

KEY

BOUNDARY TREATMENTS

--- STOCK FENCING

HARD SURFACING MATERIALS

— EXTENT OF EXISTING HARDSTANDING - CONCRETE BASE FOR LAMBING SHED

BIODIVERSITY ENHANCEMENTS

● PROPOSED BIRD BOX TO PROVIDE NEST SITES FOR BIRDS - POSITIONED AT HEIGHT OF 1-3M WITH A CLEAR FLIGHT PATH

● PROPOSED BAT BOX TO ENCOURAGE BATS INTO AREAS WHERE THERE ARE FEW ROOSTING SITES - POSITIONED AT HEIGHT OF 3-6M IN DIRECT SUNLIGHT

PROPOSED BIODIVERSITY ENHANCEMENTS TO BE IMPLEMENTED WITHIN ONE MONTH OF APPROVAL. ALL FEATURES TO BE MAINTAINED AND RETAINED THEREAFTER.

PLANTING

○ EXISTING TREES TO BE RETAINED

● PROPOSED 1.4M NATIVE HEDGING

▼ SHRUBLAND

ALL APPROVED LANDSCAPING TO BE COMPLETED BY THE END OF THE FIRST PLANTING SEASON (OCTOBER TO FEBRUARY) FOLLOWING ITS APPROVAL. ANY OF THE APPROVED LANDSCAPING WHICH FAILS TO ESTABLISH OR ANY TREES OR PLANTS WHICH, WITHIN FIVE YEARS FROM PLANTING, ARE REMOVED, DIE OR BECOME SO SERIOUSLY DAMAGED OR DISEASED THAT THEIR LONG TERM AMENITY VALUE HAS BEEN ADVERSELY AFFECTED SHALL BE REPLACED IN THE NEXT PLANTING SEASON WITH PLANTS OF THE SAME SPECIES AND SIZE.

Planting Schedule - (In line with Maidstone Landscape Character Assessment)

Native Hedge Planting

Mixed at random, 4 per meter in staggered row, with gapping up in spaces of 1m at the same density. Total 112 plants, protect all hedging with rabbits spirals.

%	Species	Size	Qty
75	Corylus avellana (Hazel)	300-450	84
15	Crataegus monogyna (Hawthorn)	300-450	18
5	Salix caprea (Sallow)	300-450	5
5	Euonymus Europaeus (Spindle)	300-450	5
	TOTAL		112

This typical plan has been produced to support the proposals approved by Maidstone Borough Council and sets out general principles and quality standards required for the installation of softworks and of the long-term landscape management operations.

PROGRAM OF WORKS, SPECIFICATION AND ESTABLISHMENT MAINTENANCE

All planting to be carried out during the next available planting season from the date of implementation of the development (October to February).

Subsoil

Rip areas of planting where practical to a depth of 500mm using toothed bucket of excavator / JCB to break up compaction and allow free drainage.

Topsoil

Existing topsoil to be stripped and stored in stockpiles for re-use following construction phase. Keep free of perennial weeds by appropriate means (covering or treatment). All imported topsoil to comply with BS: 3882:2015. PH 6-8, free of stone greater than 50mm in any dimension, perennial weed roots, builders rubble/waste, toxic materials and contamination.

Topsoil supplied to the following depths:

Tree pits: 1.2 x 1.2 x 0.9m depth incorporating 20t compost with backfill.
Grass seed/lawn: 150mm depth.

Lightly firm layers in 150mm deep applications to avoid compaction. Grade to an even surface and marry in with adjacent soft landscape areas. Finished levels adjacent to hard surfaces to be level with kerb unless otherwise indicated. Allow suitable settling time prior to final levels. Cultivate to a fine tilth removing all stones over 50mm that come to the surface. Allow to settle and make good deficiencies, humps and hollows. Remove any weed growth prior to any planting. Treating with a herbicide a min of 10 days prior to planting.

Grassland

Ensure that good horticultural practice is employed to encourage long-term health and vitality of all grassland areas through the minimal use of plant machinery within the landscape during all maintenance practices. All grassland environments to be cut and collected regularly. Maintain a clean and safe environment free from all litter across grassland landscape.

Water

All plants to be watered after planting and before mulching. If planting between April and October include for soaking thoroughly after planting and then for dry spells of 7 days duration. Allow for provision of water from a browser during periods of hosepipe ban to maintain uniform healthy growth in the first season following planting.

Weed control

Planting areas shall be kept clear of weed growth for the full 5 year maintenance period with grass growth kept to between 10 – 15cm. Tree and plant stem protection during weed control: Do not allow nylon filament rotary cutters, sequential blade movement or other mechanical tools closer than 200mm of planted stock stem to protect from accidental damage. Weed control is to be achieved by herbicide application within the 200mm exclusion zone. Treating 3 times a season.

Maintenance Objectives

Apply good horticultural and ecological practice to all operations within entire landscape with care to enhance all wider landscape features during on-going maintenance of installed features / planting.

- Promote healthy growth and establishment of all tree and grassland (meadow) seeding.
- Ensure consistent control of invasive weeds across the entire site.
- Provide protection against pests and diseases as required whenever symptoms are discovered.
- Promote wildlife value and species diversity where appropriate, checking on potential nesting environments prior to any maintenance works to ensure no disturbance occurs.

