

LANDSCAPE MANAGEMENT PLAN

Russel House, Chatham

February 2024
ISSUE 2



Chartered Landscape Architects

2 Keswick Drive, Maidstone, Kent ME16 0DQ
01622 437196
www.hwandco.co.uk

Hill-Wood & Co (Kent) Ltd

Company no. 10066666

Company Director Lydia Hill-Wood BA (hons) PGDip CMLI

2 Keswick Drive, Maidstone, Kent ME16 0DQ

01622 437196

lydia@hwandco.co.uk

www.hwandco.co.uk

A practice registered with the Landscape Institute

COPYRIGHT:

The concepts and information contained in this document are the property of Hill-Wood & Co (Kent) Ltd. Use or copying of this document in whole or in part without the written permission of Hill-Wood & Co (Kent) Ltd constitutes an infringement of copyright.

LIMITATION:

This report has been prepared on behalf of and for the exclusive use of Hill-Wood & Co (Kent) Ltd Client, and is subject to and issued in connection with the provisions of the agreement between Hill-Wood & Co (Kent) Ltd and its Client. Hill-Wood & Co (Kent) Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.



Chartered Landscape Architects

2 Keswick Drive, Maidstone, Kent ME16 0DQ

01622 437196

www.hwandco.co.uk

CONTENTS

- 1.0 Introduction**
- 2.0 Project Background**
- 3.0 Design Objectives**
- 4.0 Site Opportunities and Constraints**
- 5.0 Aims and Objectives**
- 6.0 Design Proposals**
- 7.0 Management**
- 8.0 Management of Arboriculture**
- 9.0 Management of Soft Landscape**
 - 9.1 Hedges
 - 9.2 Shrubs
 - 9.3 Ground cover
 - 9.4 Meadow
- 10.0 Management of Hard Landscape**
- 11.0 Management Table Year 1 Onwards**
- 12.0 Landscape Management Company Details**
- 13.0 Long Term Management, Actions and Responsibilities**
- 14.0 Health and Safety**

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

LANDSCAPE MANAGEMENT PLAN

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

LANDSCAPE MANAGEMENT PLAN

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 fastigate trees have been proposed to edge the formal garden. These trees are fastigate 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.

LANDSCAPE MANAGEMENT PLAN

- 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:

- Rowan Sorbus aucuparia 10-12cm girth
- 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

LANDSCAPE MANAGEMENT PLAN

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 with 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 re-seeded 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.

LANDSCAPE MANAGEMENT PLAN

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

LANDSCAPE MANAGEMENT PLAN

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 with 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:

LANDSCAPE MANAGEMENT PLAN

- 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**

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.

