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My ref: 539

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**Proposed Replacement Dwelling on the site of "Nutfield Farm",
Priestwood Road, Harvel, Meopham, Kent, DA13 0DA: Mr & Mrs Stephen Church**

This document forms part of a submission to discharge Conditions 3 & 4 of Planning Permission reference 20230312 which was granted at appeal by the Planning Inspectorate under reference APP/K2230/W/23/3323850 on 31 January 2024. This document should be read in conjunction with my 1:200 scale site plan drawing number 539/PL07 and my 1:100 scale partial site plan drawing number 539/PL08.

The conditions state the following: —

- 3) No development above slab level shall commence until details including samples of the materials to be used in the construction of all external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.
- 4) No development above slab level shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - a) Pedestrian access and circulation areas,
 - b) Boundary and screening by means of fences, walls or other means,
 - c) Any lighting installations,
 - d) Hard surfacing materials,
 - e) Schedules of plants, noting species, planting sizes and proposed numbers/densities and arrangements for aftercare,
 - f) Retained areas of trees and hedgerows; and
 - g) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping works shall be implemented in full accordance with the approved details and timetable. If, within a period of 5 years from the date of planting, any tree or plant (or any tree or plant planted in replacement of them) is removed, uprooted, destroyed or dies or becomes seriously damaged or defective, another tree or plant of a similar size and species as that originally planted

shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or plant.

The landscaping works to form and surface the vehicle parking areas, shall be completed in accordance with the approved details prior to first occupation of the development.

Condition 3: Details of all materials to be used in the construction of external surfaces

External Material Element	Manufacturer & Product
Brick walls	Wienerberger Olde Essex Red Multi stock brick 215 x 102.5 x 65mm.
Weatherboarding	175 x 24/6mm oak featheredge weatherboarding with natural finish, e.g. Osmo Natural Oil Woodstain or similar approved.
Fascias & Bargeboards	25mm thick oak boarding with natural finish, e.g. Osmo Natural Oil Woodstain or similar approved.
Lead Flashings	Code 4 lead apron flashings treated with patination oil.
Roof Tiles	Wienerberger Humber Sandfaced Buckingham plain clay roof tile 265 x 165mm.
Rainwater Goods	Alumasc Infinity 115mm Half Round Galvanised Steel Gutting system.
Windows	Velfac or similar composite windows with the external aluminium coloured RAL 7033 (cement grey) and the internal timber finished in RAL 9001 (cream white).
Entrance Door	Composite construction with the external aluminium coloured RAL 7033 (cement grey) and the internal timber finished in RAL 9001 (cream white). Design as approved elevations.
Utility Room Door	Composite construction. 2XGG pattern.
Bifold Doors	Solarlux Combiline or similar Bi-fold Doors with the external aluminium coloured RAL 7033 (cement grey) and the internal timber finished in RAL 9001 (cream white).

Samples of the above materials are available on site.

Condition 4 generally

Hard and soft landscaping details are supplied with this submission.

Condition 4a

Details of pedestrian access and circulation areas are supplied with this submission.

Condition 4b

Details of boundary and screening by means of fences, walls or other means, are supplied with this submission. They are shown on my site plan drawings numbers 549/PL07 & /PL08. They are all as existing.

Condition 4c

There will be NO external lighting installation. See my Design & Access Statement: Page 39, Section 17.09 ref. Kent Downs AONB Management Plan, which states: -

“There will be no external lighting within the proposed design to address the dark night skies requirement. The proposal will therefore, be a more tranquil place in which to live”.

Condition 4d

Details of hard surfacing areas are supplied with this submission.

