

LANDSCAPE MANAGEMENT PLAN

Hours, Church Road, Coldred, Near Dover

LANDSCAPE MANAGEMENT PLAN

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INTRODUCTION

The land and adjacent house are privately owned and thus the maintenance of the land will be undertaken by the owners.

The site comprises part of a former railway cutting which over the years had become derelict.

The proposal includes the partial infilling of the former cutting together with the planting of New trees and grass seeding.

DESCRIPTION

This plan is compiled in respect of works described as,
'Reconstruction of original brick bridge piers (previously demolished) and boundary fence to Church Road frontage, partial infilling to section of former railway cutting, new planting and biodiversity enhancements including removal of temporary hoarding'.

PLANNING

Planning permission was granted at Appeal, Dover Planning reference 22/01245
Appeal decision APP/X2220/W/23/3318935

Condition 5 requires

Prior to commencement of the infill works hereby approved, a landscaping scheme for the site shall be submitted to and approved by the Local Planning Authority

The landscaping scheme shall include the planting of at least 6 additional trees and include details of species, sizes and proposed numbers/densities where appropriate.

Thereafter, the approved landscaping scheme shall be fully carried out within 12 months of the commencement of development, or such other timeframe approved in writing by the Local Planning Authority.

Any trees or other plants which within a period of five years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority give prior written consent to any variation.

Condition 7 requires

Prior to the commencement of infilling works a Tree Protection Plan detailing how trees within the appeal site will be protected during the construction and infill works hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved Tree Protection Plan.

LANDSCAPE DESIGN

The landscape and visual impact is considered to be key to the success of the development.

The design principals include

- Provision of new tree planting to add visual enhancement to the development
- Adoption of high quality landscape management regime to ensure all landscape works become positively established

The landscape has been designed so as to easy to maintain whilst providing a visually attractive setting whilst providing biodiversity enhancement.

MANAGEMENT OBJECTIVES

The scheme as designed provides the following broad objectives.

Enhancement of the landscape – to maintain and develop the proposals for the planting scheme such that they are integrated with the surrounding landscape.

Biodiversity – to create and maintain habitat types where possible and encourage a greater biodiversity which is sustainable within the limits and constraints of the site.

Visual amenity – to provide and maintain a visually pleasing scheme and encourage the rapid and sustained establishment of the planting.

User Safety – To ensure the Health and Safety of the development

SPECIFICATION OF PLANTING (see also landscape plan)

Topsoil - All new planted areas shall have adequate topsoil cover so as to allow sustainable growth. Topsoil depth to be as follows

Shrub beds, 350 – 400mm
Grassed areas, 150mm

Subsoil and topsoil to be placed in layers not exceeding 150mm and to be lightly compacted to reduce the risk of settlement. To all areas afford adequate drainage as required and ensure correct soil levels extending to the bottom of fencing material, posts, gravel boards, walls etc throughout the site.

Existing and imported topsoil is to comply with BS3882, and be free of compaction and or deleterious material, rocks, bricks and builders rubble.

Topsoil to have a clay content not exceeding 20% and be fit for purpose. Trees - New trees to be 10 – 12 size. All specimens are to be adequately staked and suitably attached.

SOFT LANDSCAPE MANAGEMENT

Grass areas

Seeded and turfed areas should be maintained with operations including mowing, strimming, edging, watering, fertilizing, etc. as required to maintain and promote a healthy

vigorous sward free from disease, fungal growth, discoloration, scorch or wilt, to present a neat and tidy appearance.

Specimen trees are generally located so as to afford maximum visual impact to the scheme. They should be managed so as to avoid conflict with residents of the site etc., in a manner to retain their typical form. Management operations should include, pruning, removal of dead matter, re-staking to retain stability in early years until establishment.

