



JEREMY S. ISHERWOOD

B.Sc. (hons.), B. Arch. (Wales), R.I.B.A.

Chartered Architect

34 Chalky Bank
Gravesend, Kent, DA11 7NY
Telephone / Fax: 01474-533793

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59 Old Road East, Gravesend, DA12 1NW: Mr & Mrs S. Randhawa

**Application to discharge Condition 6 of Planning Permission reference 20240426
dated 18 July 2024**

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Introduction

This document forms part of a submission to discharge Condition 6 of Planning Permission reference 20240426 which was granted on 18 July 2024. This document should be read in conjunction with my drawings numbers 551/PL06, /PL07, /PL08, /PL09 & /PL10.

The condition states the following: —

6. Prior to the first occupation of the development hereby permitted, a scheme detailing the proposed hard and soft landscaping associated with the site frontage shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:
 - (i) the type and species of planting (ideally native and wildlife attracting species) to be carried out to include their quantity and size;
 - (ii) a timetable for implementation;
 - (iii) details of initial aftercare, long term maintenance and details for monitoring and remedial measures; and
 - (iv) the materials for all areas of hardstanding.

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Soft and hard landscaping details are supplied with this submission.

The type and species of planting to be carried out to include their quantity and size

Schedules of plants, noting species, planting sizes and proposed numbers/densities and arrangements for aftercare are included within this document.

See attached schedules and my drawing number 551/PL06.

Timetable for implementation of the soft and hard landscaping works.

The planting of trees and shrubs will be carried out during the first available planting season following practical completion of the building work.

Activities to be carried out in respect of soft landscaping include the following after the practical completion of the extended dwelling: -

- Site Assessment: Evaluate the existing site conditions, including soil quality, drainage, and existing vegetation.
- Mark out the site in accordance with the layout shown on the approved site plan.
- Procurement: Order necessary materials (such as plants, soil, mulch, etc.).
- Planting and Mulching: Plant trees and other vegetation, ensuring proper spacing and soil preparation. Apply mulch to retain moisture.
- Grass Seeding or Turfing: Establish lawns or grassy areas.

Hard Landscaping Implementation:

- Start Date: Concurrently with soft landscaping or immediately afterwards.
- Hard Landscaping Elements: Install any non-plant features, such as pathways and the hardstanding.
- Ongoing Maintenance and Monitoring: See attached schedules.
- Start Date: Throughout the implementation process.

Activities:

- Regular Maintenance: Regularly maintain the landscaping elements, including watering, pruning, and weeding.
- Monitoring Growth: Observe the growth of newly planted trees and shrubs.
- Adjustments: Make any necessary adjustments based on plant health and aesthetics.
- Adapt this timetable based on specific project requirements, weather conditions, and any unforeseen delays.

Details of initial aftercare, long term maintenance, monitoring and remedial measures

This Schedule of Planting, Landscape Implementation & Maintenance covers a minimum period of 5 years.

Pruning Generally

Prune in accordance with good horticultural and arboricultural practice:

- Do not damage or tear the stem or bark when removing branches.
- Keep wounds as small as possible and cut cleanly back to sound wood.
- Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Prune larger branches neither flush nor leaving a stub but using the branch bark ridge or branch collar as a pruning guide.
- Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
- Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.

Pruning of Excessive Overhang

Remove any growth annually, where planting encroaches onto grassed areas, paths, roads, signs, sightlines and light fittings.

Proposed Specimen Tree

Watering

Water twice monthly from April to October.

- Each tree should receive approximately 40l of water at each scheduled watering operation to ensure roots are well irrigated.
- Soil moisture:
 - To ensure trees are well irrigated in dry conditions.
- Crown spraying. During evening hours.

Tree Stakes & Ties

Check stability of trees, especially after severe winds and firm as necessary (at least 4 inspections per year).

- Replace loose, broken or decayed stakes.
- If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
- Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Stakes and ties should be removed during spring when no longer required to support the tree. Fill stake holes with lightly compacted soil.

Weeds

Maintain a 1m radius around each plant free from vegetation by spraying with glyphosate. Remove dead vegetation 3 weeks after application.

