

Land at Oakdale Pitt Road, Kingswood, Kent ME17 3NR

Change of Use of Land for the Siting of 3 Holiday Let Lodges (Resubmission of 22/500127/FULL)

Discharge Conditions 4, 5 and 6 (Planting and Landscaping)

Landscaping Specification

Timetable

The proposals will be implemented in accordance with the landscape planting plan and in the next planting season (**October to March**) post completion of the construction and thereafter maintained and retained as below.

Topsoil

Topsoil from the site to be stripped and stockpiled at any time on site.

Planting

All plants to be National Plant Specification and BS85345:2014 - *Trees from Nursery to Independence in the Landscaping, Recommendations in accordance with Handling and Establishing Landscape Plants* (CPSE 1994).

Trees to be staked using three multiple stake system. Stakes to be positioned around the root ball an equal distance from the tree trunk. The tree to be secured to the stakes with biodegradable hessian tree ties 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.

Watering regime to be implemented to comply with BS8545:2014 (Annex G Guidance on post planting management and maintenance)

Groups of shrubs to be planted in unplanted areas at a minimum of 500 mm between each group, Shrubs to be planted 300mm from the highway or footway kerbs.

Hedges to be planted in unplanted areas and protected by 600mm environmentally friendly spiral tree rabbit guards fixed with 900mm bamboo cane.

Mulching

Plant beds to be mulched with 100mm deep green waste compost much grade to PAS 100mm conifer bark mulch 100mm down with a maximum of 20% fines (below 5mm)

Future Management

All new planting to be watered as required to retain it in a healthy condition during the first critical established season. In future years watering will be undertaken as required to maintain healthy and vigorous growth.

All dead and dying trees or shrubs to be replaced with plants of same specification in November following any loss.

Tree stakes to be maintained weed free for a minimum of five years

Tree stakes to be removed in fourth growing season if possible or the following April.

End

Landscape Planting Schedule

Areas A* and B+ as shown on Plan

*Area A to Rear of Lodges Nr Coppice Woodland and along Boundary with Footpath

+Area B to Rear of Fence

Number	Species	Species	
21	Common Maple	<i>Acer Campestre</i>	25%
9	Common Alder	<i>Alnus Glutnosa</i>	10%
9	Common Hornbeam	<i>Carpinus Betulus</i>	10%
26	Common Oak	<i>Quercus Robur</i>	30%

5	Wild Cherry	<i>Prunus Avium</i>	5%	
17	Copper Beech	<i>Fagus Sylvatica Purpurea</i>	20%	

Area C* (see Plan Attached)

*Hedgeline to Front of Existing Fence facing Pitt Road

Beech (10%)

Field Maple (10%)

Hawthorn (80%)