



LOXLEY HOUSE, GRAVELLY BOTTOM ROAD, KINGSWOOD, MAIDSTONE ME17 3NT

Landscaping Schedule - Proposed Landscaping, Implementation and Management (to be read in conjunction with drawing DHA/11448/13D)

TREE PLANTING

- 15 No... Field Maple (Acer Campestre) 10-12g RB
10 No... Common Beech (Fagus Sylvatica) 14-18g RB
10 No... Silver Birch (Betula Pendula) 10-12g BR
10 No... Hazel (Corylus Avellana) 8-10g RB
3 No... Buckthorn (Frangula alnus)
2 No... Rowan (Sorbus aucuparia)
3 No... Wild Service (Sorbus torminalis)
3 No... Crab Apple (Malus sylvestris)

RB=Root Balled BR=Bare Rooted

WHIPS.....8-10g Large whips or feathered tree stock, 1.8-3.0m in height
SELECTED STANDARD...10-12cm in circumference measured 1.0m above ground level.
Minimum height 3.0m with overall height above ground level

3.5m

Max, clear stem height 1.8m min above ground level

HEAVY STANDARD.....12-14cm circumference (as above).Height 3.5-4.25m, clear stem
height 1.8m minimum

EXTRA

HEAVY STANDARD.....14-18cm circumference (as above), height 4.25-5.0m, clear stem
Height 1.8m minimum

General notes: Trees planted minimum 3.0-5.0m apart, to be suitably staked and
protected by rabbit guards during early years of growth.

All trees to have a well-developed and well balanced crown. Girth in centimetres to be
as detailed on the planting schedule. All trees to comply with B.S. 3838 or B.S. 6236.
Advanced nursery stock as appropriate, with all standard trees planted in a 1000 x
1000mm pit.

Trees secured with 2No 100mm diameter tanalised softwood stakes, driven a minimum of
1500mm into the ground vertically. 100mm diameter half round cross bar to be secured
horizontally 600mm from the ground. Tree to be secured to cross bar with 1 No Toms
flatback rubber pad nailed to cross bar, tree secured with crossing 25mm reinforced rubber
belt, nailed neatly at rear of cross bar. Topsoil backfill to tree pits shall incorporate 100
grammes "Enmag" and 20 litres "Fisons TPMC Green Mix" (or similar approved) all well
mixed.

planning transport design environment infrastructure land

t. 01622 776226 e. info@dhaplanning.co.uk w. www.dhaplanning.co.uk

Maidstone Office, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, Kent, ME14 3EN

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**Notes:**

SG Spiral guard, multi-stem plants to have one spiral guard per stem,

WG Wire guard or wide grow cone. Formal hedgerow planting, planting sizes and densities as shown above planted in a random pattern, plants 45cm apart in double staggered rows 30cm apart, grouped together in a similar number of same species as noted above in a cultivated trench 1000mm wide.

Prepare trench for hedge planting 300mm deep and 100mm wide breaking up any compaction in the bases and sides of the trench. Backfill to be excavated soil and peat free planting compost mixed in the respective ratios of 3:1place in 150mm layers finishing proud to allow for settlement. Plants to be randomly chosen from the mix as per the schedule. Plant spacing is to be as indicated on the schedule.

All shrubs to comply with BS 3936 part 1 (1980) and part 2 (1990) and to have 3-5 branching shoots and schedule specification sizes. Minimum stem diameters to be 7mm. heights to be measured from root collar and does not include pot or roots.

All shrubs to be planted as dense continuous ground cover initially for immediate effect within the first planting season following the completion of building works and the where required thinned out transplanted a few years later to avoid overcrowding. All trees and shrub species to be of standard stock unless otherwise specified.

