

Cantia

Arboricultural Services

Soft Landscaping Proposals

CAS/2026/102

**For
Omni Architecture**

**Site
77A Windsor Road Gravesend Kent DA12 5BW**

**Boyd Saunders
Dip Arb L4- Tech 'Arbor A'**

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1.0 Soft Landscaping Proposal

Cantia Arboricultural Services Ltd have been asked to provide a soft landscaping plan to accompany a planning application for 77A Windsor Road Gravesend Kent DA12 5BW.

Soft landscape proposals are based on the principles as set out in the landscape plan CAS/2026/102.

The brief was to create a private, simple and low maintenance garden laid mainly to lawn with some additional feature trees planted to add character and replace trees removed as part of the construction process. Planted species are to be predominantly native and aim to provide food for pollinators and diverse seasonal change.

Selected species are cultivars bred specifically for their upright form to minimise lateral spread.

2.0 Species Selection

Species	Size	Density
Grassed Area	261 sq m	As Required
Acer campestre 'lineco' – Field Maple	8-10cm Girth (Standard) Container Grown	Two Individuals
Liquidamber Styraciflua 'Slender Silhouette' – Sweet Gum	8-10cm Girth (Standard) Container Grown	One Individual
Crataegus monogyna 'stricta' - Hawthorn	8-10cm Girth (Standard) Container Grown	Two Individuals

