

# Landscape Scheme & Supporting Statement

## Discharge of Condition 4

|                             |                                                                                                    |
|-----------------------------|----------------------------------------------------------------------------------------------------|
| <b>Site</b>                 | <b>The Limes, Meopham Green, Meopham, Gravesend, DA13 0QU</b>                                      |
| <b>Planning reference</b>   | 20260462                                                                                           |
| <b>Approved development</b> | Demolition of existing dwelling and erection of a replacement self-build 4-bedroom family dwelling |
| <b>Landscape drawing</b>    | Drawing 001 Rev A - Existing Landscaping Plan / Proposed Landscaping Plan                          |
| <b>Drawing date</b>         | 23 September 2026                                                                                  |



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## 1. Purpose

This statement accompanies Drawing 001 Rev A and is submitted to provide the detailed landscaping information required by Condition 4 of planning permission 20260462. It should be read alongside the approved Arboricultural Report and Tree Protection Plan.

Condition 4 requires a detailed soft landscaping scheme to identify proposed planting species, sizes, densities and locations, together with replacement measures for trees lost as a result of the development. The approved planting is to be implemented during the first available planting season following completion, with failed planting replaced during the five-year establishment period.

## 2. Arboricultural context

The approved arboricultural assessment identifies T4, an existing Oak (Category A1), for removal to accommodate the proposed dwelling. The landscape scheme provides two replacement *Carpinus betulus* (Common Hornbeam) within the rear garden to mitigate this loss. All other trees shown for retention remain subject to the tree protection requirements set out in the approved arboricultural documents.

## 3. Proposed soft landscaping

The following planting is proposed in the locations shown on Drawing 001 Rev A:

| Element                  | Species                                   | Quantity      | Planting size                                         | Location / role                              |
|--------------------------|-------------------------------------------|---------------|-------------------------------------------------------|----------------------------------------------|
| Replacement trees        | <i>Carpinus betulus</i> (Common Hornbeam) | 2 No.         | Approx. 750mm trunk girth; approx. 5.0m canopy spread | Rear garden; replacement planting for T4 Oak |
| Planting band - each bed | <i>Ceanothus 'Blue Mound'</i>             | 2 No. per bed | Minimum 3L container-grown stock                      | Within each 3.5 sqm planting band            |
| Planting band - each bed | <i>Hebe evenosa</i>                       | 3 No. per bed | Minimum 3L container-grown stock                      | Within each 3.5 sqm planting band            |
| Planting band - each bed | <i>Lavandula angustifolia 'Hidcote'</i>   | 5 No. per bed | Minimum 3L container-grown stock                      | Within each 3.5 sqm planting band            |
| Planting band - each bed | <i>Rosa 'White Flower Carpet'</i>         | 5 No. per bed | Minimum 3L container-grown stock                      | Within each 3.5 sqm planting band            |

**Planting density:** Each 3.5 sqm planting band contains 15 shrubs, equivalent to approximately 4.3 plants per sqm overall. Plants are to be distributed in mixed groups within the beds as shown on the landscape plan.

## 4. Hard landscaping materials

The hard landscape palette shown on Drawing 001 Rev A comprises:



- **Cotswold Cream Gravel** - approximately 90 sqm to the gravelled areas shown on the plan.



- **Mimica Red Sandstone Slim Sett Pavers** - 200 x 50 x 40mm, used as the main paving.

**Permeability and tree protection:** Where paving or surfacing falls within the Root Protection Areas of retained trees, it shall be installed as a permeable, no-dig construction in accordance with the approved Arboricultural Report and Tree Protection Plan, with no excavation into underlying soil.

## 5. Implementation and maintenance

- All approved planting shall be carried out in the first available planting season (October to March) following completion of the development, unless an alternative timetable is agreed in writing with the Local Planning Authority.
- New trees and shrubs shall be planted into suitably prepared soil and watered as necessary during establishment. Tree stakes, ties and guards shall be maintained where required until the trees are securely established.
- Planting beds shall be kept substantially free of weeds during the establishment period and any dead or damaged material shall be removed.
- Any tree, shrub or plant forming part of the approved scheme that is removed, uprooted, destroyed, dies, or becomes seriously damaged or diseased within five years of planting shall be replaced in the next available planting season with another of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

## 6. Conclusion

Drawing 001 Rev A and this supporting statement together provide the proposed planting species, quantities, installation sizes, planting density, locations, replacement tree provision, hard landscape materials and establishment measures for the site. The submitted information is therefore intended to satisfy the requirements of Condition 4 of planning permission 20260462.