

Landscape scheme

Tranklyn, Wrangling Lane, Luddesdown, Gravesend, Kent, DA13 0XF

Erection of replacement dwelling and associated works.

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The purpose of this document is to outline the details of the hard and soft landscape scheme. To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.

Soft Landscaping Scheme

i. The type and species of planting to be carried out:

- New beech hedgerow to be planted along the Eastern boundary
- New native hedgerow to be planted along the Southern boundary to consist of the following mix: 20% Holly, 60% Hornbeam, 20% beech.
- Proposed hedges to be 30/40 cm bare root plants in soil prepared with well rotten manure dug into the soil before planting either in spring or autumn, planted 30 cm apart. Hedges to be kept to a maximum height of 2 metres and will be two metres from the highway boundary.
- New shrubs to be planted as shown in between the Upper Patio and Parking area and consist of Red-Tipped Photinia, Weigela, Forsythia, Hydrangea, Azalea and Fuchsias.

Proposed shrubs to be grown from cuttings in the first year and if they haven't taken then we shall buy pot versions that are a minimum of 2L of the shrubs stated shrub the spring/early summer of the 2nd year.

- New Sloped Wildflower Meadow to be created as shown and consist sowing 250g of seeds of the following 26 different flower species with high nectar to attract bees and butterflies:

	Common Name	Latin Name	Quantity	Flowers	Height	Type
1	Agrimony, Common	Agrimonia eupatoria	1%	Jun - Sep	50-150cm	Perennial
2	Borage	Borago officinalis	7%	Aug-Sep	60-80cm	Annual
3	Clary, Wild	Salvia verbenaca	4%	May-Aug	30-40cm	Perennial
4	Clover, Red	Trifolium pratense	3%	May-Sep	20-60cm	Perennial
5	Clover, White	Trifolium repens	1%	Jun-Sep	15-20cm	Perennial
6	Corn Cockle	Agrostemma githago	8%	May-Aug	50-70cm	Annual
7	Cornflower	Centaurea cyanus	6%	Jun-Oct	20-80cm	Annual
8	Daisy, Ox-eye	Leucanthemum vulgare	5%	May-Sep	20-100cm	Perennial
9	Foxglove, Wild	Digitalis purpurea	3%	Jun-Aug	50-100cm	Biennial
10	Knapweed, Common	Centaurea nigra	6%	Jun-Sep	30-80cm	Perennial
11	Knapweed, Greater	Centaurea scabiosa	5%	Jun-Sep	50-90cm	Perennial
12	Loosestrife, Purple	Lythrum salicaria	1%	Jun-Sep	100-200cm	Perennial
13	Marjoram, Wild	Origanum vulgare	1%	Jul-Oct	20-50cm	Perennial
14	Meadow Cranesbil	Geranium pratense	1%	May-Aug	40-60cm	Perennial
15	Musk Mallow	Malva moschata	5%	May-Sep	20-150cm	Perennial
16	Poppy, Common	Papaver rhoeas	5%	May-Jul	50-70cm	Annual
17	Ragged Robin	Lychnis flos-cuculi	2%	May-Aug	30-90cm	Perennial
18	Sainfoin	Onobrychis viciifolia	7%	Jul-Sep	30-40cm	Perennial
19	Scabious, Field	Knautia arvensis	7%	Jul-Sep	30-200cm	Perennial
20	Scabious, Small	Scabiosa columbaria	3%	Jul-Aug	20-60cm	Perennial
21	Teasel	Dipsacus fullonum	1%	Jul-Aug	100-200cm	Biennial
22	Trefoil, Bird's-foot	Lotus corniculatus	2%	Jun-Aug	10-40cm	Perennial
23	Vetch, Kidney	Anthyllis vulneraria	2%	May-Oct	15-50cm	Perennial
24	Viper's Bugloss	Echium vulgare	2%	May-Oct	50-100cm	Biennial
25	Yarrow	Achillea millefolium	5%	Jun-Oct	20-100cm	Perennial
26	Yellow Rattle	Rhinanthus minor	7%	Jun-Sep	20-50cm	Annual

The applicant will also be planting 350 spring bulbs consisting of tulips, daffodils, crocuses and narcissus within the meadow.

- Where required, lawn areas to be reseeded with shade tolerant grass seed typically:

- 25% Dwarf Perennial Ryegrass (Fine Leaved & Hard-Wearing)
- 40% Strong Creeping Red Fescue
- 5% Slender Creeping Red Fescue
- 15% Hard/Sheeps Fescue
- 10% Smooth Stalked Meadow Grass
- 3% Browntop Bent
- 2% Wood Meadow Grass

Once grass seed are sown they are to be watered frequently until established.

ii. Measures to promote biodiversity:

- a. New wildflower meadow
- b. New native hedgerows
- c. New shrubs
- d. New Bird boxes

Minimum of two bird boxes to be installed and located as set out in the plan.

