

Planting Schedule & Planting, Maintenance and Establishment Specification

Land at
Rocklands Holiday Park
Rocklands Lane
Hastings
East Sussex
TN35 5DY

Prepared by:

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AR/29614/R5

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1.0 Site details

The Site: Land at Rocklands Holiday Park, Hastings, TN35 5DY.

TMC Ref: AR/29514/R5

Local authority: Hastings Borough Council

2.0 Instructions

2.1 I am instructed to prepare:

- 1) A planting schedule
- 2) A planting, maintenance and establishment specification.

2.2 My name is Clive Mayhew and I am the author this report. I have over 30 years' experience in tree, landscape and ecology management in both the public and private sectors. I am a Chartered Arboriculturist within the Institute of Chartered Foresters, a Chartered Environmentalist and a Fellow of the Arboricultural Association.

3.0 Summary

3.1 Site summary:

The site is located on land within land at Rocklands Holiday Park, Rocklands Lane, Hastings, East Sussex. TN35 5DY

3.2 Proposal summary:

The proposal has been drawn up to address the soft landscaping scheme requirements of Condition 4 of the planning appeal decision notice:

Appeal A Ref: APP/B1415/C/15/3029007
Appeal B Ref: APP/B1415/C/15/3029008
Rocklands Private Caravan Park, Rocklands Lane, Hastings,
TN35 5DY. Dated – 7th June 2016

3.3 Planting principles:

1. The plants specified are all native species.
2. Containerised stock will be used. This type of stock will have the greatest chance of survival and ultimate establishment even if planted in the summer months.
3. A specification for planting and aftercare is provided

3.4 Quantities:

A) Currently planted:

Species	Container	Size	Number
Holly - <i>Ilex aquifolium</i>	3ltr – Container grown	60-80	70

B) Proposed planting:

English oak – <i>Quercus robur</i>	Container grown	8-10cm	12
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3.5 Conclusion:

Having visited the site, I consider that the proposed planting scheme will address the soft landscaping requirements of the Condition, while also recognising site constraints.

4.0 Site Description

- 4.1 **Site:** The site is located on land at Rocklands Caravan Park, which in turn is located next to Hastings Country Park; the southern boundary of the area in question is also the boundary of the Country Park.
- 4.2 **Existing grounds:** The area in question is a strip of land to the north, south and west of a new, detached holiday let building.
- 4.3 **Soils:** The British Geological Survey website indicates the bedrock soil geology to be mudstones from the Wadhurst Clay Formation. Such soils are usually considered to be reasonably fertile and able to establish woody plants of the type proposed without the use of extensive soil amelioration techniques or artificial fertilizers – as evidenced by the existing adjacent vegetation.
- 4.4 **Planning context:** The proposal has been drawn up to address the soft landscaping scheme requirements of Condition 4 of the planning appeal decision notice:

Appeal A Ref: APP/B1415/C/15/3029007
Appeal B Ref: APP/B1415/C/15/3029008
Rocklands Private Caravan Park, Rocklands Lane, Hastings,
TN35 5DY

Dated – 7th June 2016

Condition 4 of that appeal notice states:

‘Details of the planting and soft landscaping scheme to the north-east of the building and on the south and west boundaries shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this decision. The details shall include indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development. New soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate together with an implementation programme.’

5.0 Proposed Planting

5.1 General:

The proposal is to plant an area within Rocklands Caravan Park, to the south and north of a new detached dwelling to comply with Condition 4 of the appeal notice. Some on-site planting has already occurred and the proposed scheme both adds to and complements this. The following principles have guided the choice of species and the extent and nature of the planting

5.2 Planting principles:

- 5.2.1 Planting is confined to within the 'red line' site boundary to which the appeal refers and is illustrated at Appendix A.
- 5.2.2 New planting will not occur within the indicative area of the Scheduled Ancient Monument as identified by Archaeology South East and is illustrated at Appendix A.
- 5.2.3 The plants specified are of native species.
- 5.2.4 Container grown stock is specified. This type of stock will have the greatest chance of survival and ultimate establishment within the landscape, particularly if planted during the summer months.
- 5.2.5 A specification for planting and aftercare is provided at Section 7 below.
- 5.2.6 The extent of the proposed planting is illustrated at Appendix A.

6.0 Planting schedule

6.1 Currently planted:

Species	Container	Size	Number
Holly - <i>Ilex aquifolium</i>	Container grown	60-80	70

6.2 Proposed planting:

English oak – <i>Quercus robur</i>	Container grown	8-10cm	12
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7.0 Landscape Operations

7.1 General working arrangements:

7.2 **Hours of work:** All work shall be carried out during normal working hours - i.e. 0800 - 1730 hours, Monday to Friday. Working outside of these hours may only be undertaken after prior consultation and a minimum notice of 48 hours shall be required.

7.3 **Access:** Access to the sites shall be by public roads or other defined routes. The contractor will be responsible for ensuring that his operatives' vehicles use only agreed routes.

7.4 Where it is necessary to enter or cross land which is in the possession of another party, the contractor shall be responsible for making his own arrangements for access.

7.5 The contractor must ensure that where vehicular access has been gained to a site by unlocking a gate or removing a bollard or barrier, the access is re-secured and locked (where applicable) immediately behind the contractor's vehicles using the access.

7.6 The contractor shall ensure that site transport directly or indirectly involved in the works shall at all times when leaving the site be in a state of cleanliness to prevent the fouling of public or private roads leading to and from the site.

- 7.7 **Statutory services:** The contractor shall be held responsible for locating and marking the position of all statutory undertakers apparatus and private supplies e.g. water, gas, electricity, telephone, mains and service connections, and is to arrange with the appropriate authority for the disconnection of services and removal of fittings and equipment where required and also for reconnection.
- 7.8 **Work in public places:** Where works are to be undertaken at locations to which the public has access, the contractor shall take every precaution to ensure their safety. This shall include providing sufficient staff to restrict or redirect the public and erecting signs, cones, barriers and the like as necessary.
- 7.9 The contractor shall not leave any Plant unattended on any location without prior consent, in which case it will be left in a safe condition with adequate warning signs, lamps, cones and the like provided to safeguard the public.
- 7.10 **Fires:** No fires shall be lit without prior consent. Where fires are permitted, the contractor shall: -
- ensure that the fire is controlled to prevent damage to surrounding trees and shrubs (crown, canopy, stem and root) and property and to prevent nuisance from smoke.
 - ensure that the fire is sited more than 16m from the centre of a carriageway and that fires are not lit under or near to overhead power lines.
 - ensure that the fire is not allowed to burn unattended at any time. At the end of the working day, the contractor must completely extinguish and liberally douse with water all fires so that when going off site, the fire site does not constitute a danger.
 - ensure that on completion of all works, the fire site shall be tidied nearly and all non-combustible debris removed to a legal tip.
 - ensure that the local Fire Brigade is informed of the location of fires before they are lit.
- 7.11 **Noise:** Great care shall be taken by the contractor to keep noise to a minimum at all times and he shall abide by the requirements of the 1989 Noise at Work Regulations. Works should only normally be undertaken between the times stipulated in 1.1 in order to reduce noise nuisance.
- 7.12 **Tools & Equipment:** The contractor may use such tools and equipment as deemed suitable. All tools shall be kept sharp and in serviceable condition.
- 7.13 The contractor shall ensure that all staff using chainsaws hold appropriate certification for the task being undertaken.

7.14 **Health and Safety**

7.15 **General:** The contractor in all operations will comply at his own expense with all relevant codes, Statutory Instruments, regulations and statutes relating to health, safety and welfare in forestry, arboriculture, landscape and agricultural operations.

7.16 **First Aid:** At least one member of a work team should have a recognised First Aid qualification. A suitable equipped First Aid box shall be carried at all times.

7.17 **Use of Chemicals:** The use, application and storage of herbicides shall be carried out in strict accordance with current legislation and guideline provisions.

7.18 The contractor and all his employees involved in the storage, transport or application of any herbicide shall be fully trained and certificated to undertake such operations. The contractor shall supply a list of employees who hold the relevant certificates, together with copies of those certificates before the commencement of the contract.

7.19 Should the use of any pesticide result in any damage whatsoever to any turf, plants, trees or soil other than those intended specifically to be controlled by the produce or to any other flora or fauna within or outside the area to be treated, then the contractor shall be held fully liable and shall fully indemnify the Client accordingly.

7.20 The contractor shall ensure that he and all his employees involved with the application of herbicides are supplied with, and wear at all times, appropriate protective clothing complying with the recommendations for the chemical being handled.

7.21 All operators must be supplied with and must use appropriate equipment to apply the herbicides concerned.

7.22 All herbicides shall be kept safe under lock and key when not in use. Empty containers shall be removed from site and disposed of safely. Suitable records shall be kept for all stock and its use.

7.23 Use of herbicides shall only be undertaken during suitable weather conditions.

7.24 The contractor shall take all necessary precautions to protect rivers, streams, waterways and the like against silting, erosion and pollution which may be likely to damage water supplies or cause injury to fish or plant life.

7.25 Operators shall have sufficient water supply for drinking, personal washing, washing down equipment and diluting pesticides as necessary.

7.26 **Reflective jackets** shall be worn at all times when on site.

- 7.27 **Work Wear:** Whilst in any work location all of the contractor's employees shall wear rubber soled steel toecap safety boots or steel toe-capped wellingtons with a sole pattern, which gives a good grip when on slippery surface.
- 7.28 **Statutes and Regulations:** The contractor must ensure that where relevant legislation and standards and guidelines exist, they are followed during the implementation of this contract.
- 7.28 **Protection of trees, shrubs and other site features:** The contractor shall take all reasonable precautions against damage to the remaining trees and shrubs on the area or in any neighbouring woods, or to buildings, walls, gates, fences, hedges, drains and other public services, watercourses, roads, rides and tracks in the vicinity of his work and shall be liable for any damages thereto due to any act of default of the contractor and shall make good any damage.
- 7.30 The working site shall be left clean, tidy and in a safe condition at the end of each working day.

8.0 Planting Operations

- 8.1 **General:** The Contractor shall be responsible for collecting up, loading and carting away all debris including hard-core, rubble, metal, weed growth and timber prior to commencement of works.
- 8.2 **Weed growth:** It is recommended that where persistent or excessive weed growth exists there shall be an application of systemic contact herbicide. This should be completed a minimum of four weeks prior to sit disturbance. Herbicide containing glyphosate as the active ingredient will be used for this task and it must only be applied using experienced personnel who hold a current "National Certificate for Pesticide Application". Also see 6.8 above.
- 8.3 **Imported topsoil:** Where the site does not contain topsoil of sufficient quantity or quality, the Contractor will be required to import such amounts of topsoil needed to complete the works. Unless otherwise shown on the approved scheme drawings the minimum depths of topsoil shall be as follows:
- | | | |
|-----|-----------------|-------|
| (a) | Grassed areas | 225mm |
| (b) | Shrub/rose beds | 600mm |
| (c) | Tree pits | 900mm |

Imported topsoil will be to British Standard BS3882, of high humus content and have a good crumb structure. The pH value should be neutral and the soil should be free from weed seed, roots and other deleterious material.

Prior to the placing of any topsoil, the site should be inspected by the Client to determine whether ripping or other methods of decompaction of the sub base are necessary to allow improved surface drainage.

Topsoil will be spread on site in such a manner as to avoid damage or compaction of the underlying surface and to achieve a smooth, even surface free from deviation or delves that may encourage ponding.

During the importation and spreading of topsoil the Contractor shall ensure that no silt or mud deposited on any public highway or footpath and all plant and vehicles are cleaned as required before leaving the site. Any such depositions shall be cleared immediately at the Contractor's expense to the satisfaction of the Client.

- 8.4 **Finished levels:** Final levelling to adjoining kerbs shall be completed by hand. This is done to eliminate ponding and to ensure any hollows are filled. The final level of the soil for seeded areas shall be 25mm above the adjoining kerb, allowing for settlement and future ease of mowing operations.

The soil level for shrub borders shall be left 75mm below adjoining kerbs; a 75mm layer of bark mulch shall be placed on top of the soil surface on completion of planting works. When lawns or shrub borders adjoin buildings the finished level shall always be a minimum of 150mm below damp proof course level.

- 8.5 **Mounded areas:** All mounded areas shown on the approved drawings shall only be formed with sub-soil and topsoil and formed to achieve a smooth natural shape in proportion to the surrounding areas. It is important that a completed mound does not become a maintenance problem, i.e. grass maintenance must be able to be carried out without causing too much difficulty to operators. The base of the mound shall not be within 2 meters of a site boundary, e.g. wall, fence or kerbside area. Care shall be taken to avoid obscuring traffic sight lines, and excessive water runoff shall be prevented by again having a minimum of 2 metre level area near to roads and footpaths.

French drains if required shall be located and constructed to the details shown on the approved scheme drawings.

- 8.6 **Gradients:** Generally gradients will be as indicated on plans and falls will be directed to existing paths but finished gradients to banks shall nowhere be steeper than 1 in 3.

8.7 **Tree Planting**

8.8 **Quality of Work:** All planting works shall be undertaken in such a manner to ensure that all newly planted stock can establish, develop and thrive successfully.

Works shall be carried out to the relevant British Standards:

BS 4428: 1989 - Code of Practice for general landscape operations

BS 5236: 1975 - Recommendations for the cultivation and planting of trees in the advanced nursery stock category.

BS 8545:2014 - Trees: from nursery to independence in the landscape - Recommendations

8.9 **Provision of Equipment:** The contractor shall provide all materials necessary for tree and shrub planting - excepting the actual stock. Further details are given under the relevant planting section.

8.10 **Seasons of Work:** All planting works shall be carried out between the first week in October and the first week of March unless instructed otherwise

8.11 **Weather Conditions:** Planting should only be carried out if weather and ground conditions are suitable. No planting shall be carried out when the ground is frozen, when it is covered in snow, or when it is waterlogged.

8.12 **Site Preparation:** The contractor shall satisfy himself with regard to the general circumstances and ground conditions at each site in relation to the works to be carried out. In addition to any specific work required, the contractor shall be responsible for the removal of any vegetation and debris which may impede or restrict the planting operations or detract from the visual appearance of the completed works.

8.13 **Screening:** Prior to digging the planting pit, surface vegetation should be removed for at 2 meters diameter around the planting position to obtain a weed free planting position, with the resultant debris removed off site.

8.14 **Delivery and Storage of Trees**

8.15 **Stock/supply:** Plant stock shall only be supplied by approved stockists. All semi-mature trees shall be true to type, health and of the size specified on the approved drawing schemes. British Standard 4043 outlines the minimum quality of stock, which will be accepted.

8.16 The size of a semi-mature tree can range from 5m to 9m in height, depending on the type and stage of advancement. Trees in this category are planted with an intact rootball that is proportionate to its size and age.

- 8.17 The new trees will be delivered to the contractor's holding area. This holding nursery should be relatively sheltered and secure and have sufficient standing out ground. The stock will be containerised. It should be maintained in an upright position and watered to prevent drying out.
- 8.18 The contractor shall ensure that all stock is correctly labeled with the species name and size on a waterproof label. These labels should be removed on completion of planting.
- 8.19 **Transport to Planting Site:** When transporting stock to the planting site, the contractor shall ensure that the stock is adequately protected. When the stock is unloaded from any transporting vehicle, the contractor shall ensure that adequate protection measures are maintained ensuring the container compost and roots remain moist until the planting operation is completed.
- 8.20 **Timing:** The planting season shall normally be during the dormant period i.e. October to March inclusive. Specially prepared trees may however be transplanted at all times of the year with approval from the Client. Trees that are translated out of the normal season will require extra attentions during early establishment i.e. watering on a regular basis until the next dormant period.
- 8.21 **Setting out:** Semi-mature trees shall be positioned as shown on the approved scheme drawings and no alterations to the positions will be allowed without written approval.
- 8.22 **Tidying of Site:** On completion, all litter and debris associated with the planting shall be removed and the site left in a clean and tidy fashion.
- 8.23 **Replacement of Failures:** The contractor shall be responsible at his own expense for replacing and replanting any stock (together with associated materials) that was planted by him and died or failed to grow satisfactorily for the two full growing seasons following the planting date. This work shall include the disposal of all dead or failed stock and associated materials and shall be carried out at the contractors own expense during the next appropriate planting season.
- 8.24 **Tree Planting and Protection**
- 8.25 **Planting Pit:** Planting pits shall be prepared in advance of the arrival of the tree. The contractor shall excavate a planting pit large enough to accommodate the complete root system of the tree plus a minimum of 10cm all round. The sides of the pit should be spiked to aid root penetration and the base of the pit cultivated to a depth of 150mm.
- 8.26 **Tree:** The contractor shall ensure that the tree is in the correct position is vertical and upright and that the final soil surface level corresponds with the nursery mark on the tree stem. Any trees that are not planted correctly shall be removed and replanted at the contractor's expense.

- 8.27 **Stake:** A single 75mm diameter sweet chestnut stake shall be placed on the outer side of the tree to a depth of 600mm in the pit and shall extend for approximately 1/3rd of the tree's height above ground.
- 8.28 **Backfill:** The container should be removed prior to planting and the roots on the edge of the root ball gently 'teased' to aid root growth out of the pit. The soil for backfilling shall be thoroughly mixed with bone meal at a rate of 2kg/m³. The backfill should be gently firmed to remove air pockets and to ensure intimate contact between the soil and roots.
- 8.29 **Ties:** The tie should support the tree but not restrict its growth - See Figure 5. The tree shall be secured using a single plastic tie with spacer at the top of the stake, secured using 25mm flat top galvanized nails. The precise make and specification of the tie should be agreed prior to fitting.
- 8.30 **Watering:** The newly planted tree shall be watered slowly to moisten the root ball thoroughly along with the ground around prior to mulching.
- 8.31 **Mulching:** Each tree should be mulched following planting with woodchip mulch that has an average particle size of 50mm and been composted for at least 8 weeks prior to application. The mulch shall be spread to an even depth of 75mm for an area of two metres diameter around the tree as specified, but keeping the immediate area around the stem mulch free.
- 8.32 **Tree shelters:** Each tree shall be fitted with an approved tree shelter at the time of planting and which shall remain in place until, either the tree has fully established, or is removed on the instruction of the contract supervisor.
- 8.33 **Replacement:** The Contractor shall take up and replace any tree which has died or has not developed its full foliage throughout its branches within 12 months of autumn planting and 9 months of spring planting unless it is agreed by the Client that such damage or non-development is due to exceptional circumstances beyond the control of the Contractor.
- 8.34 **Tree Planting - Whips**
- 8.35 Whips should be planted using the 'slot' method, where the blade of a spade is used to open a slot of soil into which the tree can be planted. The soil should then be firmed back in place either side of the stem.
- 8.36 Whips should be supported with a bamboo cane or similar and fitted with a spiral tree guard, the bottom end of which should be firmed in to the top layer of soil.
- 8.37 Maintenance for whips should be undertaken to the standard and frequency of that for standard trees, as described in Section 10 below.

9.0 Maintenance and aftercare

- 9.1 **General:** All trees planted by the contractor shall be maintained by the contractor in such a way as to ensure that it becomes vigorously established in its location as quickly as possible. The contractor shall carry out all necessary and appropriate maintenance work on all such trees throughout the contract period.
- 9.2 **Materials:** All materials used during maintenance works shall be to the same specification as those detailed under the relevant section "Tree Planting" (Section 11-12). The contractor shall be responsible at his own expense for providing all necessary materials (including replacements for failed trees and shrubs which are planted as part of the contract), required for him to undertake such maintenance works in accordance with the specification.
- 9.3 **Annual and Seasonal Maintenance:** Maintenance shall be described as annual (to be carried out once per year), or seasonal (to be carried out during certain periods of the year, usually more than once).
- 9.4 **Annual Maintenance – Standards:** To be normally carried out in the period January to mid-March and might comprise some or all of the following tasks:
- 9.5 **Formative Pruning:** This operation shall comprise the selective pruning of double leadered trees if appropriate, to leave the most suitable single leading stem, the removal of basal growth, epicormic stem growth and crossing branches, the removal of dead, diseased or damaged wood and/or the pruning back of long side branches as appropriate to the individual tree in order to promote the development of a well formed, balanced specimen of the desired shape and habit. Where minor damage has occurred to the bark of the tree, the contractor shall cleanly cut any dead, damaged or loose bark back to undamaged tissue or the line of the newly formed callus growth. In either case, the size of the wound shall be kept to a minimum and its final shape, as far as possible, shall be rounded or elliptical and free of sharp corners.
- 9.6 **Adjustment and Removal of Stakes and Ties:** During the time that the tree is supported, the following checks shall be made: -
- The tie shall not restrict the growth of the tree and shall be correctly positioned to ensure that chafing does not occur between the tree and the stake. Adjustments to the tie should be made as necessary.
 - Damaged, missing or non-functioning stakes and ties shall be replaced or re-positioned as necessary.
- 9.7 **Stake Removal:** When the tree's stem is rigid, supports its crown and stands independently, the stake and tie shall be completely removed and the resultant hole backfilled with topsoil according to BS3882: 1965 (1978), with all arisings suitably disposed of.

- 9.8 **Firming In:** The contractor shall ensure that the tree is an upright and correctly planted position and shall firm in as necessary over the area of each tree's root spread.
- 9.9 **Adjustment of Protective Guard:** Supporting stakes shall be checked, firmed, straightened and replaced as necessary. If the tree is being chafed or restricted by the guard, it should be expanded and if the guard is damaged, it shall be repaired. Where a guard is missing or damaged beyond repair, a new guard will be provided to the appropriate specification.
- 9.10 **Litter/Foreign Debris:** The contractor shall remove all litter and/or foreign debris, which may accumulate in or around the guard.
- 9.11 **Mulching:** The contractor shall be responsible for maintaining a 75mm deep area of suitable mulch of two metres diameter around each tree. The contractor will be required to supply the mulch to the specification detailed in 9.8.7.
- 9.12 **Weed Control:** The contractor shall ensure that a circular area of two metres diameter around each tree is maintained free from grasses, broadleaved and woody weeds. This shall be achieved by the use of appropriate hand tools and the contractor shall ensure that as little disturbance as possible occurs to roots of planted trees.
- 9.13 **Watering:** The contractor shall, when required water all newly planted trees and shrubs at a frequency dictated by the prevailing weather conditions. The contractor shall apply a minimum of 75 litres to each tree at each application.
- 9.14 Before the first application of water or after any break of more than 3 weeks, the ground surface around the tree for a radius of 500mm shall be loosened with a fork to aid penetration into the soil. The contractor shall ensure during any forking that there is as little disturbance as possible to the roots of planted trees. The water shall be applied at a steady rate to avoid run-off to the surrounding area.
- 9.15 The contractor shall allow for all charges relating to watering, including calibration of bowsers, costs of supply, transport, pipes, hosepipes and all adapters and fixings.

10.0 List of Approved Materials

10.1 This list is given as a guide of approved materials. Prior to installation approval must be obtained for the actual materials used.

10.2 Tree Stakes:

6' (1800mm) long
3" (75mm) diameter
Sweet Chestnut

10.3 Mower guard:

"Netlon Tree Guard". 3" high-density polythene cut to 250mm (10") x 1800 (6') lengths.

Mower guard stakes:

2" (50mm) diameter
Round Sweet Chestnut

10.4 Tree shelter:

3' (0.9m) long

Tree shelter stakes:

1" (25mm) square, hardwood with 2 ties

10.5 Tree tie:

Plastic Belt (25mm wide) with buckle and spacers.



Cypress and holly

Existing building

Tree Protection Barrier -
To be erected for the duration
of the construction period

Existing low hedge
of ivy covered thorn

Footprint
of new
holiday let

Existing hedge of
scrub oak and thorn -
sparsely planted in places

Key:

	Existing trees		Proposed oak trees
	Existing hedgrows		Site boundary
	Recently planted holly shrubs - indicative		Area of Scheduled Monument

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AR/29614 (R5) - Rocklands Caravan Park,
 Rocklands Lane, Hastings.
Landscaping Plan
 January 2017
 1:200 @ A4 - Do not scale from drawing