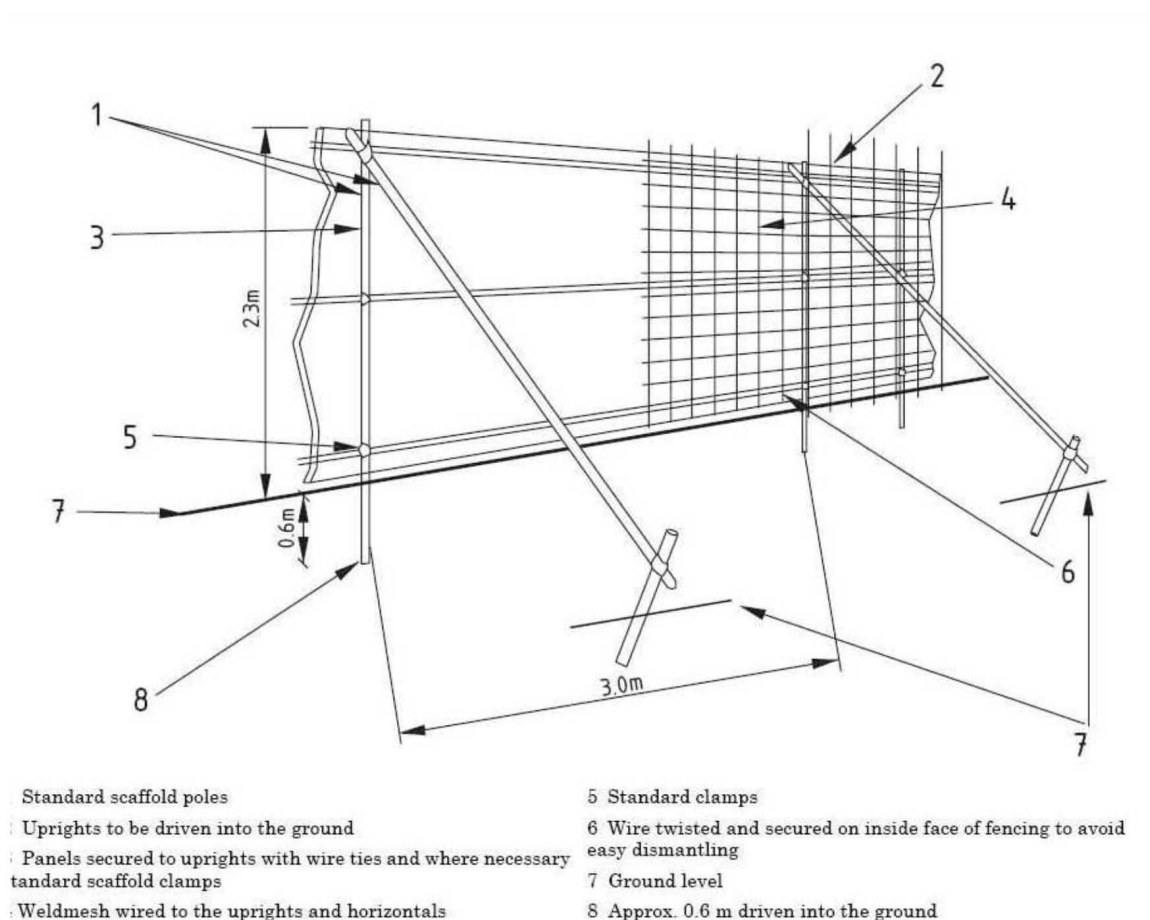
MEASURES TO PROTECT RETAINED TREES DURING CONSTRUCTION

The Arboricultural Report Consulting prepared by Duramen Consulting states,

I do not consider it practical or necessary to install any fencing to protect trees during the proposed works. If machinery is necessary to import materials an area of ground protection boards between the public road and the zone used to drop materials into the cutting would be useful to prevent ground compaction and disturbance. Details can be provided if considered necessary.

