

**BIODIVERSITY NET GAIN**

Our landscape plan has been designed in conjunction with Schedule 7a of the Town and Country Planning Act (as inserted by Schedule 14 of the Environment Act 2021) as well as Dorset Council's own biodiversity net gain plan.

**DESIGN NOTES**

This drawing is the copyright of The Landscape Service 2017 Limited, all rights reserved. Do not scale from this drawing. All dimensions and levels to be checked. The Landscape Service 2017 Limited do not accept responsibility for any expense, loss, damage of whatsoever nature, however arising from the execution of the work to which it relates.

**SURFACE WATER:** Hard surfacing to comply with Sustainable Urban Drainage Systems (SUDS) where required and to BS 8552.

**PERMISSIONS AND REGULATIONS:** Comply with the latest revisions of the Health and Safety at Work Act, the Management of Health and Safety at Work Regulations, the Construction Design and Management Regulations (CDM), the Control of Pesticide Regulations, the EU Biocide Regulations, Plant Protection Products legislation, the Control of Substances Hazardous to Health Regulations (COSHH) and all other relevant Acts, Statutory Instruments, Regulations or Orders. Ensure compliance of employees, sub-contractors and all other persons on site. Provide adequate welfare and first aid facilities. Carry out risk assessments and prepare method statements as appropriate. Ensure safe working methods are used.

It is the client's responsibility to apply for all the relevant permissions before commencing work on site. This includes but not limited to: Planning permission, Tree Preservation Orders, Building regulation approval and Party Wall Act.

**SERVICES:** Before starting work locate the exact position of underground and overhead services by making all necessary investigations. No mechanical digging is to take place within 0.5m of gas or electrical services. Follow the guidance issued by the Utility Authority/Company when working close to underground services.

**ELECTRICAL WORK:** To BS 7671 and Part P of the Building Regulations.

**EXTERIOR LIGHTING FITTINGS:** To BS 4533 and BS EN 60598-1.

**SOFT LANDSCAPING NOTES**

The Client will undertake care of the plants, trees and grass after the work is finished.

**INVASIVE NON NATIVE SPECIES:** Comply with the *Invasive Non Native Species Horticultural Code of Practice*.

**GROUND WORKS:** To BS 4428 Code of Practice for general landscape operations and BS 8000-1 clause 3.1 - 3.3 for excavation and filling.

**PREPARATION FOR PLANT TREES AND SHRUBS:**

- Remove inorganic containers.
- Check for and reject any damaged, diseased, poorly rooted, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed)
- Carefully prune any minor root damage
- Plant in previously prepared pits and planting areas in position shown on the drawings or in the absence of drawings space evenly at the rate specified
- In holes large enough to allow adequate root spread and tease out congested root balls of container grown plants.
- Excavate holes at least 100mm below the root system.
- Set plants so that their original soil level matches the new surrounding ground and with their best side displayed.
- The backfill is to be the excavated (pre-prepared) soil and evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

**SUPPLY & HANDLING OF TREES & PLANTS:** Comply with the *National Plant Specification (NPS)* and the *Code of Practice for Plant Handling (CPSE)* which is incorporated in the *National Plant Specification* (available free at [www.csdhub.com](http://www.csdhub.com)).

**NURSERY STOCK:** In accordance with the plant list and as specified in the *National Plant Specification* (NPS, available free at [www.csdhub.com](http://www.csdhub.com)).

**PLANT FAILURES:** All plants supplied and planted by the Contractor including trees, which fail to thrive within the period for the correction of faults shall be replaced with the same species to match the size of adjacent plants of the same species at the next suitable planting season, unless otherwise agreed.

**IMPORTED TOPSOIL TO BE:** To BS 3882 Multipurpose natural (not manufactured) topsoil.

**ORGANIC MATTER:** Apply and lightly dig into the surface of planting areas with well-rotted farmyard manure at a rate of 5kg/m<sup>2</sup>.

**IMMEDIATELY AFTER PLANTING:** Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels. Planting is not intended to be edible unless stated otherwise.

**MULCHING:** Fork soil to a medium tilth in the areas to be mulched. Apply 100mm depth of mulch after watering.

**BULBS:** Grouped at random for naturalised bulbs. With the base of bulb at the correct depth for the species and in contact with the soil, with fine, stone-free topsoil backfill.

**TREE STAKES:** 75mm minimum diameter, free of bark, with one end pointed.

**STAKING FOR TREES:** Drive stake upright minimum 600mm depth into excavated planting pit before planting, close to the tree stem on the windward side. Cut off minimum 600mm above ground and secure tree with ties and spacers at the top of the stake.

**WATERING PIPES:** Provide perforated watering pipes in a circle around the top of the root ball.

**BACKFILLING:** To be the excavated (pre-prepared) soil. The backfill is to be evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

**TREE WORK:** To be to BS 3998 *Recommendations for Tree Work* unless otherwise agreed.

**PROTECTIVE FENCING:** Before stripping or clearance of the site, provide, erect and maintain barriers to form Construction Exclusion Zones in accordance with BS 5837, using welded mesh panels securely attached to a braced scaffold pole vertical and horizontal framework as BS 5837 Figure 2. Clear away and make good as necessary when all the work is complete.

**GROUND PREPARATION FOR WILD FLOWER MEADOWS:** Harrow to reduce soil to a good tilth not exceeding 25mm. Ground to be weed free and cleared of existing organic matter.

**SOWING WILD FLOWER SEED MIX:** Ensure even mixing of all seed varieties at all times. Seed spread to manufacturers recommendation. Seed is to be sown into soil with low fertility. Client is responsible for any required soil tests.

**TURF QUALITY:** to be BS 3969 with herbicide applied 1 to 3 months before lifting. 900 x 300 minimum size, even thickness, max 10mm thick thatch and 7-18mm thick topsoil, supply a sample to site for inspection before delivery.

**PREPARATION FOR TURFING:**

- Remove all weeds, rubbish and stones over 30mm in any dimension.
- Cultivate topsoil to a minimum depth of 100mm.
- Reduce top 30mm to a fine tilth and on clay or heavy loam soils work in 50% of coarse sharp sand to produce a 60mm layer.

**LAYING TURF:**

- Transport turf over close butted timber planks.
- Lay turf in consecutive rows.
- Lay turf from timber planks protecting previously laid turf.
- Lay turf close butted breaking the joint in alternate rows.
- Use only whole turves at margins.
- Consolidate lightly with wooden beaters.
- Brush in finely sieved topsoil to fill all joints.
- Peg turfs with wooden pegs on slopes exceeding 30°.
- Ensure final surface is 20mm above any adjacent hard surface.

**FERTILISER:** Dress areas to be grass seeded with N7-P7-K7 fertiliser at a rate of 50g/m<sup>2</sup> and work into the top 30mm of tilth 7 days before sowing and water in well. Not applicable to wildflower meadow areas.

**SOWING GRASS SEED:** Ensure even mixing of all seed varieties at all times. Use a broadcast machine to spread the seed in the quantity specified. Apply in two equal passes in transverse directions. Rake in the seed and roll with a lightweight roller.

Hedge 1-9.99 sq m  
18-Ligustrum vulgare

Landscape Area 1-16.22 sq m  
16-Anemone nemorosa 'Vestal'  
16-Briza media  
16-Geranium endressii  
4-Hebe rakaiensis  
4-Skimmia japonica

900mm x 600mm paving installed on a concrete sub base

Block paving installed on a concrete sub base

Existing pavement

900mm x 600mm paving to be installed on balconies with 1.1m balustrade installed in front as edge protection

Hedge 2-12.19 sq m  
22-Ligustrum vulgare

Landscape Area 2-37.18 sq m  
27-Anemone nemorosa 'Vestal'  
27-Briza media  
27-Geranium endressii  
27-Hakonechloa macra  
7-Juniperus communis  
7-Hebe rakaiensis  
7-Skimmia japonica

**PLANTING DENSITIES**

PLANTING BEDS: Planting species to be planted in groups of 1, 3, 5 and 7. Taller species to be located centrally and towards the rear. Planting density of 2 plants per square meter for Shrubs & 3 plants per square meter for perennials and grasses.

HEDGING: Hedging to be planted in double staggered rows with 5 whips per linear meter.

**HEDGE PLANTING SPECIFICATION**

All planting stock to conform to the National Plant Specification, but generally:

Stock Size: 1+2 transplanted whips (90-120cm) or 3 litre containerised stock

Density: 4 per linear meter, planted in a double staggered row, 500mm between plants and rows.

Species grouping: Plant in groups of 3-7 of same species, distributing evergreen species evenly over total length.

Protection: 600mm clear spiral rabbit guards and tube guards for standard trees.

Planting: Trench planted, ensure trench is wide enough to accommodate spread roots, ameliorate back with 50% organic matter

Mulch: 75mm bark mulch to entire planting trench.

Location: 800mm from adjacent vertical structure and/or 500mm from adjacent hard surface. Use root barriers where required.

Tag standard trees to easily identify during annual cut.

Plant List				
ID	Qty	Latin Name	Scheduled Size	Remarks
Shrubs	7	Juniperus communis	10L	
Shrubs	11	Skimmia japonica	5 - 10L	
Shrubs	11	Hebe rakaiensis	5 - 10L	
Shrubs	40	Ligustrum vulgare	10L	
Perennials	43	Anemone nemorosa 'Vestal'	5L	
Perennials	43	Geranium endressii	3L	
Grasses	43	Briza media	5L	
Grasses	27	Hakonechloa macra	2L	

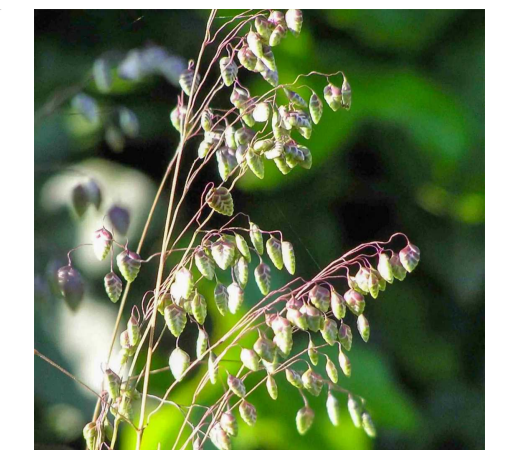


8 x parking spaces to be installed

Tarmac to be installed on a concrete sub base with block set edging

Existing tarmac to be retained

Provision for cycle and bin stores inside garages



Briza media



Hakonechloa macra



Anemone nemorosa 'Vestal'



Geranium endressii



Juniperus communis



Hebe rakaiensis



Skimmia japonica

**Key**

- Planting
- Hedge
- Lawn
- Block Paving
- Paving
- Tarmac

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Drawing Title  
Landscape Plan  
Drawing Number  
852 - 1  
Date  
15.12.2025  
Scale  
1:100 @ A1