Maintenance

Short grass to be kept trimmed and free of coarse weeds. All plant defects to be replaced including trees for 12 months after planting. All tree stakes re-secured as necessary. Pruning to be carried out in accordance with good horticultural and arboricultural practice.

Trim individual trees as appropriate to species, location and season to leave a well-balanced natural shape.

Grassland to be cut at least twice between August and November yearly so that the grass is left short over winter. This allows herbaceous plant species to flower and set seed, promoting ongoing species diversity.

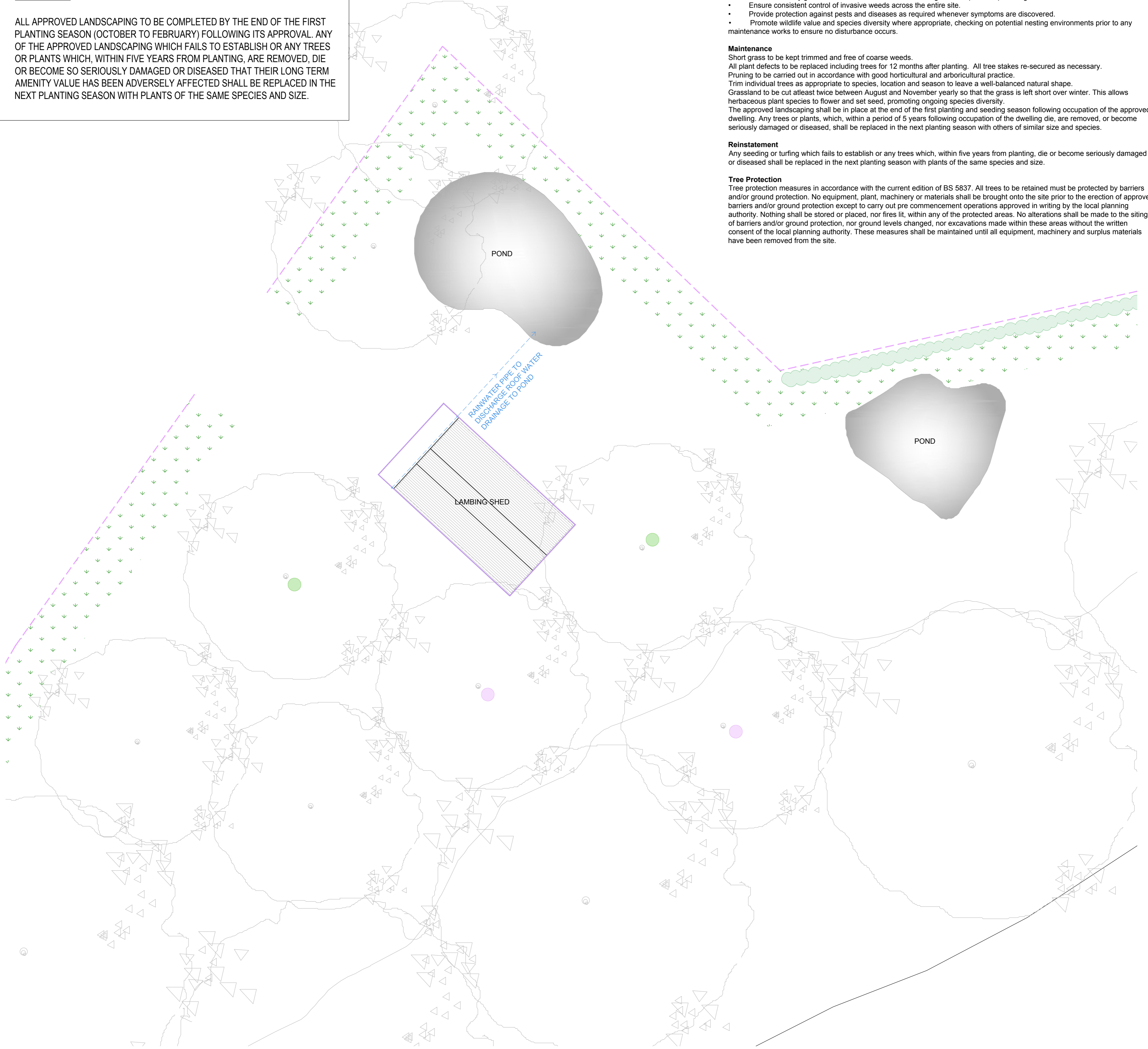
The approved landscaping shall be in place at the end of the first planting and seeding season following occupation of the approved dwelling. Any trees or plants, which, within a period of 5 years following occupation of the dwelling die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reinstatement

Any seeding or turfing which fails to establish or any trees which, within five years from planting, die or become seriously damaged or diseased shall be replaced in the next planting season with plants of the same species and size.

Tree Protection

Tree protection measures in accordance with the current edition of BS 5837. All trees to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.



Proposed Block Plan
Scale 1:200

Notes
Report all discrepancies, errors and omissions. Verify all dimensions on site before commencing any work on site or preparing shop drawings. All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply. For all specialist work, see relevant drawings. This drawing is copyright of Kent Design Studio Ltd

Rev	Date	Description

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Scale: 1:200 at A1
Date: March '24

PLANNING

Project Title Proposed lambing shed at, East Kent Farm, Ulcombe, Maidstone, Kent ME17 1EX	Description Proposed Site Development Scheme
Drawing Number 1500 - 05 C	