Russel House, Chatham

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Drawing

22.143.05 P2 Proposed site layout ground floor level 0638/23/B/1 Landscape Strategy

0638/23/B/2 Landscape Planting Plan

Annex

Annual Review Meeting Minutes



1.0 Introduction

- 1.1 Hill-Wood & Co (Kent) Ltd have been commissioned by Jenner Contractors to prepare a Landscape Management Plan for this site at Russel House, Chatham.
- 1.2 This report has been prepared following the plans and reports as supplied by Jenner Contractors. The following reports and plans should be read in conjunction with this document:
 - i) Site proposal plans by RDA Architects
 - ii) Boundary treatment plans by MHS Homes
 - iii) Landscape Proposals by HW&Co
- 1.3 The purpose of this LMP is to set out short term and long term objectives for the management of the landscape in order to maximise the biodiversity of the scheme. The plan covers a programme of implementation and an initial 5 year management plan in order to ensure establishment of approved planting and replacement of any failed vegetation.
- 1.4 The parties responsible for ensuring the implementation of this Landscape Management Plan are MHS Homes as the client, Jenner Contractors as the main contractor and Hill-Wood & Co (Kent) Ltd as the landscape architects. Please note the contractors appointment will be reviewed annually and maybe subject to change if required. See section 13 for details of the appointed landscape management company.

1.5 Planning Conditions

1.6 This management plan is for Russell House, Chatham. The details of the soft landscape are shown on Hill-Wood & Co (Kent) drawing numbers 0638/23/B/1 and 0638/23/B/2. Hill-Wood & Co (Kent) Ltd have been appointed to prepare a LMP to discharge planning condition 8, application reference MC/20/3057.

1.7 Condition 8 –

1.8 Prior to the first occupation of the development herein approved, a Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include long-term design objectives, management responsibilities and maintenance schedules for all hard and soft landscape areas (except for small, privately owned, domestic gardens) for a minimum period of five years and arrangements for implementation. The development shall thereafter be managed in accordance with the approved details.

2.0 Project Background

2.1 The site is located within the built up urban environment of Chatham. The landform follows the undulating landscape of Chatham, which results in the western boundary of the site bordering Magpie Hall Road, is considerably higher than the subject site. The vehicle access is achieved off Russell Court, which is lower than the building on the subject site.

3.0 Design Objectives



3.1 The landscape strategy on this site has been focused around providing a safe space for all residents and users of the development. The garden is a welcoming place, and greets all users when entering / exiting the development. Research has proven that green and white floral palettes have a calming affect on people. Alongside the native and non native pollinator species suggested within the plant palette on the left hand side, a series of fastigiate trees have been proposed to edge the formal garden. These trees are fastigiate to ensure that any reduced visibility for the CCTV system is minimised, whilst enabling dappled shade across the formal lawn areas in summer and winter. The entrance pathway from the southern gate is proposed to be edged with raised timber sleepers, which will have downward light fittings fixed to the sleeper. These lights are to provide year round aid for when the site is dark, as a guide for users to the entrance doors. The installation on sleepers, will also act as a safety feature to reduce vandalism of the lights. The raised edging of the sleepers will also reduce informal wear and tear of the grass edge along the path, and will enable additional shrub planting which can be protected by the sleepers.

4.0 Site Opportunities and Constraints

4.1 The existing site has limited mature landscape or value to the streetscape. The proposed development provides the opportunity to create an enhanced landscape setting within the subject site for the residents / staff as well creating additional opportunities to enhance the surrounding streetscape. To achieve these enhancements, the proposed scheme incorporates a number of native species for biodiversity enhancement. A series of trees located to create shade on the open grass lawn for summer use. A hedge at the top of the bank on the western boundary to reflect the neighbouring northern property boundary treatment.

5.0 Aims and Objectives

- 5.1 A wide range of proposed improvements will provide an enhanced and robust site. The thoughtful design will ensure landscape features will add value to site.
- 5.2 Aim and Objectives of the proposed management are:
 - Appropriate management of the landscape features such as the mixed native hedgerow and wildflower meadow will ensure establishment and the future success of these enhancements.
 - Retain a soft boundary treatment to the perimeter of the site (except the parking court) to soften all streetscenes and provide a positive green environment for people as well as fauna.
- 5.3 This Landscape Management Plan is to be agreed by Medway Borough Council with the purpose that the future management principles are clear and robust for the future success of the scheme.

6.0 Design Proposals

6.1 The proposed development will provide accommodation to young adults who are otherwise homeless. The subject site consists of a main building with associated parking court, cycle parking and open space.



- 6.2 The landscape scheme consists of the following plant specifications, all of which have been chosen for their wildlife value, ability to thrive in this environment, management objectives and aesthetics for the residents to ensure year round interest. The colour palette of species has been kept to green and white. This has been factored in as it is understood that the residents on the site can be more volatile / stressed and this is known to be a calming palette.
- 6.3 Wildflower Meadow– the aim is to create a biodiverse wildflower meadow with a mixture of native wild flowers and slow growing grasses. This will create habitats and supporting dwindling populations of native pollinators such as bees and butterflies.
- 6.4 Hedgerow Creation the aim of the hedgerow creation is to reflect the landscape character of the surrounding area whilst providing habitats to attract a diverse variety of wildlife.

Native species for hedge planting:

Guelder rose Viburnum opulus 60-80cm

Topsoil from the site to be stripped and stockpiled without running machinery on the topsoil or stockpile at any time. Topsoil to be excavated from the stockpile and re-spread without running machinery on the stockpile or re-spread topsoil at any time. Topsoil imported to the site to be multi purpose topsoil to BS 3882:2015 with a minimum of 6% organic matter by dry weight. Topsoil 300mm deep over 600mm deep thoroughly broken up subsoil for hedges. On installation of the hedgerow, the plants will be protected by such as 'Green-Tech Rainbow Treebio Biodegradable Spiral Guard', fixed with 900mm bamboo cane. Ilex protected by biodegradable guard such as, 'True Traders Natural Jute Barrier Netting (fully compostable)' supported by bamboo canes. Repair any guarding as necessary.

6.5 New Tree planting - the aim is to integrate and reflect the planting with the wider landscape.

Native species for tree planting:

٠	Rowan	Sorbus aucuparia	10-12cm girth
٠	Scots Pine	Pinus sylvestris	250cm tall at installation

Topsoil from the site to be stripped and stockpiled without running machinery on the topsoil or stockpile at any time. Topsoil to be excavated from the stockpile and re-spread without running machinery on the stockpile or re-spread topsoil at any time. Topsoil imported to the site to be multi purpose topsoil to BS 3882:2015 with a minimum of 6% organic matter by dry weight. Topsoil 300mm deep over 900mm deep thoroughly broken up subsoil for trees All tree pits to have Terracottem Arbor 3-1-7+ micro nutrients Fertiliser added to soil within tree pit. Application Rate: 1.5g / litre of soil. All plants to be to National Plant Specification and BS8545:2014, Trees from nursery to independence in the landscape, Recommendations and handled and planted to Handling and Establishing Landscape Plants (CPSE, 1994). Trees to be staked with using a three multiple stake system. Stakes to be positioned around the rootball an equal distance from the tree trunk. The tree is to be secured to the stakes with biodegradable hessian tree ties such as 'Holdfast Natural Tree Tie' (or similar approved) to be used. The tree tie is to be threaded from the stake, around the tree trunk and back to the same stake. This is done separately for each of the three stakes. Ties to be checked every four weeks and secured as necessary. All trees in soft landscape (10-12cm girth +) to have RootRain Urban irrigation system to be supplied and installed to manufacturer's instructions



after planting of each tree or watering bags (TreeGator watering bag or similar approved) to be used. Watering regime to comply with BS 8545:2014 recommendations (Annex G: Guidance on post planting management and maintenance). Groups of shrubs to be planted with an unplanted area of a minimum of 500 mm between each group. Shrubs to be planted at least 300mm from road or footpath kerbs.

