



Planting Notes:

Soiling:
Areas directly effected by construction works prior to soiling works commencing shall be de-compacted to a minimum depth of 800mm by method approved by Landscape Architect.

Areas of planting and amenity grass shall have all excessive haunching cut back to allow areas to be excavated to receive approved site sourced sub and top soil spread to a consolidated depth of 600mm to planted area and 300mm in areas of amenity grass. Top soil and sub soil shall have less than 20% by volume of stone and be free of noxious weeds roots and debris. Top and sub soil to be site sourced where possible and stockpiled in accordance with DEF guidance 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.' Imported top soil shall be in accordance BS3882:2015 Multi Purpose Grade. Top Soil imported to site shall be first approved by Landscape Architect with sample loads brought to site for inspection.

British Standards:
All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 3936: 1992 Part I Nursery Stock. Specification for Trees and Shrubs.
- BS 3936: 1981 Part 10 Nursery Stock. Ground Cover Plants.
- BS5226: Recommendations for cultivation and planting of trees in the advanced nursery stock category
- BS 4428: 1989 Recommendations for general landscaping operations.
- BS 4043: Transplanting of root-balled trees, 1989.
- The Code of Practice for Plant Handling 1985. (Horticultural Trades Association).
- BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations

Plant Stock:
Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting, and lifted at a time in accordance with good nursery practice. Stock shall have a well formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: Part 1: 1992, Section 7. Form of Trees.

Plant Handling:
All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, 'Plant Handling' (Horticultural Trades Association) and relevant sections of BS 4043: 1989 Transplanting Root-Balled Trees.

Shrub Planting:
All bare root stock shall be planted between November and April. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out and shall be planted in accordance with details PD2 & PD3.
Potted grown shrubs shall be planted in pits 350x350x350mm and back-filled gently in accordance with detail PD

Tree Planting:
Advanced Nursery Stock (ANS) and above shall be planted in accordance with detail PD5 Trees are to be planted individual tree pits with site sourced top and sub soil with drainage provided where ground conditions are water logged or where there is a high water table.

Hedge Planting:
Hedges will be planted in accordance with detail PD6.

Protection:
Within Woodland and Woodland Edge planting to boundary of the site shall have all trees and shrubs protected from rabbit and deer grazing by provision of Tubex Tree shelters and or Nelson Shrub Guards, fixed and attached in accordance with manufacturers recommendations. Native hedges shall be protected with individual 600mm long clear spiral tree guards supported with single cane.

General Soil Preparation:
All planted areas shall be thoroughly de-compacted before planting to depth of 500mm with removal of all debris a minimum of 50mm diam.
Additional organic will need to be added if found to be less than 5%. Organic matter can be either sanitized sewage sludge or composted green waste and shall be thoroughly mixed into top 150mm of soil profile.

Watering & Mulching:
On completion of planting watering shall wet full depth of topsoil evenly and without damaging or displacing plant soil. After planting and watering all planted areas shall be leveled and well watered before spreading of approved bark mulch to a depth of 75mm.

MANAGEMENT PLAN:

New Tree Planting:
Annual maintenance during the 5 year aftercare period is set out below. The programme will apply to all tree and shrub planting from the end of the planting season when the works are implemented.

Weed-Control:
All planted areas shall kept free of weeds by application of approved translocated herbicide and or hand weed whips arising removed to off site tip.
Firming In and Vertical Position. All plants will be firm in the soil and growing in a vertical position. During the spring after planting, and then as necessary in subsequent years, all nursery stock will be firm in during suitable soil conditions to ensure secure, upright growth and no air pockets around the root collar as a result of wind rocking. Care will be taken during this operation to ensure no damage occurs to the lower stem.

Stakes and Ties:
All stakes will be sound, firm in the ground and vertical, with no danger of bark rubbing. All ties will be correctly positioned, secure and with spacers in their proper place when used. Ties will be adjusted where necessary to all for stem growth

Pruning:
At the end of each growing season, all dead or damaged wood and all diseased tissues will be removed from plant material. Careful pruning will take out cross branches, improve the form or develop new leading shoots where the originals are lost through dieback, damage or disease.

Fertiliser Applications:
During spring in the second and fourth years of the programme a general fertiliser with a plant food ratio of 15 : 10 : 10 will be evenly applied over the planting pit at a rate of 180g per standard.

Replacement Planting:
Inspection of all new planting positions will take place at least once each calendar month in the first year with a check all of the items outlined above. Replacement planting should be on a one-for-one basis. During the months June and September the inspections will assess initial healing out and survival respectively. All plants that are dead or dying at the second inspection will be replaced during November to December in the next planting season. This provision will apply for the whole of the initial five year aftercare period, although it is anticipated that replacement will be minimal after year 1.

