

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

TOPSOIL

- Importation:**
- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:

- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING

Seeding & Turfing:

- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:

- As and when required to ensure healthy establishment of plants.

Site Clearance:

- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:

- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:

- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- Trees to be staked with a single low stake at 45degrees to the stem and tied with an adjustable rubber tie.
- Native hedge whips to be slot planted and maintained at a height of 1.5m.

Timing:

- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:

- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:

- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:

- Well-rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:

- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
 - removal of leaf litter and any other debris
 - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
 - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Inspection Timetable:

- The planting will be subject to an annual inspection each summer for the first 3 years to ensure that any dead, dying or diseased plants are removed.
- Any substitutions to the landscape deposit, once formally agreed, will only be made following revision to the deposit and subsequent formal agreement by the Local Planning Authority.
- The setting out and maintenance of landscape feature protection and implementation of landscape schemes will be regularly and professionally monitored by the relevant competent person.



PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
2No.	Lau nob 5L	Laurus nobilis (pyramid)	C 5L	40-60cm	1/m2
79No.	Lav Hid	Lavandula angustifolia 'Hidcote'	C 2L	20-30cm	4/m2

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
1No.	ACE CAM s	Acer campestre	B	STD	8-10cm
6No.	BET JAC s	Betula utilis 'Jaquemontii'	C 25L	STD	8-10cm
1No.	Mal flo f	Malus floribunda	B	FTH	180-210cm
1No.	PYR COM s	Pyrus communis	B	STD	8-10cm
1No.	QUE Rob s	Quercus robur	B	STD	8-10cm

HEDGE MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
92m NATIVE HEDGE MIX 11 planted @ 5/m in a Double Staggered Row				
50%	230No.	Prunus spinosa	B Trans	60-80cm
10%	46No.	Corylus avellana	B Trans	60-80cm
10%	46No.	Cornus sanguinea	B Trans	60-80cm
10%	46No.	Rosa canina	B Trans	60-80cm
10%	46No.	Acer campestre	B Trans	60-80cm
10%	46No.	Prunus avium	B Trans	60-80cm

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
27m2 ORNAMENTAL GRASSY SHRUB MIX planted @ 3/m2				
25%	20No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	20No.	Hebe 'Red Edge'	C 3L	40-60cm
20%	16No.	Pennisetum alopecuroides 'Hameln'	C 2L	40-60cm
5%	4No.	Astrantia major 'Large White'	C 1L	10-20cm
10%	8No.	Geranium 'Rozanne'	C 3L	40-60cm
5%	4No.	Verbena bonariensis	C 2L	10-20cm
10%	8No.	Salvia officinalis 'Purpurascens'	C 2L	30-40cm

Individual varieties to be planted in groups of approximately 3, 5 or 7.

KEY

Soft Works

- Planting-Hedges
- Planting-Shrubs
- Shrub-Topiary Specimen in oversized pot.
- Tree-Standard

Hard Works

- Concrete wearing surface for trafficable areas designed to engineers detail.
- Concrete slab paving, size 400x400mm, laid stretcher pattern.
- Timber closeboard fence, 1800mm high.
- Timber post and twin rail fence, 1200mm high.
- Gravel set into crete system on a hardcore base in order to reduce displacement.

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REVISION		DESCRIPTION
REV	DATE	
A	04.05.2021	Planting changes.
B	11.05.2021	Garage removed.



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Site
 Proposed dwelling on land at Courtenay Rd, Dunkirk, Faversham.

Client
 Mr & Mrs M Bradley

Drawing Title
 Landscape Proposals

Drawn by: KB
Purpose of issue: Planning

Date 12.04.2021
Scale 1:200 @ A2

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Drawing No. 001
Rev B