7.0 Management

- 7.1 Timetable
- 7.1.1 The proposals will be implemented in accordance with the landscape planting plan and in the next planting season (October- March) post completion of the construction and thereafter maintained and retained as below.
- 7.2 General actions
- 7.3 The appointed management company is to review all method statements prepared by the appointed landscape contractors for the site. The landscape contractors are to prepare method statements for all maintenance activities across the site. All materials and workmanship when repairing and maintaining the site are to be carried out to the highest standards in accordance will relevant good practice and health and safety requirements.
- 7.4 It is the appointed contractors responsibility to report any areas of the management which require additional attention to the notice of the management company in charge.
- 7.5 All employees of the landscape contractor on site are to be appropriately skilled and trained for the type of work to be carried out.
- 7.6 Work is only to be carried out whilst the weather conditions are suitable. This includes the use of machinery and tools. Hand tools should be used in root protection areas and working methods must comply with the findings of any tree surveys that have been carried out.
- 7.7 Any ground disturbed during maintenance work is to be levelled to original levels and reseeded if previously grass.
- 7.8 All machinery (i.e grass cutting equipment) is to be well maintained to manufacturers recommendations and adjusted accordingly to cut the grass to the levels as specified on the management table.
- 7.9 All woody arisings and grass cuttings are to be added to the log piles around the site or stored for composting on site.
- 7.10 Litter picking within all landscaped areas.
- 7.11 All soft landscape areas are to be watered as necessary to ensure their establishment and long term survival. If water restrictions are put in place, the appointed site manager must be contacted.
- 7.12 All soft landscape areas are to be maintained weed free. This includes pest and disease free at all times. Any plants lost to disease will need to be replaced in the November of that year to the specification originally permitted in the planning application.



7.13 All plants overhanging paved areas or obstructing hard landscape features or sight lines are to be pruned and trimmed back accordingly.

8.0 Management of Arboriculture

- 8.1 **Trees**
- 8.1.1 The trees should be inspected by an arboriculturist every three years to check for decay. The findings of the report should be incorporated into the management regime.
- 8.1.2 Any dead or dying back trees will be replaced in the November following their loss to the original specification.
- 8.1.3 All branches on the trunk below 2m above ground level will be removed each April. Any developing tight forks in branches and the trunk will have the weakest branch removed in June to maintain a clear central trunk. All tree work will be to BS3998:2010, Tree work recommendations.
- 8.1.4 Stakes and ties to be checked fortnightly (to ensure they are not cutting into the tree) for the first year and remove stakes in year three (after three winters) if the tree is not loose.
- 8.1.5 Where trees are planted within grassed areas, all weeds and circle at base of tree to be lawn free for the first five years of establishment.
- 8.1.6 Tree cutting/ pruning should be done outside of bird nesting season (March to August inclusive).
- 9.0 Management of Soft Landscape

9.1 Hedges

- 9.1.1 Any dead or dying back plants, where the growth of adjacent plants have not filled the gaps, will be replaced in the November following their loss.
- 9.1.2 All areas to be weed free for the first five years of establishment. Weeding to be carried out fortnightly.
- 9.1.3 Native hedges to be cut with appropriate hedge trimmers to no lower than 1.5m high outside of bird nesting season (March to August inclusive) each year and the arisings to be composted on site.
- 9.1.4 Ensure that all hedge cutting tools are appropriate for the job and that health and safety is prioritised at all times. All hedge trimmings to be composted on site, removed or added to log piles and hibernacula as required.
- 9.1.5 Native Hedge planting to be mulched with mulch matting such as 'Greenfix Mulch Mat by Green-Tech' or similar approved to help maintenance and irrigation requirements.
- 9.1.6 Ornamental hedges to be mulched with 100mm deep green waste compost, mulch grade, to PAS 100 or 100mm conifer bark mulch 100mm down with a maximum of 20% fines (below



5mm). Mulch to be topped up to a minimum of 75mm in the first five years of establishment.

9.2 Shrubs

- 9.2.1 Design objectives to create year round aesthetically pleasing areas of soft landscape, which provide green or white colour, scent, form and structure to the site. Softening boundaries and separating public areas from private spaces.
- 9.2.2 Weed regularly for the first five years of establishment.
- 9.2.3 Prune regularly to encourage strong bushy growth and maintain form of design principles. Where necessary divide the clumps of shrubs and plant around the site in any gaps within the soft landscape areas.
- 9.2.4 Contractor to understand the flowering time of each shrub and to ensure that any management / pruning does not affect the flowering season of the shrubs (without impacting any species who could be using the plant beds).
 - a) Winter flowering shrubs prune in Spring
 - b) March to July flowering shrubs Immediately after flowering period
 - c) July to October flowering shrubs Cut back to old wood in winter
- 9.2.5 Any dead or dying plants to be replaced to the original specification in the November following the losses.
- 9.2.6 Mulch to be maintained at a height of a minimum of 75mm for the first five years of establishment.

9.3 Ground cover

- 9.3.1 Design objectives to provide an area of dense, weed free groundcover on the existing bank to prevent regular maintenance of mowing. Once established this will create a neat and tidy finish which requires little maintenance and weeding whilst supporting bats, birds and a number of other species.
- 9.3.2 Dead or dying plants to be removed and replaced in the November following the losses.
- 9.3.3 Dead wood to be pulled out by hand. The ground cover is not to climb other trees or shrubs within the plant bed. This should be managed carefully.

9.4 Meadow

- 9.4.1 The meadows will be sown with Emorsgate EM3 (special general purpose meadow mixture) to the manufacturers guidelines and recommendations. Any areas that do not have good grass cover within 3 months of sowing will be cultivated and re-sown at that time. The practice will be repeated until there is a good grass cover on all of the areas within the meadow area.
- 9.4.2 The mowing regime recommended by the seed provider would be implemented in the first year of management, following that the meadow would be cut once annually in late summer (once all flowers have set seed) no lower than 150mm in height and all arisings removed.



10.0 Management of Hard Landscape

10.1 General actions

- 10.1.1 The appointed management company is to review all method statements prepared by the appointed landscape contractors for the site. The landscape contractors are to prepare method statements for all maintenance activities across the site. All materials and workmanship when repairing and maintaining the site are to be carried out to the highest standards in accordance will relevant good practice and health and safety requirements.
- 10.1.2 It is the appointed contractors responsibility to report any areas of the management which require additional attention to the notice of the management company in charge.
- 10.1.3 All employees of the landscape contractor on site are to be appropriately skilled and trained for the type of work to be carried out.
- 10.1.4 Work is only to be carried out whilst the weather conditions are suitable. This includes the use of machinery and tools. Hand tools should be used in root protection areas and working methods must comply with the findings of any tree surveys that have been carried out.
- 10.1.5 Any areas of hard landscaping or boundary treatments to be removed during maintenance works, must be cordoned off for protection of users of the site and suitable safety signs erected where necessary.
- 10.1.6 Any graffiti or additional structures on the hard landscape and boundary treatments are to be removed and returned to its original specification.