576500mE

576525mE

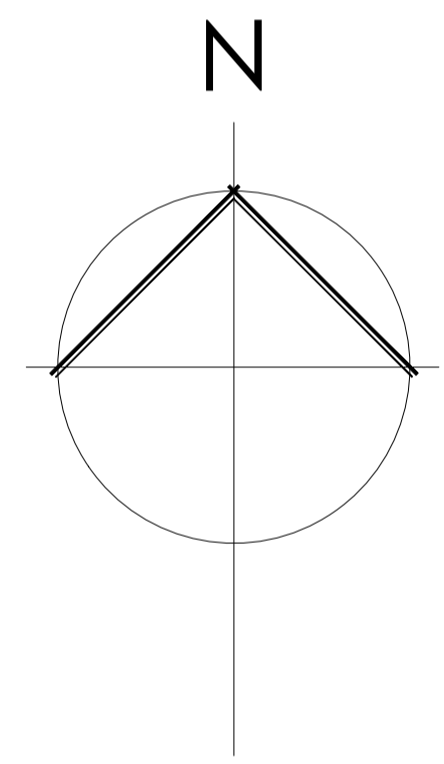
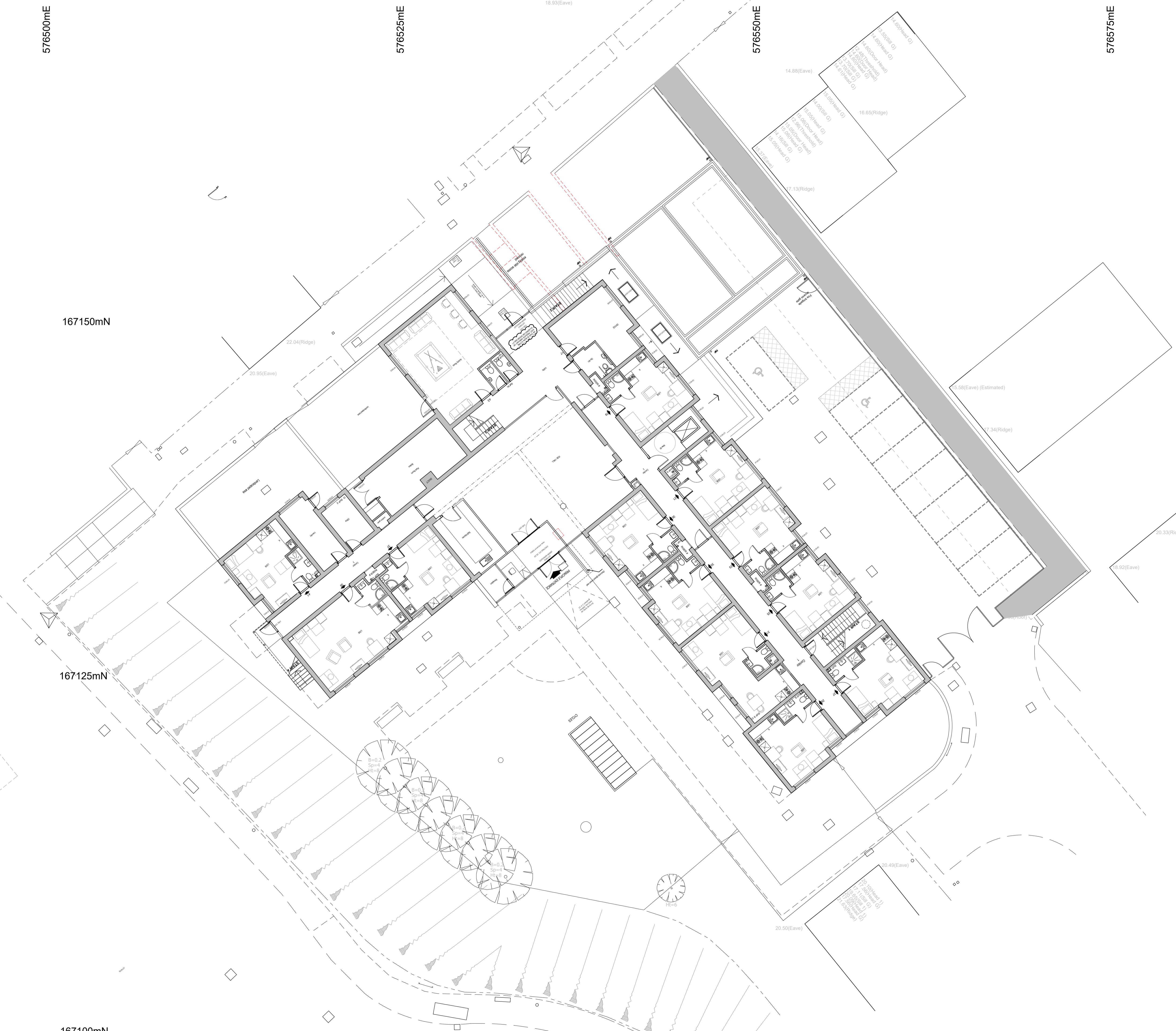
576550mE

576575mE

167150mN

167125mN

167100mN




100mm Scaling Bar

P2	gen updates/int lobby added/building regs issue	28.04.23
P1	floor plan updated; new steps removed	10.02.23
P	issued for comment	27.01.23

Client:
Jenner (Construction) Ltd

Project:
Russell House
Russell Court
Chatham

Title:
Proposed site layout
ground floor level



RDA Architects : Chartered Architects
Evergate Park Barn, Evergate, Smethth, 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