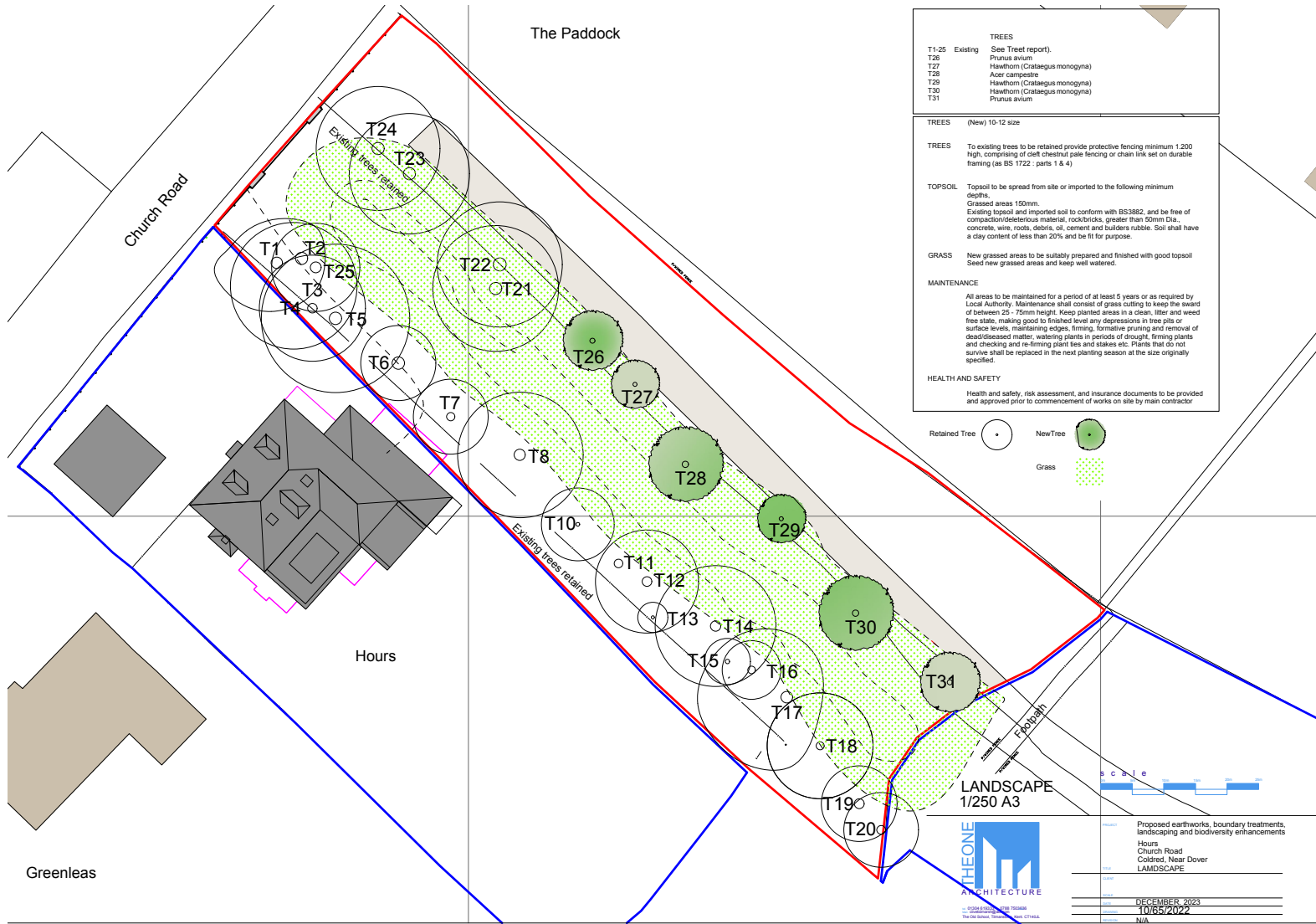
Condition 7 however requires *Tree Protection Plan detailing*

SEE TREE PROTECTION PLAN



General Pruning	1 - 5	X	X	X							X	X	X	Exact timing may be dependent on species
Slow release fertilizer														
Weed control	1 - 5			X	X	X	X	X	X	X	X			
Prune out dead or damaged wood as required	1 - 5	X	X											Dead or damaged branched look unsightly and promote vandalism

LANDSCAPE PLAN



TREES	
T1-25	Existing See Tree report)
T26	Prunus avium
T27	Hawthorn (Crataegus monogyna)
T28	Acer campestre
T29	Hawthorn (Crataegus monogyna)
T30	Hawthorn (Crataegus monogyna)
T31	Prunus avium

TREES (New) 10-12 size

TREES To existing trees to be retained provide protective fencing minimum 1.200 high, comprising of cleft chestnut pale fencing or chain link set on durable framing (as BS 1722: parts 1 & 4)

TOPSOIL Topsoil to be spread from site or imported to the following minimum depths.
Grassed areas 150mm.
Existing topsoil and imported soil to conform with BS3882, and be free of compaction/deteriorous material, rock/bricks, greater than 50mm Dia., concrete, wire, roots, debris, oil, cement and builders rubble. Soil shall have a clay content of less than 20% and be fit for purpose.

GRASS New grassed areas to be suitably prepared and finished with good topsoil. Seed new grassed areas and keep well watered.

MAINTENANCE
All areas to be maintained for a period of at least 5 years or as required by Local Authority. Maintenance shall consist of grass cutting to keep the sward of between 25 - 75mm height. Keep planted areas in a clean, litter and weed free state, making good to finished level any depressions in tree pits or surface levels, maintaining edges, firming, formative pruning and removal of dead/diseased matter, watering plants in periods of drought, firming plants and checking and re-firming plant ties and stakes etc. Plants that do not survive shall be replaced in the next planting season at the size originally specified.

HEALTH AND SAFETY
Health and safety, risk assessment, and insurance documents to be provided and approved prior to commencement of works on site by main contractor



LANDSCAPE
1/250 A3

DATE	Proposed earthworks, boundary treatments, landscaping and biodiversity enhancements
DATE	Hours Church Road Coldred, Near Dover LANDSCAPE
DATE	
DATE	DECEMBER 2023
DATE	10/05/2022
DATE	NA



Greenleas

Hours, Church Road, Coldred, Near Dover