10.2 Hard surfaces

- 10.2.1 Design objectives to retain all areas of hard landscape, boundary treatments and street furniture in their originally specified conditioned for the long term success and aesthetic of the site.
- 10.2.2 Management operations to include:
 - a) Litter picking
 - b) Removal of graffiti
 - c) Re-laying raised paving
 - d) Re pointing hard landscape
 - e) Herbicide of hard landscape areas (according to manufacturers recommendations)
 - f) Regular sweeping and where required power washing (jetwash) of hard landscape
 - g) Painting or preservative oils to street furniture
 - h) Removal of unwanted weeds
 - i) Topping up of permeable paving jointing aggregate

10.3 **Boundary treatments**

- 10.3.1 Design objectives to retain clear and secure boundaries across the site.
- 10.3.2 Management operations to include:



- a) Removal of graffiti
- b) Re-securing fallen fences / posts
- c) Painting or preservative oils to boundary treatments

10.4 Furniture

- 10.4.1 Design objectives to provide areas of communal interaction, to encourage a physical connection for residents to meet, carry out activities and socialise.
- 10.4.2 Management operations to include:
 - a) Removal of graffiti
 - b) Cleaning
 - c) Maintaining structural stability
 - d) Objective of equipment is still achieved

11.0 Management table Year 1 onwards below



LANDSCAPE MANAGEMENT - YEAR 1

Project Name: Russell House, Chatham

Note - number in column confirms the amount of times per month the task should be carried out

Area: SHARED OPEN SPACE should be carried out Task Jan Feb Mar Apr May Jun Jul SOFT Inspection: Check trees for dead, damaged, diseased and crossing branches. Assess shape and size of tree. Check security and tightness of tree ties, adjust as necesary. Check tree stakes for rocking and rot, replace/make good as necessary. 1 <t< th=""><th>Aug</th><th>Sep 1 1 1 1 1</th><th>Oct</th><th>Nov</th><th>Dec</th></t<>	Aug	Sep 1 1 1 1 1	Oct	Nov	Dec
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Inspection: Check herbaceous perennials for damage, 1 1 1			1		
disease and dead growth, and if they need dividing/thinning.					
Report/replace where necessary.		4		_	──
Pruning: Prune dead leaves and deadhead as and when 1 1 1 1 1	1	1	1		
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Wildflower Meadow					
Autumn Mow: Cut down growth to 30-50mm. Remove and		1			
dispose of cuttings.					
Spring Mow: Mow winter growth to 30-50mm. Remove and					<u> </u>
dispose of cuttings					
Weed Control: Monitor weeds in meadow. Control invasive or	<u>├──</u> ┤				<u> </u>
undesirable plant species by regular strimming which should					
be enough to stop undesirable species becoming dominant.					
Herbicides to be used as a last resort for invasive non-native					
plants only.					
Over-seeding: Bare patches should be overseeded with 1					
meadow seed mix.					
Formal Lawns					
Mowing: Grass to be mown 1 1 1 2 2 2 2	2	2	2	1	1
Weed and Feed: Lawn areas to be treated with selective 1 1 1			1		
herbicide, granular feed and moss-killer whe necessary.	\vdash				
Over-seeding: Bare patches should be overseeded with a 1 formal lawn seed mix.					
					<u> </u>
HARD					
Fences			4		
Inspection: Condition of fence panels, posts etc. to be 1 1 1					
checked regularly. Damage should be reported and repairs/replacement carried out as necessary					
Weed Control: Avoid damaging posts when strimming along	1		1		┼───
fencelines. Apply total herbicide around posts.					
Furniture					L
Benches Inspection: Condition of benches to be checked regularly.	1	1	1	1	1
Damage should be reported and repairs carried out as					
necessary					
Hardstanding		-			-
Inspection: Condition of hardstanding to be checked regularly. 1 1 1 1 1 1 1 1 1	1	1	1	1	1
Damage to be reported and repairs carried out as necessary.					
Jet washing as necessary					
Walls					
Inspection: Condition of walls to be checked regularly. 1 1 1			1		
Damage to be reported and repairs carried out as necessary.	↓ ↓				<u> </u>
Jet washing as necessary					

LANDSCAPE MANAGEMENT - YEAR 2

Project Name: Russell House, Chatham

Note - number in column confirms the amount of times per month the task should be carried out

Task Jun Feb May Jun Jun Spin Col New Non-Trees Implementation for datad, dramagod,	Area:	SHARED OPEN SPACE			arried c						•			
New Vees Image Clon: Check Items for doust, damaget, diseased and crossing surprises. Single and state of the Check Items for doust, damaget, diseased and crossing surprises. Single and state of the Check Items for double and particles. Image Check Items for double and state of the Check Items for double and particles. Image Check Items for double and for double and particles. Image Check Items for double and for double and particles. Image Check Items for double and for double and particles. Image Check Items for double and for double and particles. Image Check Items for double and for double and particles. Image Check Items for double and for double and partite the partitems for doutanget. <tr< th=""><th></th><th>Task</th><th>Jan</th><th>Feb</th><th>Mar</th><th>Apr</th><th>Мау</th><th>Jun</th><th>Jul</th><th>Aug</th><th>Sep</th><th>Oct</th><th>Nov</th><th>Dec</th></tr<>		Task	Jan	Feb	Mar	Apr	Мау	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Inspection: Check these for during during the disease and and a set of the less allog and allog														
increasing branches. Assess shape and sigo of too. Chock has estables in too tooling and for, reported and regions of the stability of the stabil	new trees	Inspection: Check trees for dead, damaged, diseased and	1		1	1		<u> </u>	1		1	1		
becurity and optimes of the bis against an excessing. Check is the set for receiving and the production of the set of th			· ·											
Inter alixes for nocing and rd. registerinate good air and registerinate good a														
Praining Province out any deart, stranged, diseased, or consents 1 <														
binneries and stems. Where inserting instruct works during of 2nd nesting session. Image: Image														
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Weed Control: An area around the base of trees should be key for a dar of vegations to all with establishment. Handweed be the should be applied around the base of these to should be applied at the base of the should be the should be applied at the base of the should be the should be applied at the base of the should be the should be applied at the base of the should be applied at the should be applied at the base of the s														
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Intersection: Image: Charles of inhibit weed growth and retain moisture. Image: Charles of the growth and retain				1										<u> </u>
Inspection: Check canes and guards where applicable. Ensure plants are setable in the guards. 1														
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Weed Control: Hoe new weed growth. 1 <th1< th=""> 1 1</th1<>					1		1				1			
Shrubs Inspection: Check shrubs for damage, disease and dead growth. Report/replant where necessary. 1 <			1	1	1	1	1	1	1	1	1	1	1	1
growth. Report/re-plant where necessary. 1 <td>Shrubs</td> <td></td>	Shrubs													
Pruning: Trim shrubs and maintain shrubs within their spaces as per the landscape plan. 1		Inspection: Check shrubs for damage, disease and dead	1			1			1			1		
as per the landscape plan: Image:														
Mulch: A minimum of 100mm depth to be applied at the base of shrubs: This will suppress weed growth. 1		•	1	1							1	1		
Mulch: A minimum of 100mm depth to be applied at the bases of shrubs. This will suppress weed growth and retain moisture. 1 <td></td> <td>as per the landscape plan.</td> <td></td> <td></td> <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td> </td>		as per the landscape plan.			_									
of shrubs. This will suppress weed growth. i<		Mulch: A minimum of 100mm denth to be applied at the base		1										
Weed Control: Hoe new weed growth. 1 <th1< th=""> 1 1</th1<>														
Inspection: Check herbaceous perennials for damage, disease and dead growth, and if they need dividing/thinning. Pruning: Pru			1	1	1	1	1	1	1	1	1	1	1	1
disease and dead growth, and if they need dividing thinning. Pruning: Prune dead leaves and deadhead as and when necessary. Mulch: A minimum of 100mm depth to be applied at the base of shrubs. This will suppress weed growth and retain moisture. Weed Control: Hoe new weed growth. I 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	lerbaceous	5	•	•	•			•	•	•	•	•	•	
Report/replace where necessary. Pruning: Prune dead leaves and deadhead as and when necessary. 1 </td <td></td> <td>Inspection: Check herbaceous perennials for damage,</td> <td>1</td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td>1</td> <td></td> <td></td>		Inspection: Check herbaceous perennials for damage,	1			1			1			1		
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growth to 150mm. Remove and dispose of arisings. Image: Strate in the strate in th	Vildflower Mea													
growth to 150mm. Remove and dispose of arisings. Image: Strategy and Strateg		Late Summer Mow: Once all flowers have set seed, cut down	Ī								1			
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Formal Lawns Mowing: Grass to be mown Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. 1 1 1 2			1				1				1			1
Mowing: Grass to be mown 1 1 1 2 </td <td>Formal Lawns</td> <td></td> <td>1</td> <td>ļ</td> <td></td> <td></td> <td>ļ</td> <td>I</td> <td>I</td> <td></td> <td>ļ</td> <td>ļ</td> <td><u> </u></td> <td>L</td>	Formal Lawns		1	ļ			ļ	I	I		ļ	ļ	<u> </u>	L
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formal lawn seed mix. Image of the seed mix. Im						L				L	L			<u> </u>
HARD Inspection: Condition of fence panels, posts etc. to be checked regularly. Damage should be reported and repairs/replacement carried out as necessary 1			1		1									
Fences Inspection: Condition of fence panels, posts etc. to be checked regularly. Damage should be reported and repairs/replacement carried out as necessary 1														
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checked regularly. Damage should be reported and repairs/replacement carried out as necessary Image should be reported and repairs/replacement carried out as necessary Weed Control: Avoid damaging posts when strimming along fencelines. Apply total herbicide around posts. Image should be reported and repairs carried out as necessary Furniture Image should be reported and repairs carried out as necessary Image should be reported and repairs carried out as necessary Benches Inspection: Condition of benches to be checked regularly. Damage should be reported and repairs carried out as necessary Image should be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Jet washing as necessary Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Jet washing as necessary Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as n	611662	Inspection: Condition of fence namels, posts etc. to be	1			1			1	I		1		
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Benches Inspection: Condition of benches to be checked regularly. Damage should be reported and repairs carried out as necessary 1														
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Damage to be reported and repairs carried out as necessary. Image to be reported and repairs carried out as necessary. Jet washing as necessary Image to be reported and repairs carried out as necessary. Valls Inspection: Condition of walls to be checked regularly. Image to be checked regularly.	hardstanding	Increation: Condition of hordetending to be shared as welcote	4	1	1	1	1	1	1	1	1	1	4	4
Jet washing as necessary 1 1 1 1 Nalls						T								
Valls Inspection: Condition of walls to be checked regularly. 1 1 1		Damage to be reported and repairs carried out as necessary.												
Nalls Inspection: Condition of walls to be checked regularly. 1 1 1		Jet washing as necessarv			1									
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		Inspection: Condition of walls to be checked regularly.	1			1			1			1		
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LANDSCAPE MANAGEMENT - YEAR 3

Project Name: Russell House, Chatham

Note - number in column confirms the amount of times per month the task should be carried out

Area				arried o		confirn							UN
Area:	SHARED OPEN SPACE Task			Mar		Мау	Jun	Jul	Διια	Sep	Oct	Nov	Dec
SOFT									Aug				
New trees													
	Inspection: Check trees for dead, damaged, diseased and	1						1				Γ	Τ
	crossing branches. Assess shape and size of tree. Check												
	security and tightness of tree ties, adjust as necesarry. Check												
	tree stakes for rocking and rot, replace/make good as												
	necessary.												
	Pruning: Prune out any dead, damaged, diseased, or crossing		1										
	branches and stems. Where needed, instruct												
	qualified/authorised persons to carry out any arboricultural works outside of bird nesting season.												
	Weed Control: An area around the base of trees should be	1			1	1	1	1	1	1		1	<u> </u>
	kept clear of vegetation to aid with establishment. Hand-												
	weed/hoe.												
	Mulch : Ensure a depth of 100mm of mulch is applied around		1										
	the base of trees to inhibit weed growth and retain moisture.												
New hedges	· · · · ·					•							
	Inspection: Check canes and guards where applicable.	1	1	1	1	1	1	1	1	1	1	1	1
	Ensure plants are seated in the ground.												
	Mulch: A minimum of 100mm depth to be applied at the base		1										
	of hedges. This will suppress weed growth and retain												
	moisture.											_	
	Trim : Lightly trim new growth to encourage thickening and filling out to take place outside of hird posting accessor	1	1					1		1	1	1	1
	filling out, to take place outside of bird nesting season. Weed Control: Hoe new weed growth.	4	4	4	4	1	1	1	1	4	4	1	
Shrubs	weed Control. The new weed growth.					1							
Sindus	Inspection: Check shrubs for damage, disease and dead	1	_	1	1	-		1		1	1	-	Т
	growth. Report/re-plant where necessary.			1						1			1
	Pruning : Trim shrubs during the growing season. Aim to		1	 						1	1		+
	prune after flowering and maintain shrubs within their spaces										1 ·		
	as per the landscape plan.												
			1										
	Mulch: A minimum of 100mm depth to be applied at the base												
	of shrubs. This will suppress weed growth and retain moisture.												
	Weed Control: Hoe new weed growth.	1	1	1	1	1	1	1	1	1	1	1	1
Wildflower Me													
	Late Summer Mow: Once all flowers have set seed, cut down									1			
	growth to 150mm. Remove and dispose of arisings.									-			
	Weed Control: Monitor weeds in meadow. Control invasive or				1	1	1						
	undesirable plant species by regular strimming which should												
	be enough to stop undesirable species becoming dominant. Herbicides to be used as a last resort for invasive non-native												
	plants only.												
	Over-seeding : Bare patches should be overseeded with			1									
	meadow seed mix.												
Formal Lawns													
	Mowing: Grass to be mown	1	1	1	2	2	2	2	2	2	2	1	1
	Weed and Feed: Lawn areas to be treated with selective	1			1	_	-	1			1		
	herbicide, granular feed and moss-killer whe necessary.												
	Edging: Lawn edges to be sharpened up using a half-moon			1									
	tool and back-dig beds.												
	Over-seeding : Bare patches should be overseeded with a			1									Τ
	formal lawn seed mix.												
HARD													
Fences									_				
	Inspection : Condition of fence panels, posts etc. to be	1		1	1			1		1	1		1
	checked regularly. Damage should be reported and			1						1			1
	repairs/replacement carried out as necessary			<u> </u>					4				┥
	Weed Control : Avoid damaging posts when strimming along			1	1		1	1	1	1	1		1
Furniture	fencelines. Apply total herbicide around posts.			1				1		1			1
	es Inspection : Condition of benches to be checked regularly.	1	1	1	1	1	1	1	1	1	1	1	1
Dench	Damage should be reported and repairs carried out as												
	necessary												
Hardstanding							1						.1
	Inspection: Condition of hardstanding to be checked regularly.	1	1	1	1	1	1	1	1	1	1	1	1
	Damage to be reported and repairs carried out as necessary.												
	Jet washing as necessary			1									
Walls													
	Inspection: Condition of walls to be checked regularly.	1			1			1					
	Damage to be reported and repairs carried out as necessary. Jet washing as necessary												1
	Liet weeking as necessary	I		1		1		1	1	1		1	1

LANDSCAPE MANAGEMENT - YEAR 4-5

Project Name: Russell House, Chatham

Note - number in column confirms the amount of times per month the task

Aroo:	SHARED OPEN SPACE	Note -	- numc d be ca			comm	is the a	amoun		ies pei	monu		5K
Area:	Task		Feb			Мау	Jun	Jul	Δυα	Sep	Oct	Nov	Dec
SOFT	Task	Jan		Iviai		Wiay	Jun	Jui	Aug				Dec
New trees													
	Inspection: Check trees for dead, damaged, diseased and	1						1					
	crossing branches. Assess shape and size of tree. If tree no												
	longer requires support through hessian ties and tree stackes,												
	please remove.												
	Pruning: Prune out any dead, damaged, diseased, or crossing		1										
	branches and stems. Where needed, instruct												
	qualified/authorised persons to carry out any arboricultural												
	works outside of bird nesting season.												
	Weed Control: An area around the base of trees should be	1			1	1	1	1	1	1		1	
	kept clear of vegetation to aid with establishment. Hand-												
	weed/hoe.												
	Mulch: Ensure a depth of 100mm of mulch is applied around		1										
	the base of trees to inhibit weed growth and retain moisture.												
New hedges									1		_		
	Inspection: Check health of hedge and advice if any	1				1				1			
	appropriate treatments are required.		4				ļ						
	Mulch: A minimum of 100mm depth to be applied at the base		1										
	of hedges. This will suppress weed growth and retain moisture.												
	Trim : Lightly trim new growth to encourage thickening and	1	1								1	1	1
	filling out, to take place outside of bird nesting season. Keep to										1	1	
	a minium of 2.5m unless for safety reasons.					1							
	Weed Control: Hoe new weed growth	1			1	1	1	1	1	1		1	
Shrubs			1	1							I		L
	Inspection: Check shrubs for damage, disease and dead	1			1			1			1		
	growth. Report/re-plant where necessary.												
	Pruning : Trim shrubs during the growing season. Aim to		1							1	1		
	prune after flowering and maintain shrubs within their spaces												
	as per the landscape plan.												
			1										
	Mulch: A minimum of 100mm depth to be applied at the base												
	of shrubs. This will suppress weed growth and retain moisture.												
	Weed Control: Hoe new weed growth.	1			1	1	1	1	1	1		1	
Grasses		-	•										
	Inspection: Check grasses for damage, disease and dead	1			1			1			1		
	growth. Report/replace where necessary.												
	Pruning: Cut back growth to 5cm. Take care to avoid damage		1										
	to new shoots.												
			1										
	Mulch : A minimum of 100mm depth to be applied at the base												
	of shrubs. This will suppress weed growth and retain moisture.												
	Weed Control: Hoe new weed growth			1	1	1	1	1	1	1	1		
Wildflower Mead						•							
	Late Summer Mow: Once all flowers have set seed, cut down									1			
	growth to 150mm. Remove and dispose of arisings.				4	4							<u> </u>
	Weed Control: Monitor weeds in meadow. Control invasive or				1	1	1						
	undesirable plant species by regular strimming which should												
	be enough to stop undesirable species becoming dominant. Herbicides to be used as a last resort for invasive non-native												
	plants only.												
				1									
	Over-seeding : Bare patches should be overseeded with meadow seed mix.												
Formal Lawns													<u> </u>
	Mowing: Grass to be mown	1	1	1	2	2	2	2	2	2	2	1	1
	Weed and Feed: Lawn areas to be treated with selective	1			1	2	2	1	2	2	1		
	herbicide, granular feed and moss-killer whe necessary.			1						1			1
	Edging: Lawn edges to be sharpened up using a half-moon			1					<u> </u>			<u> </u>	
	tool and back-dig beds.				1	1		1		1	1	1	1
	Over-seeding : Bare patches should be overseeded with a			1		1				1	1		<u> </u>
	formal lawn seed mix.				1	1		1		1	1	1	1
HARD													
Fences													
	Inspection: Condition of fence panels, posts etc. to be	1			1			1			1		
	checked regularly. Damage should be reported and			1		1				1			1
	repairs/replacement carried out as necessary												
	Weed Control: Avoid damaging posts when strimming along				1	1	1		1		1		1
	fencelines. Apply total herbicide around posts.												
Furniture													
Benches	Inspection : Condition of benches to be checked regularly.	1	1	1	1	1	1	1	1	1	1	1	1
	Damage should be reported and repairs carried out as												
	necessary												
Hardstanding													
	Inspection : Condition of hardstanding to be checked regularly.	1	1	1	1	1	1	1	1	1	1	1	1
	Damage to be reported and repairs carried out as necessary.												
A/ - 11 -	Jet wash as necessary			1		1				1	1		Ĺ
Walls	Increase from the second se			1			r			T			r
	Inspection : Condition of walls to be checked regularly.	1			1	1		1			1		1
	Damage to be reported and repairs carried out as necessary.					 							──
	Jet wash as necessary			1		1				[[L