- Bird boxes to be the Stafford nest box open and have been purchased from C&J Wildlife.
- The boxes are to be fixed 4 metres up a tree or wall facing between north and east, thus avoiding strong sunlight and the wettest winds.
- Boxes to be positioned to ensure that the birds have a clear flight path to the nest without any clutter directly in front of the entrance. The box should be tilted forward slightly so that any driving rain will hit the roof and bounce clear.

e. New Bat boxes

Minimum of two bat boxes to be installed located as set out in the plan.

- Bat boxes are a National Trust bat roosting box (Glamis) and have been purchased from C&J Wildlife.
- Box to be installed where bats are known to feed and navigate (close to hedges and tree lines).
- Ideally at least 4 m above the ground (where safe installation is possible).
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and exposed to the sun for part of the day (usually south, south-east or south-west).

f. New biodiversity area along the Eastern boundary with a depth of approximately 1.5 metres to include

- Old rotting log piles
- A piece of corrugated iron laid out flat
- Mounds of grass clippings

iii. A timetable for implementation

- Bat and bird boxes to be installed within 6 months of occupation.
- New biodiversity area along the Eastern boundary to be installed within 6 months of occupation.
- Wildflower meadow to be planted within 12 months of occupation.
- New Hedgerows to be planted within 12 months of occupation.
- New shrubs to be planted within 12 months of occupation.
- Lawn seeds where required will be sown the spring or autumn after occupation.

iv. Details of aftercare, long term maintenance and details for monitoring and remedial measures

Item	Action	Frequency	Year	Timing
Compost	Dispose of any compostable materials such as grass cuttings, pruning's, leaves in the compost bin	Monthly as required	1 to 5	All year round
Hedge/plant replacements	Inspect for dead or severely damaged hedges at the end of the growing season and replace the hedge/plant as originally specified	Weekly	1 to 5	All year round
Hedgerows	To be regularly maintained and cut back where necessary to maintain the appearance and height. Any dead, diseased or dying sections to be removed and replaced. If required, well-rotted compost or leaf mould to be added around the plants each autumn.	As required and only at times that allow for the natural flowering/fruiting periods to be maintained.	1 to 5	All year round
Lawn Areas	Watering	Regularly after planting and during the dry summer months.	1 to 5	March to November

Item	Action	Frequency	Year	Timing
Lawn Areas	Mowing	Newly planted lawns to be mowed little and often whilst the lawn becomes established. Then regularly mowed as required during March to November.		
Leaf fall	Sweep and place in composting leaf mould sacks	Weekly when required	1 to 5	Autumn
Litter and debris removal	Collect litter and debris	Weekly or as appropriate	1 to 5	All year round
Meadow	Mowing	To encourage perennial flowers and grasses to make good root development, it is important to mow the meadow in the first year after sowing. Cut to a height of 5cm (2in) after about six-to-eight weeks of growth, and repeat every two months throughout the first summer.	1 to 5	As required
Meadow	Remove Weeds	Remove by hand perennial weeds (e.g. docks, thistles and nettles).	1 to 5	All year round
Pruning	Pruning shall be carried out to maintain good form and remove dead, diseased or dying sections are to be removed.	Only as required	1 to 5	All year round
Shrubs	Check condition of shrubs and replace any dead or damaged plants	Annually/as required	1 to 5	Autumn
Watering	Water plant and hedges	Regularly after planting and during the dry summer months	1 to 5	All year round
Weed Control	Remove weeds from planted borders, grass areas, car park area and paths	Monthly as required	1 to 5	Monthly

It should be noted that as stated within the decision notice issued on 15 December 2021 we confirm that any plant, trees, hedges or shrubs that die, are damaged, removed or become diseased within 5 years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Hard Landscaping Scheme

i) The extent of, and materials for all areas of hardstanding

- Driveway –the current concrete entrance area is to be refurbished with 600mm wide cobble break strip between shingle and the road.
- Driveway –the current driveway is to be refurbished and altered and is to consist of 100mm of recycled crushed concrete and 100mm of type one stone and 10 mm of shingle)
- Patio – natural stone slabs
- Paths – shingle/natural stone slabs
- Gate – Replacement electric timber 5 bar gate (replicating the existing gate so it is in keeping with our rural/AONB setting) to be set back from the highway at a distance of 5 metres with the gate opening inwards towards Tranklyn.
- New Fencing at the Eastern boundary line to be 1.5 meters from the highway and to be a post and rail style (in keeping with a rural/AONB setting) with a height of 1.2 metres.

All hard surfaces are made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

It should be noted that the driveway turning circle and parking area is already established as it is the existing driveway.

ii) Timetable for implementation

- Gate to be completed within 3 months of occupation.
- Patio and paths around the new dwelling to be completed within 3 months of occupation.
- Parking areas and drop off points to be completed within 3 months of occupation.
- Driveway to be completed within 3 months of occupation.
- Fence at the eastern boundary line to be completed within 6 months of occupation.
- Upper patio to be completed within 24 months of occupation.