap *Spaced at 1800mm intervals maximum where possible
- Visibility Splays
- Proposed Root Barriers ReRoot 1000 or equivalent
- Proposed Hedgehog Holes Located on rear garden fences

Plaza Hard Surface Key:

- Aluminium-edged Daltex Amber Gold Resin Bound Gravel Size: 1-4mm Depth: 15mm
- Aluminium Edging Product: AluExcel 150mm Edging Flexible (101028) Finish: Mill Thickness: 4.5mm Supplier: Kinley
- Tobermore Pedesta Block Paving Laid in 1m strips Size: 200 x 100 x 50mm Colour: Slate
- Tobermore Pedesta Block Paving Laid in 1m strips Size: 200 x 100 x 50mm Colour: Charcoal
- Public Art Feature Location

NB: Species within planting mixes to be planted in groups or 3, 5, and 7's in random positions ensuring that contrasting blocks are provided.

All frontage hedges to be positioned 0.5m back of highway boundary with a 0.5m bark mulch to the front. Tree planting to be located minimum 1m from kerb edge and 2m from highway boundary where possible.

150mm min gravel strip with timber edge to be installed along house and lawn interface to frontage. 30mm decorative gravel to be agreed with Bellway before installation and laid over geotextile membrane.

Climbers to be trained onto treated timber fan trellis. Dimensions (H1800 x W945mm) or similar to be proportional with proposed wall.

REV	DATE	NOTE	Drawn	Chk'd
E	24.10.22	Revised Knee Rails to Landscaping to Officer comments	CW	CW
D	26.08.22	Revised Landscaping to Officer comments	CW	CW
C	01.06.22	Revised Landscaping to Officer comments	CW	CW
B	11.02.22	Revised tree locations to updated lighting layout	IC	IC
A	17.12.21	Updated plans to latest layout and team comments	IC	CW

PLANTING NOTES

All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.

Planting Pit and Trench Preparation

Tree pits in soft landscape to be excavated to 1mx1mx1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth.Unless otherwise specified, all tree pits in hard landscape to be 2mx2mx1m, backfilled with compacted Urban Tree Soil.

The preparation of planting pits, bed or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545.

Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil/fill material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil/fill material. Trenches and pits shall have the topsoil and any subsoil/fill material thoroughly broken up and mixed prior to backfilling.

All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.

Planting

All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows and hedgerow mixes shall be planted in groups of 7, 9 & 13s at densities indicated on the schedule. Ornamental shrub planting mixes shall be planted in groups of 5, 7 & 11s and native shrub planting mixes shall be planted in groups of 9, 13 & 15s. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape, recommendations.

Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.

Provide Bamboo cane support and 'Treebio Biodegradeable Spiral Guards' (Green-tech Product code: 160PS1031-PRO) or similar to all native shrubs and hedgerows, young sapling trees, whips and feather planting, ensuring that the main or terminal bud is protruding out above the top of the spirals.

Watering

All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased". Watering to field capacity shall continue frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued thriving of all planting. Additional watering shall be undertaken during summer months and/or periods of drought. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.

Staking

All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding/highways visibility splays to be clear stem to 1.5m high unless otherwise specified. Trees within hardstanding / specific pits to be underground guyed unless otherwise specified.

Root Barriers

Root barriers (ReRoot 1000 or equivalent) to be included adjacent to buildings and services where necessary. Landscape contractor shall check all planting operations comply with appropriate standards and that in the absence of detailed surveys, any necessary underground investigations are undertaken to ensure there are no conflicts with existing or proposed utilities, services or foundations.

PROTECTION OF EXISTING VEGETATION TO BE RETAINED

Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site.

N.B. All planting proposals including tree planting have been developed in order to create a high quality environment and gain planning consent for the development. All tree species have been reviewed in line with NHBC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis information for the site. Where possible only low and moderate water demand species are proposed in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have a smaller overall mature height (which are not currently assessed within NHBC guidance 2017) are proposed to provide variety in the scheme and engineer's should consider these locations & species. Where necessary new building foundation depths shall be designed to accommodate the approved tree species, site specific soil shrinkage and tree water demand in line with NHBC standards 2017 (Chapter 4.2 - Building Near Trees). Planting plans have been prepared for planning purposes and in the absence of fully detailed ground investigations, geological or hydrological surveys and planting design or species choice may be subject to change - suitability should be confirmed on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by landscape contractor to ensure planting can be implemented in accordance with approved drawings prior to implementation.

aspect landscape planning

TITLE

Church Road, Otham, Maidstone Planting Plan 10 of 13

CLIENT

Bellway Homes Ltd (Kent)

SCALE	DATE	DRAWN	CHK'D
1:250@A1	JUL 2021	IC	CJ

DRAWING NUMBER: 6703.PP.1.10

REVISION: E