

HARD AND SOFT LANDSCAPE SCHEME FOR:
CREST FARM
YELSTED ROAD
NR SITTINGBOURNE
KENT
ME9 7UU

This hard and soft landscape scheme has been prepared to be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012) and to satisfy the landscaping conditions for planning approval Ref. 23/503230/FULL for a replacement dwelling at Crest Farm, Yelsted Rd, Nr. Sittingbourne, ME9 7UU. The proposed dwelling is a single storey, three bedroom detached house with driveway, parking area and landscaping as described below.

The objectives of the landscape scheme are to:

- Create a visually appealing and sustainable landscape that will enhance the development and the surrounding area.
- Encourage biodiversity and promote wildlife habitats.
- Use sustainable materials and construction methods.

Existing Landscape

The existing landscape of the site is a mixture of mature trees, hedges, and lawn. There is also a hard standing area on the South side of the site, concrete paving on the West, North & South sides of the existing dwelling and a hard standing driveway on the West side of the existing dwelling. The soil conditions are a layer of topsoil on chalky ground.

The following existing landscape features will be retained as part of the development:

- All existing trees and hedges within the site and adjacent to the site.
- All existing areas laid to lawn within the site and adjacent to the site.
- The pergola area on the West side of the site.
- All existing flowerbeds.

The following existing landscape features will be removed as part of the development:

- The concrete paving around the existing building will be replaced with paving slabs.
- The hard standing driveway on the West side of the existing building will be replaced with lawn.
- The hard standing area on the South side of the site will be replaced with quartz type gravel or similar and raised flower beds.

Proposed Landscape

The proposed landscape scheme includes a variety of hard and soft landscaping features, as follows:

Hard Landscaping Features

- A driveway and parking area for two cars.
- A patio on the North side of the house.
- Paving slabs on the North, West and South sides of the house.
- A gravel pathway and lawned area on the East side of the house.
- Raised flowerbeds around the edges of the hard standing area.
- Chestnut post and rail fence to the West and East sides of the house.

Soft Landscaping Features

- Beech hedging along the boundary to the east of the site.
- Wildflowers planted on the east side of the house laid mainly to bark.
- Existing flowerbeds will remain with additional flowering bulbs planted alongside.
- The lawned area on the West side of the house will be extended with a flowerbed added.

Other Landscape Features to encourage wildlife.

- Bird feeders, a habitat pile and a hedgehog house installed near the boundary to the East of the house.
- A bat box installed on the East wall of the house.
- Swift boxes installed on the East wall of the house.

Conclusion

The proposed landscape scheme will create a visually appealing and sustainable landscape that will enhance the development and the surrounding area. It will also provide a variety of spaces for residents and visitors to enjoy, and it will encourage biodiversity and promote wildlife habitats. Materials will be sourced locally and, where possible, will be sustainable in nature.

Supporting Information

- Planting specification and schedule
- Landscaping implementation
- Maintenance plan
- Bat Box, Swift Box, Hedgehog House and Habitat Pile examples
- Existing Landscaping drawing
- Proposed Landscaping drawing

Planting Specification and Schedule

Species	Location	Quantity	Maturity	Planting Schedule
Green Beech (Fagus Sylvatica)	East boundary	200	5 years	Nov-24
Various wildflower varieties	East side of building and east boundary	N/A	1 year	Nov-24
Various perennial flowers and heather for flowerbeds	West, North and South sides of building	N/A	1 Year	Mar-25
Various flowering bulbs	West, North and South sides of building	N/A	1 Year	Dec-24

Landscaping Implementation

Task	Start Date	End Date	Notes
Site preparation	01/10/2024	08/11/2024	Clear the site of any debris, grade the land, add topsoil to raise lawned area in front of house, install irrigation.
Planting	11/11/2024	15/11/2024	Plant trees, hedges, turf and flowers according to the planting specification.
Mulching	17/11/2024	18/11/2024	Apply a layer of mulch to help retain moisture and suppress weeds.
Hardscaping	19/11/2023	13/12/2024	Install paving, gravel areas and walkway, raised flowerbeds, driveway, habitat pile and other hardscape features.
Finish work	16/12/2024	20/12/2024	Clean up the site and make any necessary adjustments.

Maintenance Plan

Species	Location	Qty	Maturity	Year 1	Year 2	Year 3	Year 4	Year 5
Green Beech (Fagus Sylvatica)	East boundary	200	5 years	Plant 90cm bare root hedge plants, support with canes, protect with non-plastic guards and mulch. Water as required in Summer months.	Weed area during growing months, check and re-align guards and canes as required. Mulch in Spring. Water as required in Summer months.	Weed area during growing months, check and re-align guards and canes as required. Mulch in Spring and trim as required. Water as required in Summer months.	Weed area during growing months, remove guards and canes. Trim hedges as required. Water as required in Summer months.	Weed area during growing months. Trim hedges as required. Water as required in Summer months.
Various wildflower varieties	East side of building and east boundary	N/A	1 year	Sow seeds and mulch. Water as required in Summer months.	Weed area during growing months. Mulch in Spring, cut back in Autumn. Water as required in Summer months.	Weed area during growing months. Mulch in Spring, cut back in Autumn. Water as required in Summer months.	Weed area during growing months. Mulch in Spring, cut back in Autumn. Water as required in Summer months.	Weed area during growing months. Mulch in Spring, cut back in Autumn. Water as required in Summer months.
Various perennial flowers and heather for flowerbeds	West, North and South sides of building	N/A	1 Year	Install irrigation system, fill flowerbeds with topsoil and compost. Plant heather and intersperse with perennial flowering plants. Water as required in Summer months.	Weed area and dead head flowers as required during growing months. Replace perennials as required. Top up compost as required. Water as required in Summer months.	Weed area and dead head flowers as required during growing months. Replace perennials as required. Top up compost as required. Water as required in Summer months.	Weed area and dead head flowers as required during growing months. Trim heather as required. Replace perennials as required. Top up compost as required. Water as required in Summer months.	Weed area and dead head flowers as required during growing months. Trim heather as required. Replace perennials as required. Top up compost as required. Water as required in Summer months.
Various flowering bulbs	West, North and South sides of building	N/A	1 Year	Dig and plant bulbs	Weed area during growing months. Cut back after growing season has ended	Weed area during growing months. Cut back after growing season has ended	Weed area during growing months. Cut back after growing season has ended	Weed area during growing months. Cut back after growing season has ended



SWIFT BOX EXAMPLE



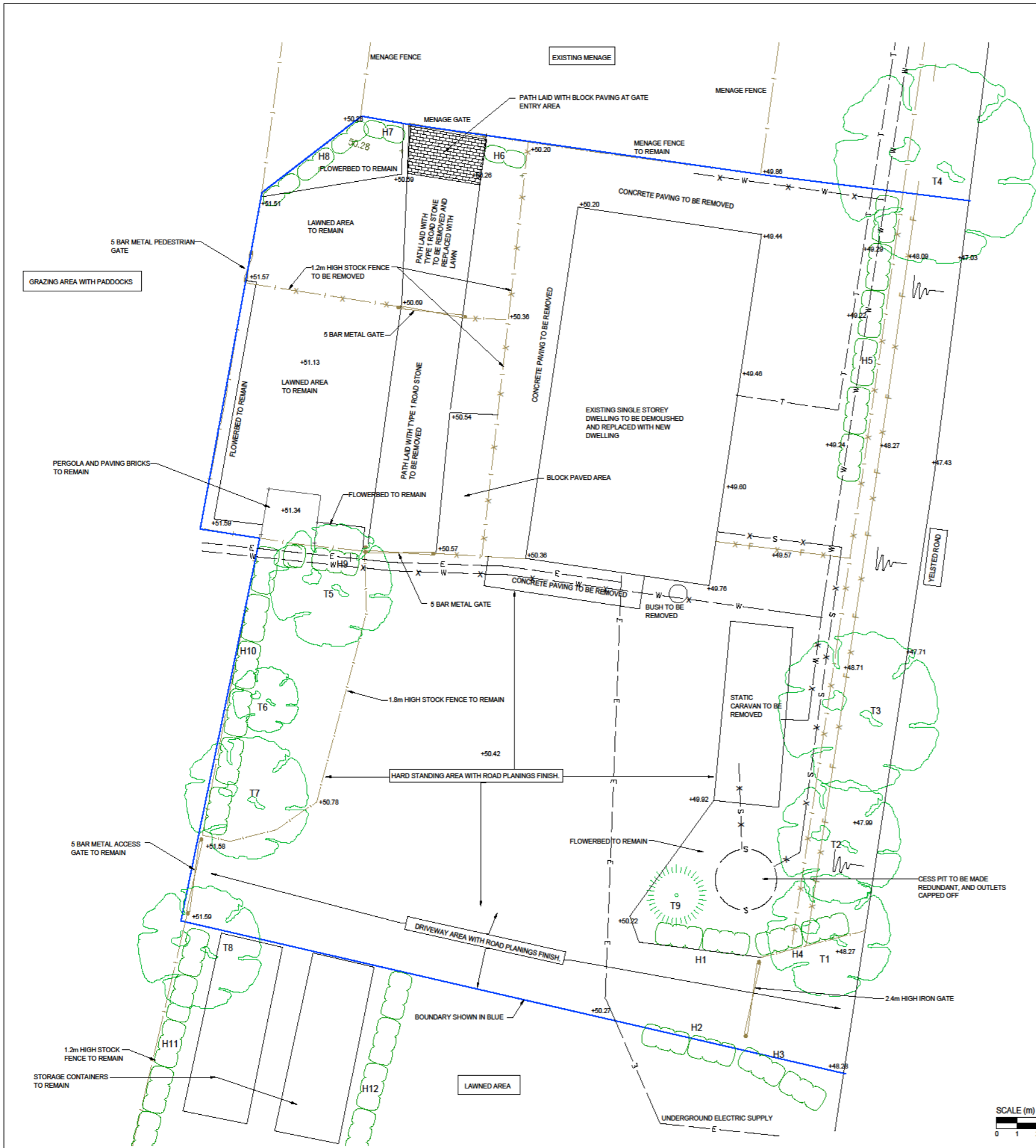
BAT BOX EXAMPLE



HEDGEHOG HOUSE EXAMPLE



HABITAT PILE EXAMPLE



NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPING SCHEME FOR CREST FARM, YELSTED.

LEGEND:

- E — ELECTRICITY CABLE TO REMAIN
- X - E - X ELECTRICITY CABLE TO BE REMOVED
- W — MAINS WATER PIPE TO REMAIN
- X - W - X MAINS WATER PIPE TO BE REMOVED
- S — FOUL WATER PIPE TO REMAIN
- X - S - X FOUL WATER PIPE TO BE REMOVED
- T — TELECOMS CABLE TO REMAIN
- | — POST AND RAIL FENCE TO REMAIN
- X - | - X POST AND RAIL FENCE TO BE REMOVED
- F — TIMBER FEATHER EDGE FENCE TO REMAIN
- X - F - X TIMBER FEATHER EDGE FENCE TO BE REMOVED
- — — BOUNDARY



TREE



HEDGE

+48.28

LEVEL

EXISTING TREE AND HEDGE SCHEDULE

REF. NO.	SPECIES	APPROX. DBH (cm)	APPROX. SPREAD (m)	APPROX. HEIGHT (m)	AGE	CONDITION	COMMENTS
T1	FIELD MAPLE (ACER CAMPESTRIS)	12	4	10	NATURE	FAIR	TO REMAIN TO ENSURE VALLEY HABITAT CONTINUES
T2	FIELD MAPLE (ACER CAMPESTRIS)	12	4	10	NATURE	FAIR	ditto
T3	FIELD MAPLE (ACER CAMPESTRIS)	12	4	10	NATURE	FAIR	ditto
T4	FIELD MAPLE (ACER CAMPESTRIS)	12	4	10	NATURE	FAIR	ditto
T5	SILVER CHERRY (PRUNUS ARGENTEA)	10	5	10	NATURE	GOOD	TO REMAIN FOR LANDSCAPING FEATURE AND TO BRING WILDLIFE HABITAT CONTINUES
T6	SILVER CHERRY (PRUNUS ARGENTEA)	10	5	10	NATURE	GOOD	ditto
T7	SILVER CHERRY (PRUNUS ARGENTEA)	10	5	10	NATURE	GOOD	ditto
T8	SILVER CHERRY (PRUNUS ARGENTEA)	10	5	10	NATURE	GOOD	ditto
T9	SILVER CHERRY (PRUNUS ARGENTEA)	10	5	10	NATURE	GOOD	ditto
T10	SILVER CHERRY (PRUNUS ARGENTEA)	10	5	10	NATURE	GOOD	ditto
T11	SILVER CHERRY (PRUNUS ARGENTEA)	10	5	10	NATURE	GOOD	ditto
T12	SILVER CHERRY (PRUNUS ARGENTEA)	10	5	10	NATURE	GOOD	ditto