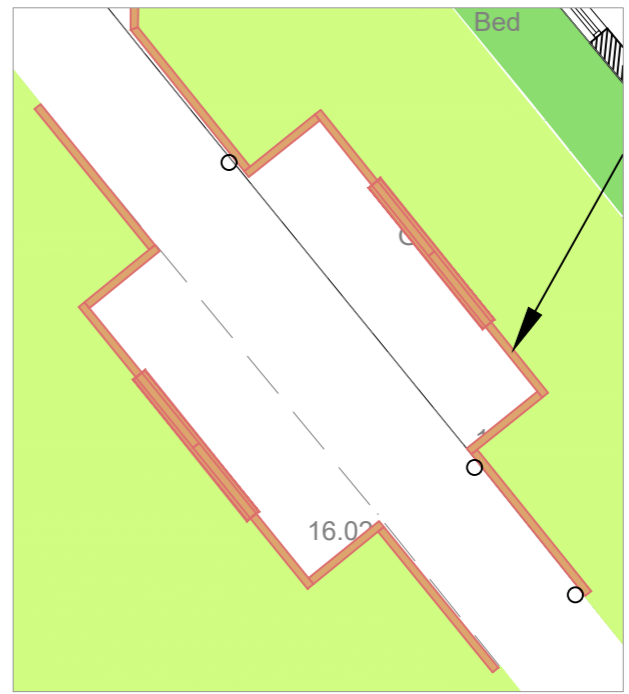
Date: --/01/2023 A1 Scale: 1:125

22.143.05	P2	PRELIMINARY
Project	Sheet	Status/Revision
		Drawing Status

Structural landscape features



Calming white tones within landscape



Enlargement of informal seating area with timber sleepers and light fittings every 2m. Scale 1:100

KEY

Proposed

- Lawn
- Meadow
- Shrubs
- Hedgerow
- Trees
- Sleepers (min. 40cm high) with light fixtures fitted every 2m
- Double sleeper to act as bench

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 fastigate trees have been proposed to edge the formal garden. These trees are fastigate 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.



01622 437196 lydia@hwardco.co.uk www.hwardco.co.uk
 2 Keswick Drive, Maidstone, Kent ME16 0DQ Hill-Wood & Co (Kent) Ltd Company no. 10066666

PLANNING

Project	- RUSSELL HOUSE, CHATHAM		
Drawing title	- Landscape strategy		
Rev	Description	Date	
-	-	-	-
-	-	-	-
Scale	Date	Drawing number	Rev
1:250@A2	Dec 2023	0638/23/B/1	
1:500@A4			

Landscape Plant Schedule						
Trees						
Number	Abbreviation	Species	Common Name	Girth	Specification	
7 -	SaF	Sorbus aucuparia 'Fastigiata'	Fastigate Rowan	10-12cm	CG; RB	
Conifers						
Number	Abbreviation	Species	Height	Specification	Density	
5 -	PINSYFA	Pinus sylvestris 'Fastigiata'	250-300cm	CG; RB	Counted	
Shrubs						
Number	Abbreviation	Species	Height	Pot Size	Specification	Density
18 -	CHOTE	Choisya ternata	40-60cm	5L	CG	2.5/m ²
96 -	I a	Ilex aquifolium	60-80cm	5L	RB / CG	0.4Ctr
19 -	Ob	Osmanthus burkwoodii	40-60cm	5L	CG	2.5/m ²
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 offset
143 -	VIBOPCO	Viburnum opulus 'Compactum'	60-80cm	5L	CG	0.4Ctr
Herbaceous						
Number	Abbreviation	Species	Pot Size	Density		
20 -	AGADD	Agapanthus 'Double Diamond'	2L	0.4Ctr		
10 -	BERSI	Bergenia 'Silberlicht'	2L	3/m ²		
23 -	HELNI	Helleborus niger	2L	0.4Ctr		
3 -	SALSYS	Salvia sylvestris 'Schneehugel'	2L	0.6Ctr		
10 -	SbSC	Stachys byzantina 'Silver Carpet'	2L	3/m ²		
Climbers						
Number	Abbreviation	Species	Height	Pot Size	Density	
854 -	HEDHI	Hedera hibernica	2L	2.5/m ²		
Bulbs						
Number	Abbreviation	Species	Bulb Size	Density		
28 -	GAL NIV	Galanthus nivalis	10	10/m ²		
Grass Areas						
Area	Weight	Seed Mix Name	Seed Mix Supplier	Density		
117.8557m ²	472 g	EM3 Special General Purpose meadow Mixture	Emorsgate	4g/m ²		
482.7849m ²	12073 g	EG22 Strong Lawn Grass Mixture or turf	Emorsgate	25g/m ²		