Re-firming of Trees

Re-firm trees after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement should be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.

Fertilizer

Apply multi-purpose plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

Replacement Planting

Replace any trees that have failed (between 1 November and 31 March).

Disease

Carry out annual check for signs of disease and undertake treatment as required.

Pruning

Carry out pruning as and when necessary to maintain natural habit of the tree, in keeping with good horticultural practice.

Tree Work Generally

- Determine which trees, shrubs and hedges are to be removed or pruned. Avoid damage to neighbouring trees, plants and property.
- Standards: To BS 3998:2010 Recommendations for Tree Work, and Health & Safety Executive (HSE) 'Forestry & Arboriculture Safety Leaflets'.
- Cut branches as Arboricultural Association Leaflet 'Mature Tree Management'.
- Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Leave trees with a well-balanced natural appearance.
- Operatives must hold a Certificate of Competence for Chain saw work.
- All tree work is to be carried out by an approved member of the Arboricultural Association.

Prevention of Wound Bleeding

To BS 3998, clause 8.

Prevention of Disease Transmission

To BS 3998, clause 9 and Appendix B.

Cleaning Out & Dead Wooding

Remove:

- Dead, dying, or diseased wood, broken branches and stubs.
- Fungal growths and fruiting bodies.
- Rubbish, windblown or accumulated in branch forks.
- Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
- Other unwanted objects, e.g. tree houses, swings.

Cutting & Pruning Generally

- Use appropriate, well maintained and sharp tools.
- For final pruning cuts:
 - Do not use chainsaws on branches of less than 50mm diameter.
 - When using handsaws, form a smooth cut surface.
 - Do not use anvil type secateurs.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
 - Remove in small sections and lower to ground with ropes and slings.
- Dead branches and stubs: when removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.

Crown Reduction/ Shaping

Cut back selectively to lateral or sub-lateral buds or branches to retain flowing branch lines without leaving stumps.

Crown Lifting

- Remove branch systems to give adequate clearance.
- Remove whole branches back to the stem or cut lower portions of branches back to lateral or sub-lateral buds or branches. Do not leave stumps.

Bark Damage

- Do not attempt to stop sap bleeding from wounds.
- Remove ragged edges and splintered wood from wounds using a sharp knife.
- Keep wounds as small as possible.

Maintenance of Mulch

Top up with same type of mulch to 50mm thickness.

Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area.

Proposed Hedgerow

Watering

Water Twice Monthly from April to October.

Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.

Soil moisture:

- To ensure plants are well irrigated in dry conditions.

Plant Guards

Plant guards should be straightened and ties checked during each inspection (at least 4 inspections during the year) and adjust to avoid chaffing and other damage.

- Guards should be removed at the appropriate time, typically during the 4th or 5th year, dependent on the mammal population.

Weeds

Remove any weed growth within plant guards by hand and maintain a 0.3m wide strip (on each side of the hedgerow) free from vegetation by spraying with glyphosate in early summer and late spring.

Re-firming of Plants

Re-firm after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at base of stems, created by movement should be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.

Fertilizer

Apply multi-purpose plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

Replacement Planting

Replace any plants that have failed (between 1 November and 31 March).

Disease

Carry out annual check for signs of disease and undertake treatment as required.

Hedgerow Pruning

New hedgerows should be pruned for the first 2 to 3 years to encourage dense bushy growth, in keeping with good horticultural practice.

- Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

Proposed Ornamental Shrubs & Grasses

Watering

Water twice monthly from April to October.

- Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.
- Soil moisture:
 - To ensure plants are well irrigated in dry conditions.

Establishment of New Planting

Duration the initial establishment period of newly planted shrubs and grasses, carry out maintenance operations as follows:

- Keep planting beds clear of weeds by use of hand weeding and by maintaining full depth of mulch.
- Maintain weed free planting beds, ensuring a weed free area around each shrub, minimum diameter the larger of 1m or the surface of the original planting pit.
- Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: as outlined in Maintenance Schedule.

Fertilizer

Apply multi-purpose plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

Re-firming of Plants

Re-firm after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement should be broken up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.

Pruning Ornamental Shrubs & Grasses

- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Remove suckers by cutting back level with the source stem or root.