LANDSCAPE MANAGEMENT - YEAR 6-onwards

Project Name: Russell House, Chatham

Note - number in column confirms the amount of times per month the task

Area:		enoliii	d he ca	rried o	olumn								
	SHARED OPEN SPACE Task	Jan		Mar		Мау	Jun	Jul	Aug	Sep	Oct	Nov	Dec
SOFT													
New trees													
	Inspection: Check trees for dead, damaged, diseased and	1						1					
	crossing branches. Assess shape and size of tree. Check												
	security and tightness of tree ties, adjust as necesarry. If tree no longer requires support through hessian ties and tree												
	stackes, please remove.												
	Pruning : Prune out any dead, damaged, diseased, or crossing		1										
	branches and stems. Where needed, instruct												
	qualified/authorised persons to carry out any arboricultural												
	works outside of bird nesting season.			ļ	4				4				
	Weed Control: An area around the base of trees should be kept clear of vegetation to aid with establishment. Hand-	1			1	1			1	1		1	1
	weed/hoe.												
	Mulch: Ensure a depth of 10cm of mulch is applied around the		1										
	base of trees to inhibit weed growth and retain moisture.												
New hedges					-	-			1			1	
	Mulch: A minimum of 100mm depth to be applied at the base of hedges. This will suppress weed growth and retain		1										
	moisture.												
	Trim : Lightly trim new growth to encourage thickening and	1	1								1	1	1
	filling out, to take place outside of bird nesting season. Check												
	heights of hedges to maintain sight lines throughout the site.												
	Thinning: Thicker growth may need to be pruned out to				1						1		
	maintain size and shape of hedge.					-		4					
Shrubs	Weed Control: Hoe new weed growth.	1			1			1				1	
Sillubs	Inspection: Check shrubs for damage, disease and dead	1			1			1			1		
	growth. Report/re-plant where necessary.												
	Pruning : Trim shrubs during the growing season. Aim to		1							1	1		
	prune after flowering and maintain shrubs within their spaces												
	as per the landscape plan.												
			1										
	Mulch : A minimum of 100mm depth to be applied at the base of shrubs. This will suppress weed growth and retain moisture.												
	Weed Control: Hoe new weed growth.			1			1	1	1		1		
	Thinning: Thicker growth may need to be pruned out to				1					1	· ·		
	maintain size and shape of shrubs.												
Wildflower Me	adow												
	Late Summer Mow: Once all flowers have set seed, cut down									1			
	growth to 150mm. Remove and dispose of arisings.									1			
	Weed Control : Monitor weeds in meadow. Control invasive or undesirable plant species by regular strimming which should				1	1	1						
	be enough to stop undesirable species becoming dominant.												
	Herbicides to be used as a last resort for invasive non-native												
	plants only.												
	Over-seeding: Bare patches should be overseeded with												
				1									
	meadow seed mix.			1									
-ormai Lawns	meadow seed mix.	1	1	1		2		2	2	2	2	1	1
ormai Lawns	meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and	1	1	1	2	2	2	2	2	2	2	1	1
ormai Lawns	meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter.	1	1	1	2	2	2	2	2	2	2	1	1
ormai Lawns	 meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. 		1	1		2	2		2	2		1	1
ormai Lawns	 meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. Aerating and Scarifying: Allowing air to the roots of the grass 		1	1		2	2		2	2		1	1
ormai Lawns	 meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. Aerating and Scarifying: Allowing air to the roots of the grass and removing the thatch will improve the health and look of 		1	1		2	2		2	2	1	1	1
Formal Lawns	 meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. Aerating and Scarifying: Allowing air to the roots of the grass and removing the thatch will improve the health and look of lawns. 		1	1		2	2		2	2	1	1	1
ormai Lawns	 meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. Aerating and Scarifying: Allowing air to the roots of the grass and removing the thatch will improve the health and look of lawns. Edging: Lawn edges to be sharpened up using a half-moon 		1	1		2	2		2	2	1	1	1
rormai Lawns	 meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. Aerating and Scarifying: Allowing air to the roots of the grass and removing the thatch will improve the health and look of lawns. 		1	1		2	2		2	2	1	1	1
<u>-ormai Lawns</u>	 meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. Aerating and Scarifying: Allowing air to the roots of the grass and removing the thatch will improve the health and look of lawns. Edging: Lawn edges to be sharpened up using a half-moon tool and back-dig beds. 		1	1		2	2		2	2	1	1	1
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IARD	 meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. Aerating and Scarifying: Allowing air to the roots of the grass and removing the thatch will improve the health and look of lawns. Edging: Lawn edges to be sharpened up using a half-moon tool and back-dig beds. Over-seeding: Bare patches should be overseeded with a formal lawn seed mix. 		1	1		2	2		2	2	1	1	1
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HARD	meadow seed mix. Mowing: Grass to be mown. Reduce height in summer and raise during winter. Weed and Feed: Lawn areas to be treated with selective herbicide, granular feed and moss-killer whe necessary. Aerating and Scarifying: Allowing air to the roots of the grass and removing the thatch will improve the health and look of lawns. Edging: Lawn edges to be sharpened up using a half-moon tool and back-dig beds. Over-seeding: Bare patches should be overseeded with a formal lawn seed mix. Inspection: Condition of fence panels, posts etc. to be checked regularly. Damage should be reported and repairs/replacement carried out as necessary Weed Control: Avoid damaging posts when strimming along			1	1	2	2		2	2	1		
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12.0 Landscape Management Company Details

12.1 The appointed Management Company: MHS will ensure the landscape is managed appropriately through their in house team of trained personnel with the qualifications to carry out the associated work.

13.0 Long Term Management, Actions and Responsibilities

- 13.1 To ensure high standards are achieved and maintained across the site, the Management Company should review the Landscape Contractors work quarterly. This document should be used as a reference.
- 13.2 Where plants are failing these should be noted and a log kept to monitor the replacements.
- 13.3 An annual review of the site should be carried out by the contractor, management team and Chairman of the residents committee. The pedestrian routes, areas of hard landscape, soft landscape, boundary treatments and costs of the management should be discussed.
- 13.4 If significant design changes are suggested, liaison with the original Landscape Architect who prepared the planning application documents should be consulted, and the Local Planning Authority where necessary.

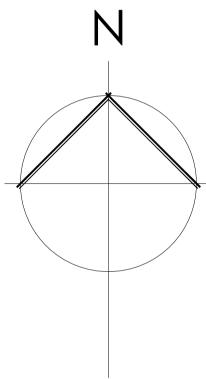
14.0 Health and Safety

- 14.1 A health and safety plan should be in place for all workers on site. This should be made accessible to workers at all times.
- 14.2 All workers on site should have the appropriate health and safety qualifications and training to work on a site of this sort.
- 14.3 Use of chemicals on the site:
- 14.3.1 Legislation covering the use of pesticides and herbicides:
 - a) The Food and Environment Protection Act 1985 (FEPA)
 - b) Control of Pesticides Regulations 1986 (amended 1997) (CoPR)
 - c) The Plant Protection Products Directive (91/414/EEC)
 - d) The Dangerous Preparations Directive (99/45/EEC)
 - e) Control of Substances Hazardous to Health 2004 (COSHH)
- 14.3.2 Any worker using pesticides across the site should be licensed and hold their 'certificate of competence'. The management team or sub-contractor is responsible for ensuring that employees have the necessary training and certificates to carry out this work.
- 14.3.3 Risk assessments should be prepared by the Landscape Contractor and approved by the Management Team before any work is carried out.
- 14.3.4 There should be a minimum of one trained first aider on site during working hours.





33(Ridge)





ARCHITECTS RDA Architects : Chartered Architects Evegate Park Barn, Evegate, Smeeth, Ashford, Kent. TN25 6SX Company No. 09363947 Tel: 01303 814455 e-mail: projects@rdaarchitects.co.uk Web: www.rdaarchitects.co.uk © RDA Consulting Architects (Kent) Ltd. A1 Scale 1:125 Date --/01/2023 22.143.05 P2 PRELIMINARY Drawing Status tatus/Rev

Title:

Proposed site layout ground floor level

RDA



Boundary hedgerow to aid foraging and commuting corridors across the site whilst enhancing the pedestrian walkway to the north of the subject site.

× 10,00

9

Raised planter to prevent desire lines across corner whilst formalising the main entrance for all users.