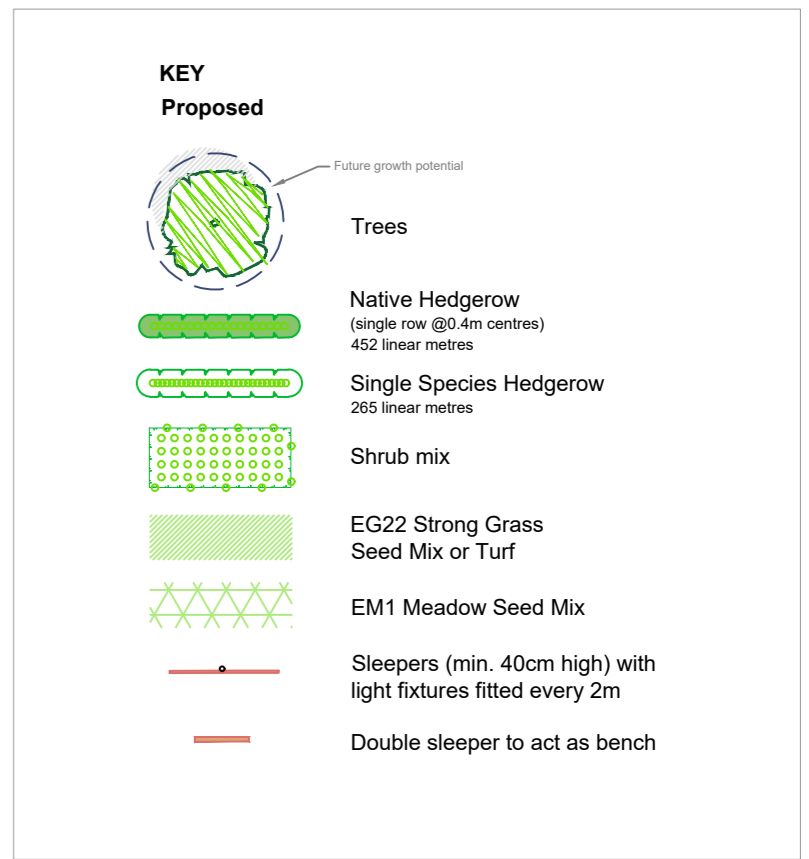
Fastigate trees to comply with CCTV requirements



Calming white tones within landscape



NOTES
Timetable
 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.
Topsoil
 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. Any topsoil imported to the site to be multi purpose topsoil to BS 3882:2015 with a minimum of 6% organic matter by dry weight.
 i) Topsoil 150mm deep over 450mm deep thoroughly broken up subsoil for grass areas
 ii) Topsoil 300mm deep over 600mm deep thoroughly broken up subsoil for shrubs
 iii) 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.
Planting
 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.
Mulching
 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 requirements.
Management
 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 required to maintain healthy and vigorous growth.
 All dead or dying back trees or shrubs to be replaced with plants to same specification in November following losses.
 All areas to be maintained weed free for a minimum of five years with a maximum of four weeks weed growth at any one time.
 Tree stakes to be removed in fourth growing season if possible or the following April. Side branches and basal shoots on trees to be removed each July to maintain a 2m trunk free of branches.
 Shrub planting to be maintained below 600mm high in visibility plays and sight lines.
 Shrubs to be cut back where overhanging paved areas in March each year.



HW & CO
 01622 437196 lydia@hwandco.co.uk www.hwandco.co.uk
 2 Keswick Drive, Maidstone, Kent ME16 1DD Hill-Wood & Co (Kent) Ltd Company no. 10066666

PLANNING

Project - **RUSSELL HOUSE, CHATHAM**

Drawing title - **Landscape Planting Plan**

Rev	Description	Date
-	-	-
-	-	-
-	-	-

Scale **1:250@A2** Date Dec 2023 Drawing number **0638/23/B/2** Rev

LANDSCAPE MANAGEMENT PLAN

Annual Review Meeting Minutes

Site Name:

Attendees:

Circulation:

Date:

Time:

NOTES

Item 1:

Item 2:

Item 3:

Item 4:

Item 5:

AOB:

LANDSCAPE MANAGEMENT PLAN

Annual Review Meeting Minutes

Site Name:

Attendees:

Circulation:

Date:

Time:

NOTES

Item 1:

Item 2:

Item 3:

Item 4:

Item 5:

AOB:

LANDSCAPE MANAGEMENT PLAN

Annual Review Meeting Minutes

Site Name:

Attendees:

Circulation:

Date:

Time:

NOTES

Item 1:

Item 2:

Item 3:

Item 4:

Item 5:

AOB:

LANDSCAPE MANAGEMENT PLAN

Annual Review Meeting Minutes

Site Name:

Attendees:

Circulation:

Date:

Time:

NOTES

Item 1:

Item 2:

Item 3:

Item 4:

Item 5:

AOB:

LANDSCAPE MANAGEMENT PLAN

5th Year Annual Review Meeting Minutes

Site Name:

Attendees:

Circulation:

Date:

Time:

NOTES

Item 1:

Item 2:

Item 3:

Item 4:

Item 5:

AOB: