HAYDEN'S
Arboricultural Consultants

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Suffolk IP28 6JY
[redacted]

Ms S Carpenter
Planware Ltd
St Andrews Castle
3 St Andrews Street South
Bury St Edmunds
Suffolk
IP33 3PH

Our Ref: NH/11120

11th November 2024

Dear Sarah,

**RE: CROSSBUSH SERVICES, McDONALDS RESTAURANT, LYMINSTER ROAD, LYMINSTER, BN17 7QQ – PLANNING APPLICATION REF: LY/9/24/PL**

Thank you for forwarding the recent letter from Arun District Council, ref: LY/13/24/DOC dated 30th October 2024, which confirms condition 3 of the application relating to tree protection has been discharged.

Condition 4 of LY/13/24/DOC states that two trees are to be planted for every individual tree removed, to ensure their loss is compensated. The approved scheme results in the loss of twenty two trees, T004, T005, T006, G001 (seventeen trees) and a section of G002 (two trees), thereby requiring forty four replacement trees to be planted. It is accepted that the trees to be removed are of low quality and not protected.

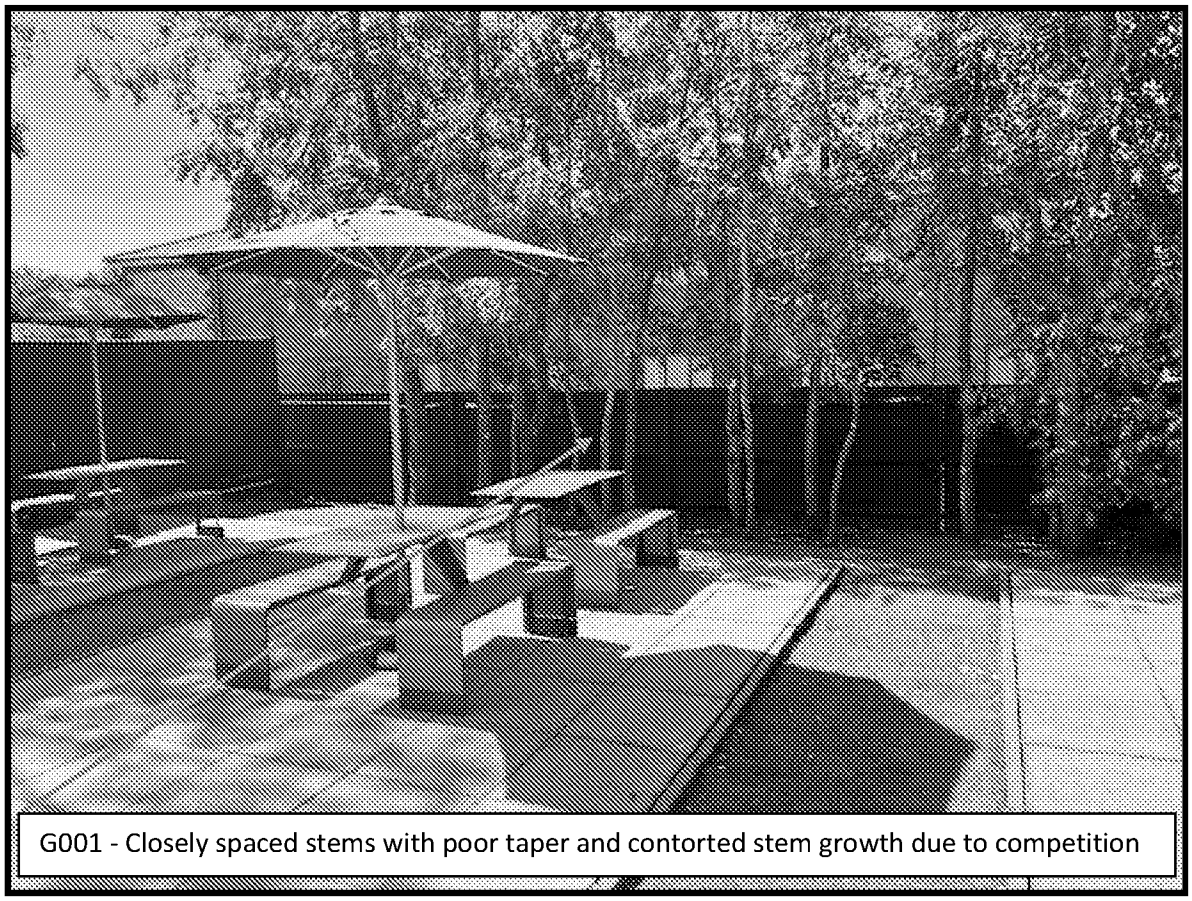
I have reviewed the original landscape proposal with Smeeden Foreman, drawing no: 21113-SFH-XX-XX-DR-L-1001 rev. P02, which proposes ten replacement trees and it is now proposed that sixteen trees are planted, as shown in drawing no: 21113-SFH-XX-XX-DR-L-1001 rev. P03. A copy of both drawings are attached for reference.

It is acknowledged the latest landscape proposal does not satisfy the requirements of condition 4. However, significant consideration has been given to the proposed planting, specifically in relation to planting locations. These have been carefully selected to ensure the amenity lost is not only replaced but safeguarded and ultimately enhanced and that the longevity of the replacement trees is not compromised. The latest proposal guarantees all of the replacement trees have sufficient space to mature unhindered from adjacent competition, both below and above ground, thereby providing the greatest opportunity to ensure their successful establishment and longevity.

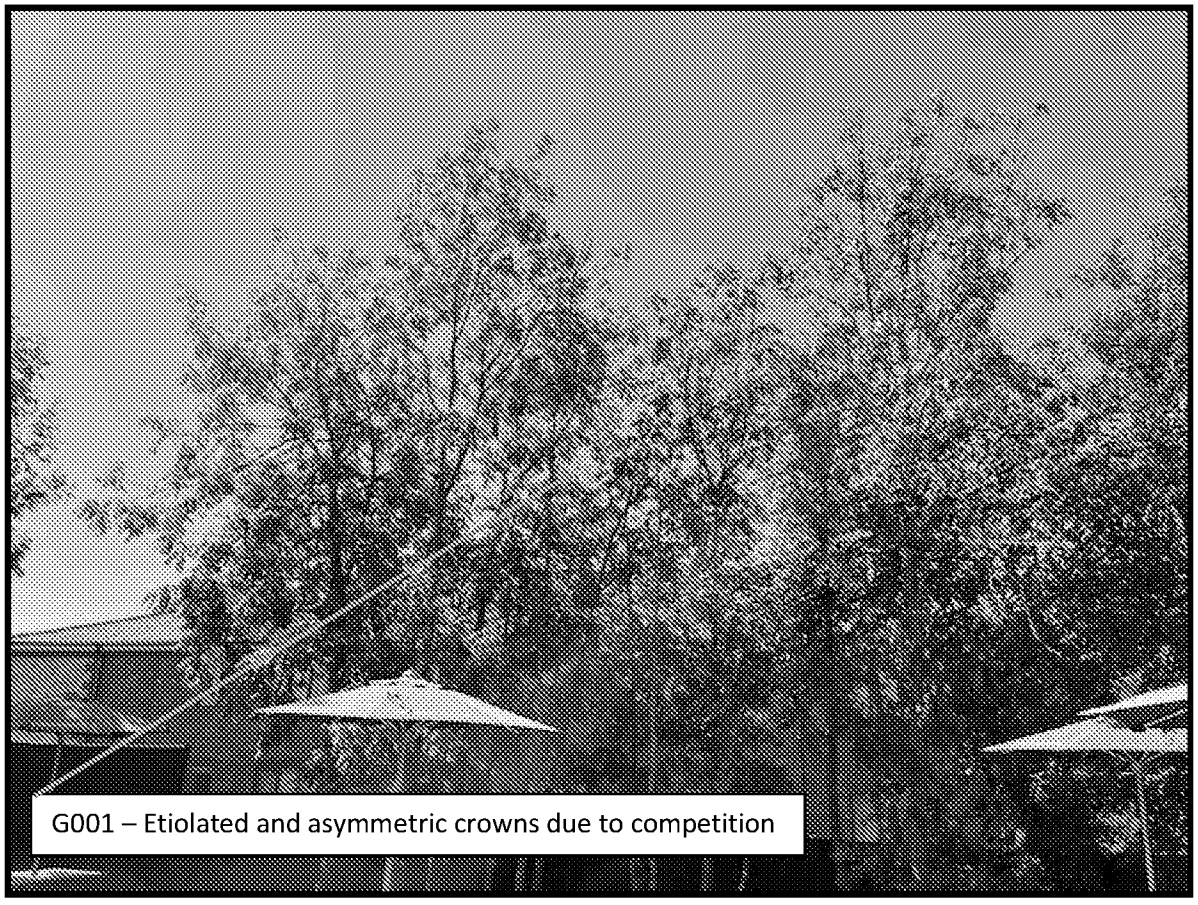
Whilst it is theoretically achievable to plant more trees within the site's curtilage, this would result in dense, closely spaced planting that would result in the formation of groups similar to G001. As can be seen in the photographs below, the trees within G001 display poor form with etiolated and asymmetric crowns which can be attributed to the restricted space within which they have grown.