Shrub Borders:
Plant replacements will take place as for new tree planting above and regular inspections as for grass areas below. The objective will be to encourage a light shrub canopy as soon as possible, with more vigorous species containing so that all constituents contribute to mixed planting areas. Formative pruning will also ensure that lateral growth does not impede footways, building surrounds or kerb lines. It will promote an acceptable shape for the species a encourage flowers and fruit shall be undertaken at a time appropriate to the species. Any dead growth or suckers will be removed. The use of mechanical hedge trimmers or saws will not be permitted under any circumstances. The bark mulch will be topped up as necessary until a closed canopy is formed and any annual perennial weeds that seed in will be removed by hand.

Watering:
Shall be carried out on a regular basis to ensure that plant material does not become stressed leading to failure. When watering restrictions are in place alternative water supplies shall be arranged in terms of non potable supply from the local water company.

Soft Landscape

Existing trees retained and protected in accordance with arboricultural consultants (ARBORSENSE) report. Proposed new planting and hard landscape works within the trees Root Protection Zones as indicated shall be in accordance with an approved Arboricultural Method Statement. Individual RPA's are indicated by purple line.

Proposed new tree planting planted in accordance with standard detail PD5

Proposed new groundcover planting in around car parking areas and entrances to buildings. Planting to be in accordance with PD7

Proposed new native hedging to define site boundaries. Where adjacent to private gardens an acoustic fence is to be installed to act as the formal boundary to the individual plots. Hedges planted in accordance with standard detail PD6. Hedges are to be under sown with Evergreen Seed Mix E01 (Hedgegrow Mix) at a rate of @40Kg per Ha

Proposed pre-grown evergreen Moblane screen system (https://www.moblane.com/en/products/living-green-screen/) providing evergreen hedge screening in an around car park area.

Proposed native species edge planting to western side of entrance to provide enhancement to new native hedge along the sites western boundary.

Amenity Grass Areas (Short Cut Grass) Area seeded down with Emorsgate EG22c Strong Lawn Grass Mixture with clover sown at a rate of 255Kg per Ha.

Wildflower (Long Grass) Area to be seeded down with Wildflower Seed Mix Emorsgate EM5 for Loam Soils added to EG22c seed mix and sown at a rate of 40kg per Ha

General Private Grass Area Seeded down with Emorsgate EG21 Fine Lawn Mixture or Turfed with Cultivated Fine Turf (Rowlawn or Similar approved)

Fencing

2m High Jackson 12k Eivrofence (Acoustic)

1.8m High Close boarded Fence In Accordance with BS 1722-5:2006 including 300mm High Trellis top

Free Standing Brick Wall to architects detail (0.9m high) Istock Sevenoaks Yellow Multi Stock Brickwork (to match house type C)

Surfacing

Kent CC Highways
Adopted tar-paved finish consisting of:
30mm Close graded surface course (AC6 Close Surf 100/150)
50mm DBM Binder Course (AC20 Dense Bin 40/80)
80mm DBM Base Course (AC 32 Dense Base 40/80)
200mm Type 1 Granular Sub base
Compact formation to have Terram 1000 installed as separating layer To Engineers Specification and Approval Specification subject to CBR being confirmed.

Edges to be retained with fig 7 Pre Cast Concrete kerbs with flush and drop kerbs where required for level transition on to adjacent surfaces. Kerbs to be concreted in to position as per manufacturers recommendations and conforming to relevant HCC Highway Standards

Private Garden Paving
Brett Clusker 600x600x50mm (natural) laid in brick bond in accordance with manufacturers recommendation and Engineers specification.

Parking Bays & Path Areas Paving
PARKING BAYS:
Brett Lugano Flow - Misty Grey - laid herringbone pattern in accordance with manufacturers recommendations. Edges to be retained with 50x100x900mm Pre Cast concrete pin kerbs where not retained by road kerbing.
Parking Bays demarcated by 20x100x500mm Graphite Grey 240x160x80mm blocks laid in accordance with Architects drawing.

Parking Bays

Paths
COMMON PATHS: Brett Lugano paving - Graphite Grey - laid brick bond pattern in an assortment of 210 x 140, 140 x 140, and 105 x 140mm, 60mm thick. Edges to be retained with 50x100x500mm Pre Cast concrete pin kerbs where not retained by road kerbing.

Vehicle Swept Path (Refuse Vehicle)
Specification:
Weight 20 Tonne
Width 2.5m
Overall Length 10.5m
Height 3.8m
Kerb Turning Circle 18m
Wall to Wall Circle 19m

Ecological Enhancements

Bird boxes
Bat boxes
Refer to Home Ecology Report for details

Lighting
Thorlux Probe Light Bollard
24W, 4000K, IP66 Equal or Approved

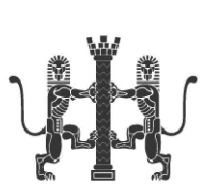
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