MH CL20.12

20

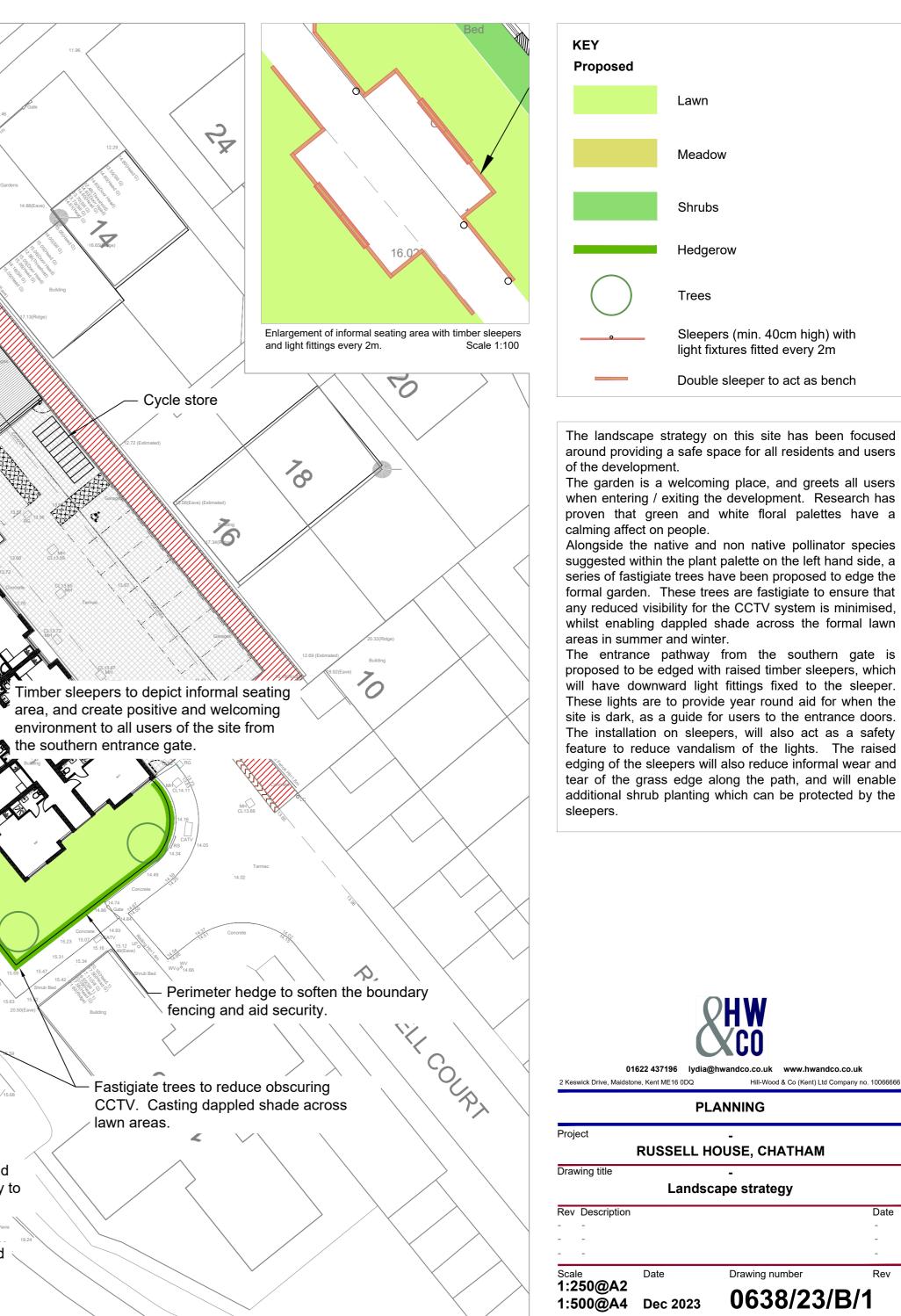
⊐ Metres

10

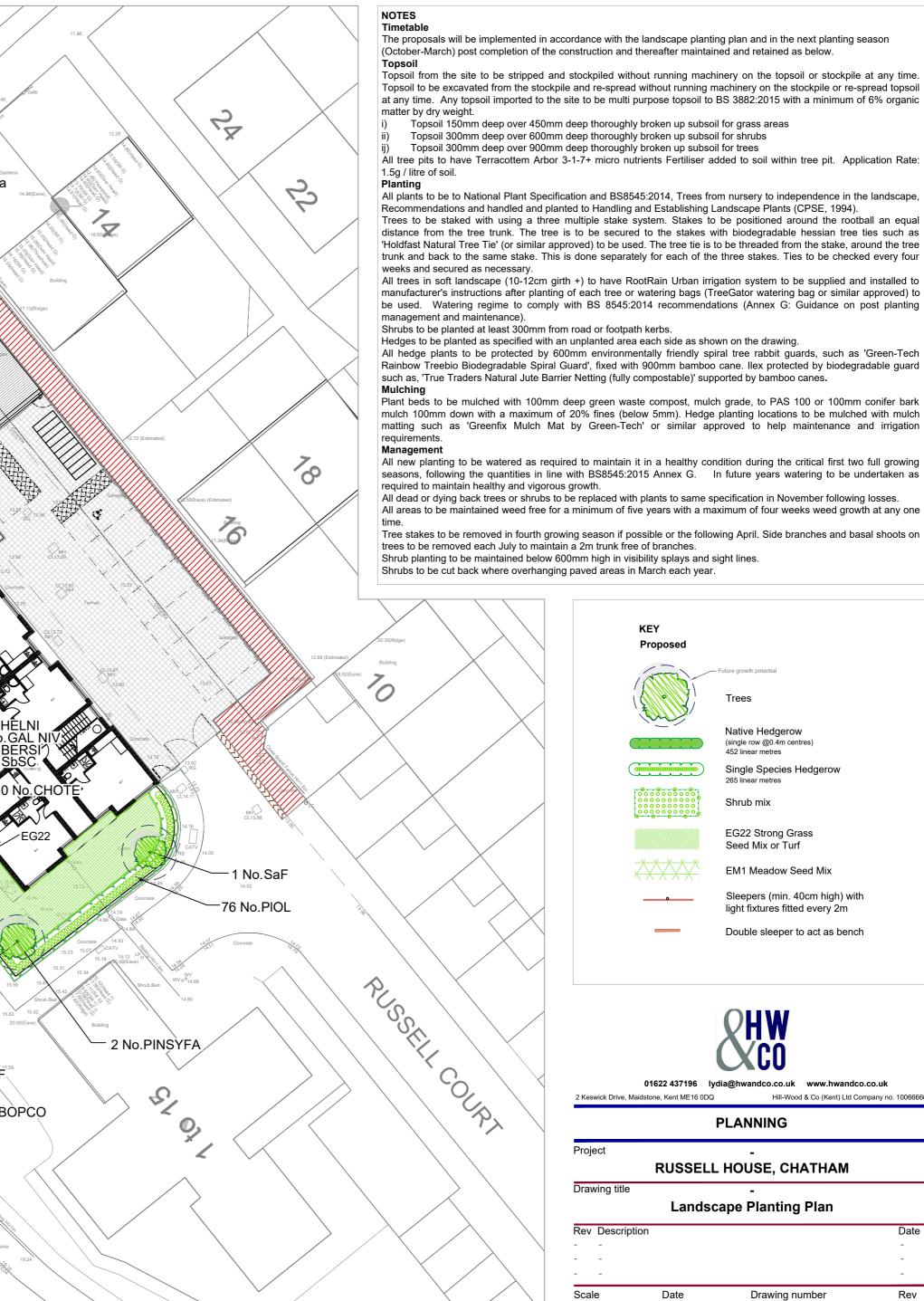
CL19.94 Perimeter hedge to aid streetscene and reflect neighbouring property boundary to MH . CL20.14 the north. 2r

- Native ground cover such as ivy, to feed birds and bats in winter months and reduce maintenance requirements on the bank once established.