Pruning Flowering Species

- Winter flowering shrubs in Spring.
- Shrubs flowering between March and July, immediately after the flowering period.
- Shrubs flowering between July and October, back to old wood in winter.
- Rose bushes in early spring to encourage basal growths and a balanced, compact habit.

Removal of Dead Plant Material

At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

Dead & Diseased Plants

Remove plants as soon as possible and replace in the next scheduled round of replacement planting.

Reinstatement of Shrubs & Grasses

- Remove dead and damaged plants:
 - Carefully move mulch to one side and dig over the soil, leaving it fit for replanting.
 - Do not disturb roots of adjacent plants.
- Replacement plants:
 - To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
 - Dressing with Soil Association certified organic granular slow release fertiliser applied at manufacturer's recommended rate.

Thinning By Removal of Surplus Plants

- Thin all plants except hedge planting using methods within BS 7370-4.
- Begin when foliage of adjacent plants has begun to touch.
- Minimise disturbance to adjacent plants.
- Refill holes with topsoil to leave an even graded surface.
- Maintain mulch as original specification.
- Make good any minor damage to adjacent plants immediately.
- Select plants for retention that have a strong healthy habit.

Hand Weeding

- Remove weeds entirely, including roots.
- Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Upon completion, rake area to a neat, clean condition.
- Reinstall mulch to original depth.

Soil Aeration

Prick up to aerate the soil of root areas and break surface crust and reduce to crumb and level off. Do not damage plants and their roots.

Soil Level Adjustment

Reduce level of soil/mulch at edges of beds to 50mm below adjacent grass or hard surface. Spread surplus (if any) evenly over the bed.

Maintenance of Mulch

- Top up with same type of mulch to 50mm thickness.

- Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area.

Proposed Lawns

Maintenance of Grassed Areas

Maintain grass areas in a manner appropriate to the intended use.

- Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
- Prevent waterlogging and compaction.
- Repair damage from trampling, abrasion or scalping.
- Maintain grass areas so as to be reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
- Edges to be kept neat and well defined, in clean straight lines or smooth flowing curves.
- Remove Litter and fallen leaves regularly to maintain a neat appearance.

Maintenance to be carried out to BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows:

- To achieve maintenance objectives to BS 7370-3, table 6.
- To a maintenance programme to BS 7370-3, clause 11.
- Using appropriate mowing methods to BS 7370-3, table 3.

Grass Cutting Generally

- Before mowing remove litter, rubbish and debris.
- The finish should be neat and even, without surface rutting, compaction or damage to grass.
- Leave edges neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas should be swept clear and any surplus should be removed.

Tree Stems

Mowing machinery should not be used closer than 100mm to tree stems. Use nylon filament rotary cutters and other handheld mechanical tools carefully to avoid damage to bark.

Mowing Grass Areas

Maintain grass height: between 25 and 50mm. Use a mulching mower to allow cut and drop of lawn trimmings.

Re-Forming Grass Edges

For all edges abutting paths, manhole covers, borders and the like:

- Draw back soil and re-form edges to clean straight lines or smooth flowing curves, sloping slightly back from vertical.

Fertilizer

Apply approved appropriate lawn fertiliser each Spring and Autumn.

- Spread evenly.
- Apply at manufacturer's recommended rate.

Reinstatement of Damaged Lawn

Reinstate worn areas as follows:

- Remove damaged turf to a depth of 150mm.
- Cultivate substrate to a fine tilth.
- Reinstatement with either:
 - Re-turfing with turf of a quality and appearance to match existing. or
 - Top-soiling to BS 3882 multi-purpose class, free from stones, debris and weeds, and reseed with a seed mix to match existing grass in quality and appearance.

Proposed Bulb Areas

Bulbs in Grassed Areas

Do not cut bulb areas before flowering:

- Interval between end of bulb flowering and start of grass cutting (minimum): six weeks.
- Box and remove lawn trimmings from site after first cut.
- Following first cut, bulb areas should be maintained as outlined in proposed lawn areas.

Hard Landscaping

Details of hard surfacing areas are supplied with this submission.