Material	Description	Laying
Tarmacadam		As existing. Cut back tarmacadam at the site entrance to the extent shown on the site plan.
Granite Setts	100 x 100 x 100mm silver grey granite setts	• Remove about 230mm of topsoil/vegetation • Create adequate falls for drainage • Install edge restraints, these should be sufficiently robust • Lay a minimum of 150mm sub-base (in two layers of 75mm thick) • Thoroughly compact each layer with a plate vibrator • Add a mortar base layer of 3:1 sand to cement between 15-30mm • Lay cropped granite setts in the bed, 8-15mm apart • Fill in the joints with 4:1 sand to cement mix and leave to set

Gravel Drive.	10-20mm gravel/shingle	• Remove debris, turf, or topsoil • Dig out driveway area to a minimum depth of 200mm to allow for 50mm minimum gravel, and 150mm for the sub-base. • Compact the base with a roller. • Lay 150mm MOT Type 1 aggregate to form a sub-base and compact with a roller. • Lay a weed prevention membrane over the sub-base. • Shovel 10-20mm gravel/shingle onto the weed prevention membrane to a minimum depth of 50mm and spread across the surface with a rake to distribute the gravel evenly.
Paths	Marshall's Drivesett Tegula Original Pennant Grey Project Pack 160mm wide & 50mm deep. 120mm, 160mm & 240mm lengths. Marshalls 600 x 150 x 50mm round top concrete edge restraints in white.	• Mark the route of the path with pegs and a line • Dig 240mm into the soil along the route of the path • Lay a compacted sub-base of 150mm MOT Type 1 in layers not exceeding 75mm with a minimum longitudinal fall of 1:80 and a cross fall of 1:40. • Cover the area with 40mm of well graded grit sand to a final compacted thickness of 30mm. • Lay concrete pavers with a joint width of 2-5mm. • Fill all joints with kiln dried fine jointing sand. • Compact with a plate vibrator.

Terrace at the rear	Marshalls Fairstone Antique Alverno. Autumn Bronze Multi. Sizes: 855x570x22mm, 570x570x22mm, 570x285x22mm & 285x285x22mm laid as recommended with 10mm joints & plastic edge restraints.	• Dig a depth of 150mm minimum across the whole area, making sure the soil is evenly compacted. • Lay a compacted sub-base of 100mm MOT Type 1 in layers not exceeding 75mm with a minimum longitudinal fall of 1:80 and a cross fall of 1:40. • Cover the area with 40mm of 1:3 cement:sand mortar. • Cover the area with 40mm of 1:3 cement:sand mortar. • Lay concrete pavers 15mm into the concrete, leaving a 10mm gap between them • Leave to set for at least 24 hours • Fill the gaps between the concrete pavers with Weatherpoint 365.
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A loose gravel surfaced drive is proposed with this submission and it is also indicated on the proposed site plan drawing number 539/PL01, which forms part of the approved documents. My clients wish to use loose gravel surfacing to the driveway, which is a traditional treatment and which is also appropriate to this rural location. The gravel surfacing will be retained by the granite sett edging, together with the tarmacadam surfacing on the apron at the site entrance. The gravel will not spill over onto Priestwood Road. The gravel can be laid into ECODRIVE 500 or similar gravel grids if required to further prevent spillage.

Kent County Council is responsible for highway matters and it has not objected to the proposed gravelled driveway on my clients' property.

Gravel drives are the rule rather than the exception in this rural area and they are permeable, which aids surface water drainage. There are no examples of resin bound or resin bonded gravel drives in the neighbourhood, but there are many examples of loose gravel drives in this rural area. The chosen gravel type will comprise a 50mm deep layer of 10-20mm gravel/shingle. There will be 4 rows of 100x100x100mm granite setts, together with an area of tarmacadam between the gravel surface and the highway. Should any loose gravel inadvertently spill over onto the tarmacadam and granite apron, it will be swept back onto the driveway proper.

Condition 4e

Schedules of plants, noting species, planting sizes and proposed numbers/densities and arrangements for aftercare.

See attached schedules and my drawings numbers 539/PL07 & /PL08.

Condition 4f

Details of retained areas of trees and hedgerows are supplied with this submission.

Condition 4g

Timetable for implementation of the soft and hard landscaping works.

The existing dwelling will continue in use until the new replacement dwelling is practically complete i.e. when it is habitable and ready for occupancy. The existing dwelling and its associated outbuildings will then be demolished and the site will be cleared. The new double garage and integral mower store will then be constructed. The planting of trees will be carried out during the first available planting season following the first occupation of the approved dwelling.

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

- Demolition of Existing Structures: Safely demolish existing structures, ensuring proper waste disposal.
- Begin construction of the new garage.
- Complete garage construction.
- 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 rear terrace.
- 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.