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Landscape Plant Schedule	
Trees Number Abbreviation Species Common Name Girth Specification	
7 - SaF Sorbus aucuparia 'Fastigiata' Fastigiate Rowan 10-12cm CG; RB	
Conifers Number Abbreviation Species Height Specification Density	20.18(Ridge)
5 - PINSYFA Pinus sylvestris 'Fastigiata' 250-300cm CG; RB Counted	
Shrubs Number Abbreviation Species Height Pot Size Specification Density	12.75 Terrer
18 - CHOTE Choisya ternata 40-60cm 5L CG 2.5/m²	
96 - I a Ilex aquifolium 60-80cm 5L RB / CG 0.4Ctr 19 - Ob Osmanthus burkwoodii 40-60cm 5L CG 2.5/m²	Gardens
1 - PcA Philadelphus coronarius 'Aureus' 100-125cm 15L CG No.	
116 - PIOL Prunus laurocerasus 'Otto Luyken' 60-80cm 5L CG 0.6Ctr Double Staggered at 0.3m offs 143 - VIBOPCO Viburnum opulus 'Compactum' 60-80cm 5L CG 0.4Ctr	ffset
Herbaceous	
NumberAbbreviationSpeciesPot SizeDensity20 -AGADDAgapanthus 'Double Diamond'2L0.4Ctr	
10 - BERSI Bergenia 'Silberlicht' 2L 3/m ²	
23 - HELNI Helleborus niger 2L 0.4Ctr 3 - SALSYSC Salvia sylvestris 'Schneehugel' 2L 0.6Ctr	
10 - SbSC Stachys byzantina 'Silver Carpet' 2L 3/m²	14.00 14.20 TVH W 14.22 14.00 13. No. PIOL
Climbers Number Abbreviation Species Height Pot Size Density	14.54 CATV 4.33 14.23 EG22
854 - HEDHI Hedera hibernica 2L 2.5/m ²	14.27 Steps 1 4.27
Bulbs Number Abbreviation Species Bulb Size Density	Concrete CL15.5 Steps 13.80 13.90
28 - GAL NIV Galanthus nivalis 10 10/m ²	
Grass Areas Area Weight Seed Mix Name Seed Mix Supplier Density	
117.8557m² 472 g EM3 Special General Purpose meadow Mixture Emorsgate 4g/m² 492.7640m² 40073 g EC23 Storg Lown Cross Mixture on turf Emorsgate 25 g/m²	
482.7849m² 12073 g EG22 Strong Lawn Grass Mixture or turf Emorsgate 25g/m²	
Fastigiate trees to comply with CCTV	15.98 15.78
requirements	2 No.PINSYFA
	EG22
Gate WV WV 16.25 16.27 16.35 WW CATV 16.34	20 No. AGADD
16.34 Concrete	EG22 11 No.HEDHI Balang CLEUTO HOLINO HOLD 11 No.HELNI 17 No.GAL NIV 6 No.BERSI 6 No.SbSC
	17 No.GAL NIV
	Building C. 15,15 C 6 No. SbSC
	28 No.l a Solution Solut
	EG22.
Calming white tones within landscape	7 No.HEL 11 No.GA 4 No.BER 4 No.SbS
	375 No.HEDHI
	15.97 5.97 5.97 5.97 7.10 No
	EM3
AMH S	20.27 Rs. 20.20 20 20 20 20 20 20 20 20 20 20 20 20 2
	20.22 BT 20.18 EB 20.17 LPO 11 17.40 15.84
	MH/ Cl20.12 20.03 Pavia 20.01 1920 5 883 No. VIBOP
	468 No.HEDHI
	20.4m ^S /MAS ROAD Paris
	MH. CL20.14
0 1 5 10	20 Metres
	Metres



	specification in November following naximum of four weeks weed grow	
season if possible or the fol 2m trunk free of branches. Im high in visibility splays and	lowing April. Side branches and ba d sight lines.	sal shoots on
aved areas in March each yea		
KEY Proposed		
Froposed		
(TTT)	Future growth potential	
	Trees	
	Native Hedgerow (single row @0.4m centres) 452 linear metres	
	Single Species Hedgerow 265 linear metres	
	Shrub mix	
	EG22 Strong Grass Seed Mix or Turf	
	EM1 Meadow Seed Mix	
	Sleepers (min. 40cm high) with light fixtures fitted every 2m	1
	Double sleeper to act as bench	ı
	K KCO	
01622 437196	lydia@hwandco.co.uk www.hwandco	
2 Keswick Drive, Maidstone, Kent ME16 0I		ompany no. 10066666
	PLANNING	
Project	- _L HOUSE, CHATHAM	
Drawing title		
-	scape Planting Plan	
Rev Description		Date
- -		-
· _		-
Scale Date 1:250@A2	Drawing number	Rev
1:500@A4 Dec 20	²³ 0638/23/	B/2

All new planting to be watered as required to maintain it in a healthy condition during the critical first two full growing seasons, following the quantities in line with BS8545:2015 Annex G. In future years watering to be undertaken as

laced with plants to same specification in November following lo All dead or dying back trees or shrubs to be r All areas to be maintained weed free for a

Tree stakes to be removed in fourth growin

at any time. Any topsoil imported to the site to be multi purpose topsoil to BS 3882:2015 with a minimum of 6% organic Topsoil 150mm deep over 450mm deep thoroughly broken up subsoil for grass areas

Topsoil 300mm deep over 600mm deep thoroughly broken up subsoil for shrubs

Topsoil 300mm deep over 900mm deep thoroughly broken up subsoil for trees

All tree pits to have Terracottem Arbor 3-1-7+ micro nutrients Fertiliser added to soil within tree pit. Application Rate:

All plants to be to National Plant Specification and BS8545:2014, Trees from nursery to independence in the landscape, Recommendations and handled and planted to Handling and Establishing Landscape Plants (CPSE, 1994). Trees to be staked with using a three multiple stake system. Stakes to be positioned around the rootball an equal

distance from the tree trunk. The tree is to be secured to the stakes with biodegradable hessian tree ties such as 'Holdfast Natural Tree Tie' (or similar approved) to be used. The tree tie is to be threaded from the stake, around the tree trunk and back to the same stake. This is done separately for each of the three stakes. Ties to be checked every four weeks and secured as necessary.

All trees in soft landscape (10-12cm girth +) to have RootRain Urban irrigation system to be supplied and installed to manufacturer's instructions after planting of each tree or watering bags (TreeGator watering bag or similar approved) to be used. Watering regime to comply with BS 8545:2014 recommendations (Annex G: Guidance on post planting management and maintenance).

Shrubs to be planted at least 300mm from road or footpath kerbs.

Hedges to be planted as specified with an unplanted area each side as shown on the drawing.

All hedge plants to be protected by 600mm environmentally friendly spiral tree rabbit guards, such as 'Green-Tech Rainbow Treebio Biodegradable Spiral Guard', fixed with 900mm bamboo cane. Ilex protected by biodegradable guard such as, 'True Traders Natural Jute Barrier Netting (fully compostable)' supported by bamboo canes.

Plant beds to be mulched with 100mm deep green waste compost, mulch grade, to PAS 100 or 100mm conifer bark mulch 100mm down with a maximum of 20% fines (below 5mm). Hedge planting locations to be mulched with mulch matting such as 'Greenfix Mulch Mat by Green-Tech' or similar approved to help maintenance and irrigation

required to maintain healthy and vigorous growth.

trees to be removed each July to maintain Shrub planting to be maintained below 600

Shrubs to be cut back where overhanging p

Annual Review Meeting Minutes

Site Name:

Attendees:

Date:	Time:
NOTES Item 1:	
Item 2:	
Item 3:	
Item 4:	
Item 5:	
AOB:	



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5th Year Annual Review Meeting Minutes

Site Name:

Attendees: Circulation:

Date:	Time:
NOTES Item 1:	Time.
Item 2:	
Item 3:	
Item 4:	
Item 5:	

AOB:

