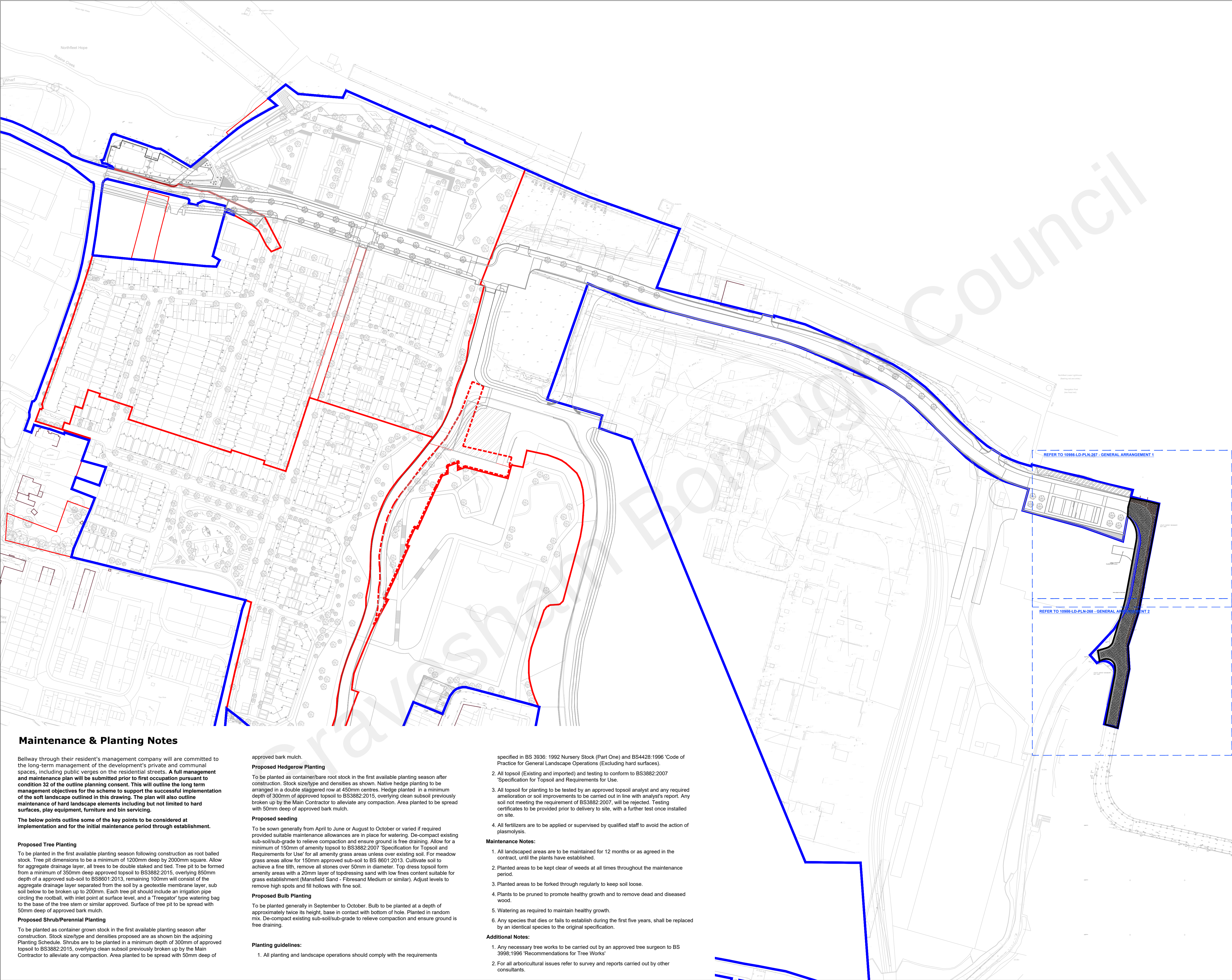




Maintenance & Planting Notes

Bellway through their resident's management company will be committed to the long-term management of the development's private and communal spaces, including public verges on the residential streets. **A full management and maintenance plan will be submitted prior to first occupation pursuant to condition 32 of the outline planning consent. This will outline the long term management objectives for the scheme to support the successful implementation of the soft landscape outlined in this drawing. The plan will also outline maintenance of hard landscape elements including but not limited to hard surfaces, play equipment, furniture and bin servicing.**

The below points outline some of the key points to be considered at implementation and for the initial maintenance period through establishment.

Proposed Tree Planting

To be planted in the first available planting season following construction as root balled stock. Tree pit dimensions to be a minimum of 1200mm deep by 2000mm square. Allow for aggregate drainage layer, all trees to be double staked and tied. Tree pit to be formed from a minimum of 350mm deep approved topsoil to BS3882:2015, overlying 850mm depth of a approved sub-soil to BS8601:2013, remaining 100mm will consist of the aggregate drainage layer separated from the soil by a geotextile membrane layer, sub soil below to be broken up to 200mm. Each tree pit should include an irrigation pipe circling the rootball, with inlet point at surface level, and a 'Treegator' type watering bag to the base of the tree stem or similar approved. Surface of tree pit to be spread with 50mm deep of approved bark mulch.

Proposed Shrub/Perennial Planting

To be planted as container grown stock in the first available planting season after construction. Stock size/type and densities proposed are as shown in the adjoining Planting Schedule. Shrubs are to be planted in a minimum depth of 300mm of approved topsoil to BS3882:2015, overlying clean subsoil previously broken up by the Main Contractor to alleviate any compaction. Area planted to be spread with 50mm deep of

approved bark mulch.

Proposed Hedgerow Planting

To be planted as container/bare root stock in the first available planting season after construction. Stock size/type and densities as shown. Native hedge planting to be arranged in a double staggered row at 450mm centres. Hedge planted in a minimum depth of 300mm of approved topsoil to BS3882:2015, overlying clean subsoil previously broken up by the Main Contractor to alleviate any compaction. Area planted to be spread with 50mm deep of approved bark mulch.

Proposed seeding

To be sown generally from April to June or August to October or varied if required provided suitable maintenance allowances are in place for watering. De-compact existing sub-soil/sub-grade to relieve compaction and ensure ground is free draining. Allow for a minimum of 150mm of amenity topsoil to BS3882:2007 'Specification for Topsoil and Requirements for Use' for all amenity grass areas unless over existing soil. For meadow grass areas allow for 150mm approved sub-soil to BS 8601:2013. Cultivate soil to achieve a fine tilth, remove all stones over 50mm in diameter. Top dress topsoil form amenity areas with a 20mm layer of topdressing sand with low fines content suitable for grass establishment (Mansfield Sand - Fibresand Medium or similar). Adjust levels to remove high spots and fill hollows with fine soil.

Proposed Bulb Planting

To be planted generally in September to October. Bulb to be planted at a depth of approximately twice its height, base in contact with bottom of hole. Planted in random mix. De-compact existing sub-soil/sub-grade to relieve compaction and ensure ground is free draining.

Planting guidelines:

1. All planting and landscape operations should comply with the requirements

specified in BS 3936: 1992 Nursery Stock (Part One) and BS4428:1996 'Code of Practice for General Landscape Operations (Excluding hard surfaces).

2. All topsoil (Existing and imported) and testing to conform to BS3882:2007 'Specification for Topsoil and Requirements for Use.
3. All topsoil for planting to be tested by an approved topsoil analyst and any required amelioration or soil improvements to be carried out in line with analyst's report. Any soil not meeting the requirement of BS3882:2007, will be rejected. Testing certificates to be provided prior to delivery to site, with a further test once installed on site.
4. All fertilizers are to be applied or supervised by qualified staff to avoid the action of plasmolysis.

Maintenance Notes:

1. All landscaped areas are to be maintained for 12 months or as agreed in the contract, until the plants have established.
2. Planted areas to be kept clear of weeds at all times throughout the maintenance period.
3. Planted areas to be forked through regularly to keep soil loose.
4. Plants to be pruned to promote healthy growth and to remove dead and diseased wood.
5. Watering as required to maintain healthy growth.
6. Any species that dies or fails to establish during the first five years, shall be replaced by an identical species to the original specification.

Additional Notes:

1. Any necessary tree works to be carried out by an approved tree surgeon to BS 3998:1996 'Recommendations for Tree Works'
2. For all arboricultural issues refer to survey and reports carried out by other consultants.

Notes
Do not scale from this drawing.
All dimensions are drawn in millimetres.
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Client		www.landuse.co.uk	
Bellway Homes Ltd (Thames Gateway)			
Scale @A1	Status		
1:1250	PLANNING		
Drawing Title			
Fastrack route - Gravesham ownership			
Location Plan			
Job Nr	Drawing Nr	Issue	
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