The existing boundary treatments will remain as existing. They are shown on my drawings numbers 551/PL06, /PL07, /PL08, /PL09 & /PL10. The western boundary with number 57 has an existing 1.2 metre high concrete post and close boarded fence. The eastern boundary with number 61 has an existing 1.5 metre high wooden post and close boarded fence. The front boundary with Old Road East had until recently a 1.2m high close boarded fence with scalloped panels. There is an existing vehicle crossover with a narrow driveway leading to the existing garage. There are currently no pedestrian visibility splays to the back edge of the footpath. This has been replaced by a temporary security fence. This submission shows a new close boarded fence with scalloped panels fronting Old Road East with a 2 metre by 2 metre pedestrian visibility splay to the driveway entrance. The layout is shown on my approved proposed drawing numbers 555/PL01A, /PL02A and /PL03A.

The proposed surface treatments for the hardstanding and the paths as well as the dwarf brick wall around the hardstanding are shown in the table below.

Material	Description
Hardstanding	Marshalls Driveline Piora -Brindle blocks 200x100x60mm to be laid to provide a SUDS solution. Blocks to be laid with 6mm joints on a 50mm laying course of 6-2mm open graded crushed rock on a 150mm sub-base of 20-4mm open graded crushed rock on M120 Filtration textile. Edge restraints to be provided using Marshalls Driveline 4-in-1 restraint kerbs on ST1 concrete haunching.
Paths	600 x 900 x 22mm Steel Grey limestone calibrated paving slabs from Stone Superstore or similar to be laid to provide a SUDS solution. Slabs to be laid with 6mm joints on a 50mm laying course of 6-2mm open graded crushed rock on a 150mm sub-base of 20-4mm open graded crushed rock on M120 Filtration textile.
Dwarf brick wall around hardstanding	215mm Wienerberger Olde Essex Red Multi stock brick wall with Staffordshire blue engineering brick on edge copings set in 1:3 cement : sand mortar.

Schedule of Planting

New Planting				
Plant Species	Number	Location	Size when planted	Height & Spread
Syringa vulgaris 'Madame Lemoine'	1	Southern boundary to right hand side of the vehicle access point where indicated on drawing number 551/PL06.	Supplied in 12l pot. Supply height 1.5-2m.	Ultimate height = 2.5-4m & spread = 2.5-4m.
Buxus sempervirens	64	Southern boundary where indicated on drawing number 551/PL06.	30/40cm. bare rooted plants to be planted at between 5 and 7 plants per metre.	Ultimate height & spread = 1m.
Berberis thunbergii 'Atropurpurea Nana'	2	Western boundary where indicated on drawing number 551/PL06.	Supplied in 1.5-2l pot.	Ultimate height & spread = 700mm.
Berberis thunbergii 'Atropurpurea Nana'	2	Eastern boundary where indicated on drawing number 551/PL06.	Supplied in 1.5-2l pot.	
Choisya ternata 'Sundance'	1	Southern boundary where indicated on drawing number 551/PL06 at boundary with number 61.	Supplied in 2-3l pot.	Ultimate height & spread = 2.5m.
Hypericum moserianum 'Tricolor'	3	Western boundary where indicated on drawing number 551/PL06.	Supplied in 2l pot.	Ultimate height = 450mm & spread = 900mm.
Vinca minor 'Illumination'	4	Eastern boundary where indicated on drawing number 551/PL06.	Supplied in 2l pot.	Ultimate height = 450mm & spread = 1m.
Lavandula angustifolia 'Imperial Gem'	5	Western boundary where indicated on drawing number 551/PL06.	Supplied in 2l pot.	Ultimate height = 600mm & spread = 450mm.
Hebe pinguifolia 'Pagei'	2	Western boundary where indicated on drawing number 551/PL06.	Supplied in 2l pot.	Ultimate height = 500mm & spread = 1m.
Hebe pinguifolia 'Pagei'	3	Eastern boundary where indicated on drawing number 551/PL06.	Supplied in 2l pot.	Ultimate height = 500mm & spread = 1m.
Imperata cylindrica 'Red Baron'	6	Western boundary where indicated on drawing number 551/PL06.	Supplied in 2l pot.	Ultimate height = 500mm & spread = 300mm.