Schedule of Planting, Landscape Implementation & Maintenance

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 Trees

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 50 mm 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 50 mm thickness.

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

Proposed Hedgerows

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 50 mm 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 50 mm 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 100 mm 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 50 mm. 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 150 mm.
- 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.

Schedule of Planting

Existing Planting to be retained				
Plant Species	Number	Location	Size when planted	Height & Spread
Conifer hedge	Approximately 50 metres long	West Boundary fronting Priestwood Road to south of driveway		3 metres high fronting Priestwood Road
Conifer hedge	Approximately 21 metres long	West Boundary fronting Priestwood Road to north of driveway		3 metres high fronting Priestwood Road
Oak	1	West Boundary fronting Priestwood Road to north of driveway		Height = 17 metres Spread = 16 metres
Unidentified hedge	Approximately 42 metres long	North boundary between Priestwood Road and barn belonging to "Merryhill Farm"		
Oak	2	North boundary between Priestwood Road and barn belonging to "Merryhill Farm", close to the barn		Heights = 15 & 16 metres Spread = 6 & 8 metres
Unidentified bush	1	On Southeast corner of barn belonging to "Merryhill Farm"		
Unidentified hedge	Approximately 49 metres long	North boundary between "Nutfields Farm" & "Merryhill Farm"		
Ash	1	North boundary between "Nutfields Farm" & "Merryhill Farm"		Height = 9 metres Spread = 6 metres
Willow	1	6 metres South of North boundary between "Nutfields Farm" & "Merryhill Farm"		Height = 3 metres Spread = 3 metres
Fruit tree	1	9 metres West of East boundary		Height = 2 metres Spread = 3 metres

Fruit trees	3	9 metres West of East boundary		Height = 3 metres Spread = 5, 5 & 8 metres
Unidentified hedge	Approximately 43 metres long	South boundary between "Nutfields Farm" & "Nutfields"		
Unidentified hedge	Approximately 23 metres long	East boundary between "Nutfields Farm" & "Nutfields"		
Unidentified hedge	Approximately 10 metres long	South boundary closest to Priestwood Road		
Cypress	3	South boundary closest to Priestwood Road		Height = 6 metres Spread = 4 metres
Spruce	1	South side of gravel driveway in lawn 10 metres in front of new dwelling.		Height = 11 metres Spread = 6 metres
Holly	2	In lawn 9 metres in front of new dwelling		Height = 6 & 7 metres Spread = 5 & 6 metres
New Planting				
Prunus 'Accolade'	1	North side of gravel driveway just beyond the gate	100-150 cm single stem supplied in a 9L pot.	Ultimate height & spread = 6 x 4 metres in 20 years.
Prunus 'Shōgetsu'	1	South side of gravel driveway just beyond the gate	100-150 cm single stem supplied in a 9L pot.	Ultimate height & spread = 4 x 6 metres in 20 years.
Arbutus unedo 'Atlantic'	1	South side of gravel driveway just beyond the gate 7.5 metres from Prunus 'Shōgetsu'.	Supplied in a 3L pot.	Ultimate height & spread = 4 x 3 metres in 20 years.
Cornus kousa 'John Slocock'	1	South side of gravel driveway in flower bed in front of new dwelling.	Supplied in a 7.5L pot.	Ultimate height & spread = 4 x 4 metres in 20 years.
Gardenia jasminoides	1	South side of gravel driveway in flower bed in front of new dwelling.	Supplied in a 2L pot.	Ultimate height & spread = 1.5 x 1.5 metres in 10 years.

Photinia × fraseri 'Red Robin'	6	North side of new dwelling to form a screen approximately 5.5 metres long.	Supplied in a 2L pot 30-40cm high. Plant out @ 900mm centres.	Ultimate height & spread = 4 x 4 metres in 10 years
Trachelospermum jasminoides	8	South side of new dwelling to form a screen approximately 7.5 metres long.	Supplied in a 3L pot 45-90cm high. Plant out @ 900mm centres.	Ultimate height & spread = 8 x 4 metres in 10 years

Maintenance Schedules (1 to 5): List of Operations, Timing and Frequency. To be repeated each year for duration of maintenance period.

The Schedules below list the timing of key annual operations for specific soft landscape types.

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 Hedgerows														
	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									