3.0 Planting and Implementation

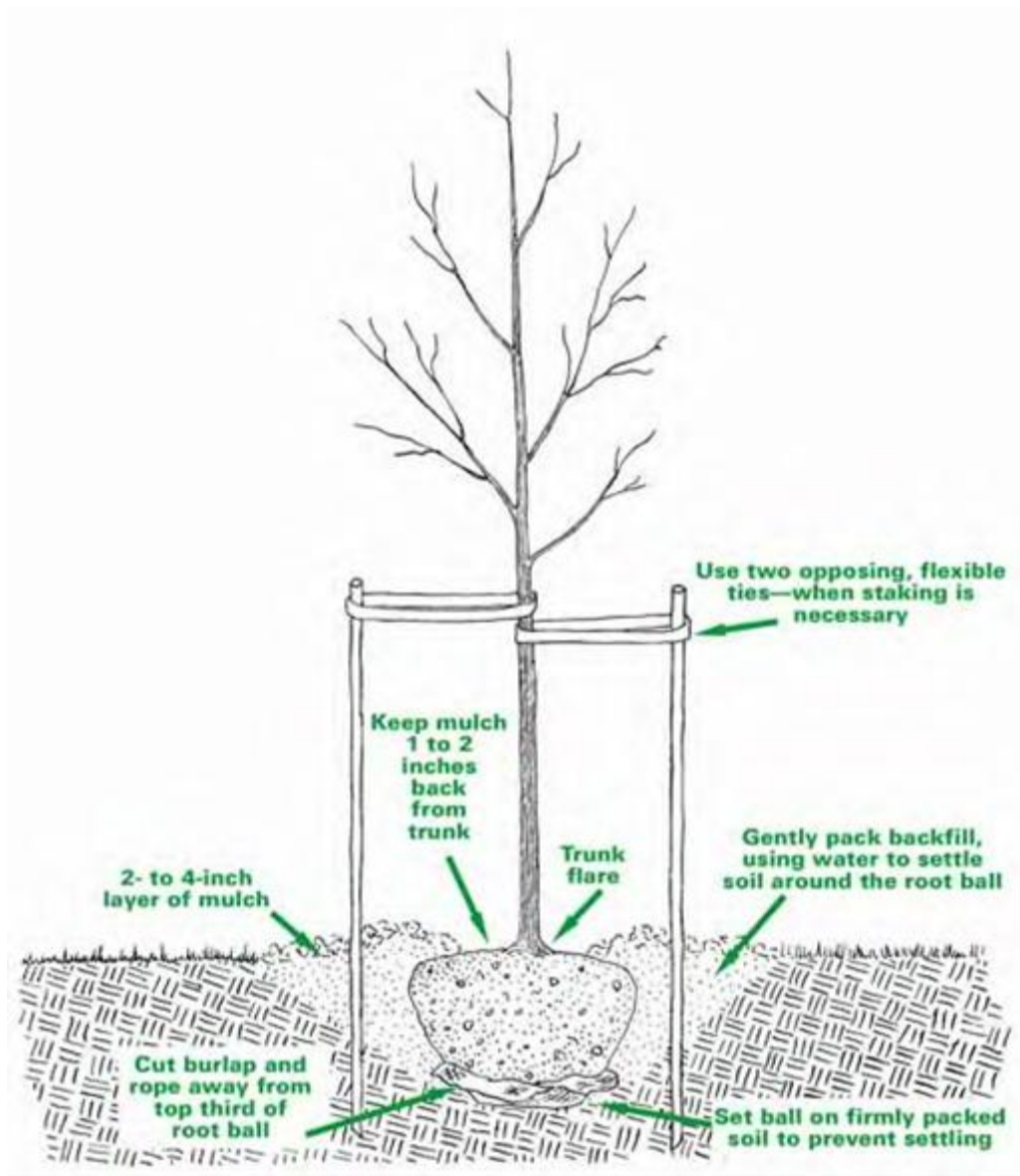
Individual trees

Individual trees shall be planted as follows-

- Planting to be carried out between November and March.
- Trees should be planted in areas previously cleared of all weeds, grass and vegetation.
- The trees are to be of selected size, see planting schedule. Stock to be checked as per BS 8545
- Trees should be planted with root directors in planting holes at least 1.5 times the length of the root system or 1.2m x 1.2m (whichever is greater) and to a depth of 900mm. Topsoil should be mixed with a minimum of 20 litres of suitable tree planting compost and replaced carefully around the roots and lightly compacted every 150mm layer.
- Trees should be supported with a treated timber stake and rubber ties with adequate guards against rabbit/ deer.
- It is recommended that trees be maintained for a period of three years after planting. Ensure adequate watering and fertilising is carried out to ensure good establishment and an area around the tree of 1.5m is kept free from weeds.
- Failed planting to be replaced up to a period of five years.



Root Director



Grassed Area

All turf products use following guidelines-

- All topsoil areas to be cleared of weed and detritus and rotovated to a depth of 100mm and cross harrowed to produce a fine tilth and consolidated lightly with a roller. Do not carry out ploughing, ripping or tipping of soil within branch spread of existing trees but prepare ground in a manner to avoid root damage.
- Unless otherwise stated finished levels of grassed areas shall be 50mm above any adjoining paving or kerb levels and 150mm below any damp course level. Levels shall be arranged to give gentle falls for drainage with any hollows developing post installation made good.
- Contractor should supply and spread a pre-germination fertiliser (turf areas only) at the manufacturers recommended rate and method.
- If required an approved herbicide may be applied.
- Turf should be supplied in accordance with BS 3969
- Turves should be wheeled to the required area on planks closely laid side by side. Laid directly onto the prepared surface and firmed into position in consecutive rows with broken joints closely butted together and to correct levels. A dressing of fine sandy soil should be applied and brushed into joints. Levels should be adjusted as and where required by raking or packing fine soil under turves.
- Any shrinkage should be dealt with applying fine sandy topsoil into the joints.
- Watering should avoid over use to prevent washing from soil joints, oscillating sprays or sprinklers are best used.

For seed products use following guidelines

- Light harrow and flat roll alternatively in two directions crosswise to produce a level fine smooth formed seedbed
- Collect all surface stones exceeding 10mm and remove from site
- Apply appropriate pre-seeding fertiliser and apply to manufactures rate
- Sow specified areas at the prescribed rate. Seed quantity should be halved and applied in two equal sowings in transverse directions
- Lightly harrow seed 2 times in two directions crosswise into the surface
- Collect and remove all stones exceeding 10mm
- Finally roll 2 times with a light flat roller.

Any failed grass areas/depressions and or sinkage should be made good for a period of twelve months after initial installation.

4.0 Soft Landscaping Maintenance Schedule

	Grass	Trees
Spring	Application of Lawn Feed & Moss control from beginning of April. Dress / re-seed patches. Bi-weekly cut	Re-apply mulch as needed. Apply fertiliser & fresh mulch (2-3") Water at intervals (frequency dependant on weather) to retain moisture in soil.
Summer	Regular cuts at approx. 2.5cm	Water at intervals (frequency dependant on weather) to retain moisture in soil. Formative pruning of fruit species to take place July-August
Autumn	Seed patches Rake clean of leaves Apply Autumn feed	Apply fertiliser Rake / Remove fallen leaves. Re-apply mulch as needed (2-3")
Winter	No Action	Formative pruning of non-fruit species must be undertaken in the dormant season (Dec-Feb) removing any sections of the canopy likely to lead to conflict between the tree and adjacent infrastructure, or any limbs which are likely to lead to bio-mechanical features indicative of

		problematic issues in later life eg rubbing branches.
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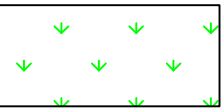
- Trees must be inspected by a suitably qualified Arboricultural Consultant at three-year intervals to assess the condition, health and vitality of the trees and provide a suitable works / pruning schedule. Visits must be carried out in varying seasons to allow detailed inspection of the trees in both active and dormant states.

Evidence of planting should be submitted to the LPA in order to satisfy and clear.



Planting Plan

KEY

-  Existing Tree / Shrub canopy Cover
-  New Planting – Field Maple 'Lineco'
-  New Planting – Hawthorn 'Stricta'
-  New Planting – Sweet Gum 'Slender Silhouette'.
-  New Planting / Reinstatement of Grass

REV.	DATE	INITIALS	DETAILS

CLIENT Abdul Muhaimen		DWG. TITLE Soft Landscaping / Planting Plan	
SITE 77A Windsor Rd, Gravesend, Kent, DA12 5BW			
DRAWN BY BJS	CHECKED BY BJS	SCALE 1:200 @ A1	DATE January 2026
DWG NO. CAS/2026/102		REV. 	

Please do not scale off this drawing. Tree locations not plotted to a topographical survey so locations cannot be confirmed, Dwg is to scale as indicated above.