Maintenance Schedules (1 to 5): List of Operations, Timing and Frequency.

The Schedules below list the timing of key annual operations for specific soft landscape types. To be repeated each year for duration of maintenance period.

Schedule 1: General (site wide)														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Litter pick	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
2	Removal of fallen leaves	Twice a year										x	x	x

Schedule 2: Proposed Specimen Trees														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Tree inspection for damage and disease	Annually						x						
2	Assessment of dead/missing trees	Annually									x			
3	Replace dead/missing trees	Annually												x
4	Weed Control to all tree surrounds	Monthly from March to October			x	x	x	x	x	x	x	x		
5	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x		
6	Spray Crown	As instructed in spells of dry weather during the evening (First two years after planting only)				x	x	x	x	x	x			
7	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
8	Pest & disease control	When required	x	x	x	x	x	x	x	x	x	x	x	x
9	Check tree support (adjust & replace as required)	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
10	General pruning (subject to species)	As instructed											x	
11	Fertilizer	One application annually (in March or April)												
12	Mulching – topping up	Twice a year				x						x		

Schedule 3: Proposed Hedgerow														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Assessment of dead/missing plants	Annually									x			
2	Replace dead/missing plants	Annually												x
3	Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x	x		
4	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x		
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
6	Pest & disease control	Once during growing season				x	x	x	x	x				
7	Check plant guards (adjust & replace as required)	Every 3 months		x			x			x			x	
8	Formative pruning	When required								x			x	
9	Fertilizer	One application annually (in March or April)			x	x								

Schedule 4: Proposed Ornamental Shrubs and Grasses														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Assessment of dead/missing plants	Annually									x			
2	Replace dead/missing plants	Annually										x		
3	Weed Control to all plants	Monthly from March to October			x	x	x	x	x	x	x			
4	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x		
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
6	Fertilizer	One application annually (in March or April)			x	x								
7	Soil Aeration	Twice a year			x							x		
8	Remove dead/faded flowers throughout season (dependent upon species) to prolong flowering period	Monthly	x	x	x	x	x	x	x	x	x	x	x	x
9	Cut dead growth back to ground level (dependent upon species)	Annually (February or March)		x	x									
10	Mulching – topping up	Twice a year				x						x		

Schedule 5: Proposed Lawns (Including Bulb Areas)														
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Weed Control	Twice a year					x				x			
2	Fertilizer application	Two applications annually (in April or September)				x					x			
3	Mowing (For bulb areas, mowing to commence 6 weeks after end of bulb flowering period - typically July to October)	Weekly from March to October			x	x	x	x	x	x	x	x		
4	Trim/re-form edges	Monthly from March to October			x	x	x	x	x	x	x	x		
5	Re-cultivation and seeding of any failed or worn areas	When required									x			
6	Thatch/moss removal	Annually			x									

Photographs of specified plants



Syringa vulgaris 'Madame Lemoine'



Buxus sempervirens



Berberis thunbergii 'Atropurpurea Nana'



Choisya ternata 'Sundance'



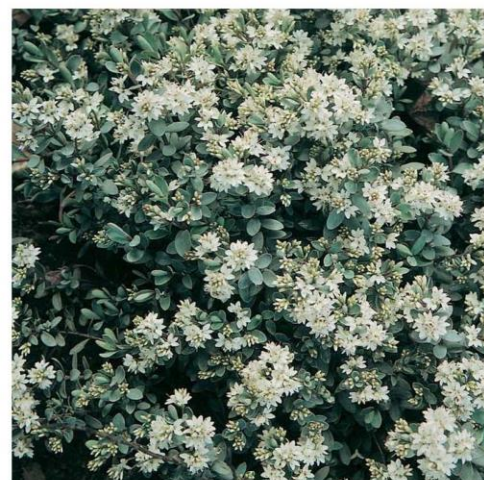
Hypericum moserianum 'Tricolor'



Vinca minor 'Illumination'



Lavandula angustifolia 'Imperial Gem'



Hebe pinguifolia 'Pagei'



Imperata cylindrica 'Red Baron'