Wild Flower/Grass Meadow

The area chosen for the wild flower meadow is located at the rear of the dwelling on the south facing slope of the garden. The area to be sown will be prepared by digging and creating a fine seed bed. A native wildflower and grass seed mixture (100%) will be sown at 3g per square metre. The seed will be mixed with a carrier, such as dry sand to help with an even spread. After spreading the seed the soil will be raked to cover and protect the seeds and will be protected from birds by covering with horticultural fleece, weighted down at the edges. This will also improve germination by keeping the soil warm and moist.

The wildflower/grass seed mix will be sown either in the autumn (between August and October) or the spring (between February and May). After the germination of the seeds and the growth in the first summer the area will be carefully maintained by watering if it is a very hot and dry summer.

The wildflower/grass seed mix will include the following species:

- Bishops Flower
- Black Eyed Susan
- California Poppy
- Candytuft
- Cornflower
- Fairy Toadflax
- Garden Cosmos
- Love-In-A-Mist
- Peredovic Sunflower
- Phacelia
- Sulphur Cosmos



Teasel
Foxglove
Vipers Bugloss
Carthusian Pink
Common Knapweed
Devils Bit Scabious
Field Scabious
Greater Knapweed
Jacobs Ladder
Michaelmas Daisy
Purple Coneflower
Red Campion
Sainfoin
Yarrow
Yarrow Cloth Of Gold
Yarrow Colorado Blend

MAINTENANCE

Once the wildflower/grassed area has been established it will be the subject of minimal mowing and cut to a height of 150 mm. The first cut will be in the Spring and the second cut will be at the end of the season in September or October after the plants have all finished flowering.

PROGRAMME OF IMPLEMENTATION AND A 10 YEAR MANAGEMENT PLAN

1. All trees planted where the areas are not wholly prepared to have a minimum circle of soil no less than 1200mm diameter to be firmly planted within, with premium grade topsoil.
2. All tree species to be of standard stock and supported by a suitable stout stake and give full protection during the early years of growth as per BS 3936 Part1.
3. The approved scheme shall be implemented in the first planting season following the complete of the scheme or sustainable completion of the scheme including all necessary earthworks and formation of any kerb or edging treatment such that this could affect shrubs during early growth. Following completion of the scheme shall receive maintenance as below.
4. All hedgerow plants will be protected during early years as per BS 3936 Part 1 and will include suitable spiral guards.
5. Following completion of the planting scheme, maintenance and care of hedgerow plants will be carried out. This will include replacement planting of any hedgerow plants which within a period of 10 years from the completion of the planting scheme die or become seriously damaged or diseased in the next planting season (November to March) with other similar size and species to those originally planted.
6. Management/maintenance will be provided to the new planting as it develops, to include thinning out to avoid overcrowding and to allow good specimens to mature. To maintain healthy growth a weed free zone around each plant will be maintained.



Mulch mats or bark will also reduce water loss and as necessary weeding will be carried out.

7. Any trees within a period of 10 years from the completion of the planting scheme, which die, are removed, or become seriously damaged or diseased, shall be replaced within the next planting season (November to March) with others of similar size and species to those originally planted.
8. All trees to be protected by min 300mm spiral non-plastic rabbit guards.
9. Tree stock may be bare rooted, but all shrubs are to be containerised stock.
10. All planting beds to be of appropriate depth and type.
11. Mowing of grassed areas, to take place early spring followed by minimal maintenance and cutting throughout the summer months and early autumn.
12. Watering to take place to new planting trees and shrubs regularly following planting and on establishment as required weather dependent.

General notes:

All planting stock should comply with the Horticultural Trade Association Natural Plant Specification.

All planting preparation, handling, planting and maintenance should be in accordance with CPSE Code for Handling and Establishing Plants.

All works generally to comply with the written soft landscape specification. Topsoil incorporated into planting beds to be gently mounded towards the centre of each bed to allow for settlement.

On completion of planting the whole area of the shrub bed shall be mulched with 75mm consolidated thickness of medium textured decorative grade natural pine bark.

Free standing hedges shall have a 3 stand galvanise wire and tanalised softwood timber post fence to BC 1722 part (1973), erected along a line between the two rows of hedge plants.