REV.	DATE	DESCRIPTION	BY

SCALE: 1:100 @ A1

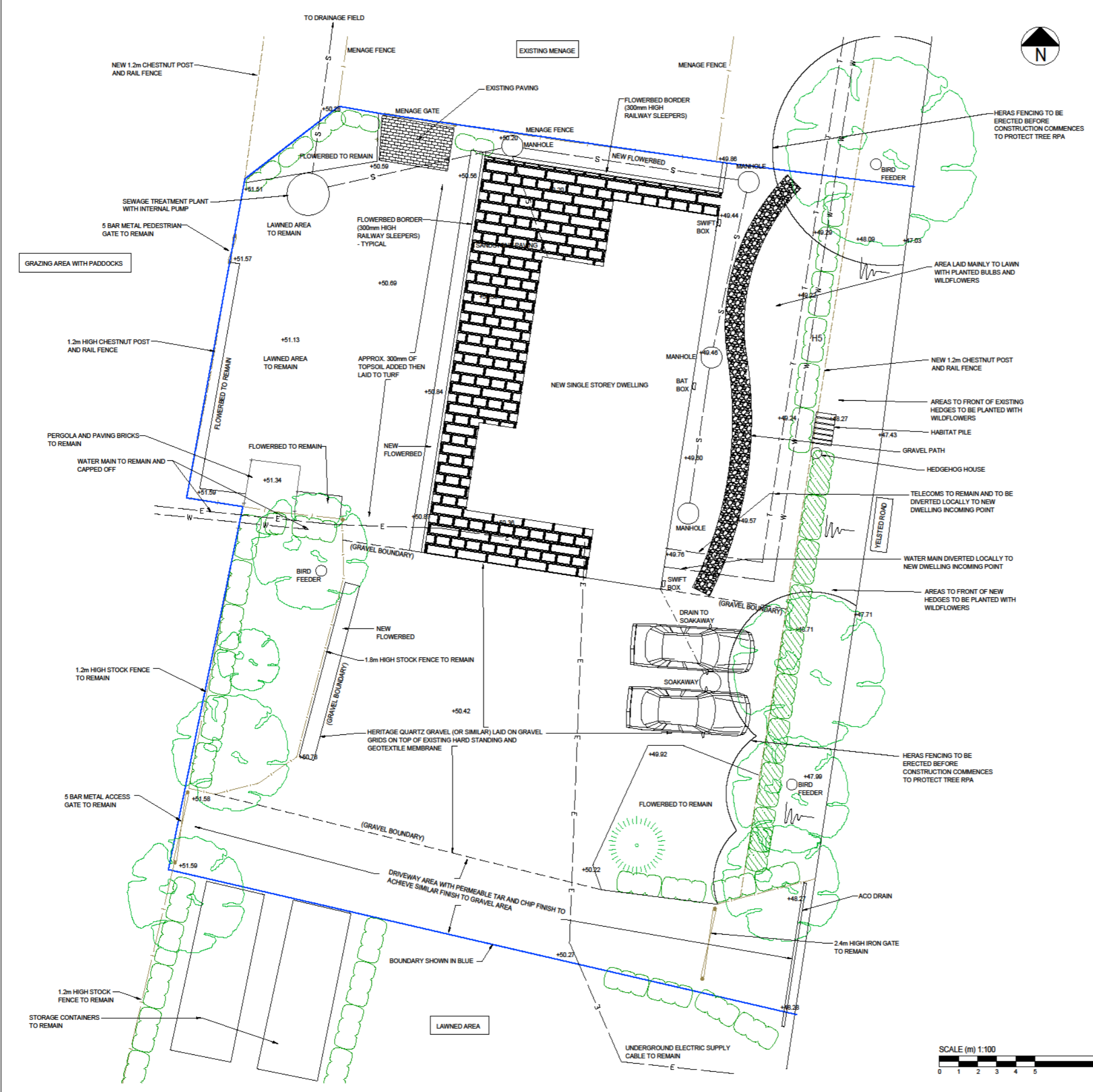
DRAWN BY: RDV

CHECKED BY:

CLIENT:

**CREST FARM, YELSTED ROAD
YELSTED, ME9 7UU, KENT
EXISTING LANDSCAPING PLAN**

DRAWING No. REV.



NOTES:
 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPING SCHEME FOR CREST FARM, YELSTED.
 2. REFER TO EXISTING LANDSCAPING DRAWING FOR EXISTING TREE & HEDGE SCHEDULE.

LEGEND:

- E — ELECTRICITY CABLE TO REMAIN
- W — MAINS WATER PIPE TO REMAIN
- S — NEW FOUL WATER PIPE
- - - - NEW SURFACE WATER DRAIN PIPE
- T — TELECOMS CABLE TO REMAIN
- I — POST AND RAIL FENCE TO REMAIN
- - - - NEW 1.2m HIGH CHESTNUT POST AND RAIL FENCE
- BOUNDARY
- (Green outline) EXISTING TREE TO REMAIN
- (Green outline) EXISTING HEDGE TO REMAIN
- (Green outline) NEW GREEN BEECH HEDGE
- +48.28 GROUND LEVEL

REV	DATE	DESCRIPTION	BY
SCALE: 1:100 @ A1		DRAWN BY: RDV	CHECKED BY:
CLIENT:			
CREST FARM, YELSTED ROAD YELSTED, ME9 7UU, KENT PROPOSED LANDSCAPING PLAN			
DRAWING No			REV.