ARUN DISTRICT COUNCIL LY/19/24/DOC



G001 - Closely spaced stems with poor taper and contorted stem growth due to competition



G001 – Etiolated and asymmetric crowns due to competition

The loss of individual trees from mature, dense groups can also adversely affect the remaining group's safe retention. Should trees die or become diseased within such groups and therefore have to be felled, it often results in the neighbouring trees becoming compromised as their asymmetric crowns become exposed to wind forces to which they are not adapted. This then increases the likelihood of future branch and stem failure which is not an acceptable risk in areas of high public usage.

I trust the above will be of assistance and hope the Council will give due consideration to the latest landscaping proposal and understand the justification for the planting plan and specification.

Should you have any further questions, please do not hesitate to contact me.

Yours sincerely

[redacted]

**Nick Hayden**
Arboricultural Manager (South Office)
Hayden's Arboricultural Consultants

**Drawing no: 21113-SFH-XX-XX-DR-L-1001 rev. P02**

ARUN DISTRICT COUNCIL LY/19/24/DOC

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NORTH

**General Notes:**

All proposed tree locations are subject to co-ordination with drainage layout and subject to modification depending on the location of underground services and utilities. Drainage engineer to co-ordinate services layout in conjunction with the landscape plan to avoid conflict as much as possible. Allowance to be made at tender stage for the possible requirement for root barriers once the drainage layout is confirmed. CA to be informed immediately once this is available.

0 2 5 10 20 50m

Scale: 1:200 @ A1

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| Rev | Date | Description | Drawn | Chkd |
|---|---|---|---|---|
| P01 | 22.09.24 | Updated to co-ordinate with Tree Survey | FW | AS |
| P02 | 24.09.24 | Updated to add planters and bee post | FW | AS |

## SOFT LANDSCAPE SPECIFICATION NOTES

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

**SUBSOIL**
Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:
- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm
Immediately before spreading topsoil, remove stones larger than 50mm.

**TOPSOIL**
Existing site won topsoil to be reused for soft landscape areas if sufficient quantities are available and the topsoil meets the criteria for multipurpose topsoil as defined in table 1 of BS3882:2015 specification for Topsoil.

If imported topsoil is required it is to be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2015. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:
Areas for Ornamental Shrub Planting: minimum 400mm
Areas for cultivated turf: minimum 150mm

**CULTIVATION**
Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m2 to all planted areas.

**CLIMATIC CONDITIONS**
Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

**SOIL AMELIORANT**
Peat-free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

**TREES**
All trees within shrub beds to be planted in separate pits in accordance with tree planting detail.
All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and secured in place with underground guying system in accordance with tree planting detail. All trees to be fitted with aeration and irrigation system in accordance with tree planting detail.

If the trees are to be planted outside of the planting season (late October - Late March) then containerised stock to be used in lieu of root ball to the same specification- allowance to be made for this at tender stage if required once construction timetable is known and CA informed immediately.

**EXISTING SHRUBS**
Existing shrubs to be trimmed back at appropriate time of year for the species and maintained in conjunction with the proposed planting. All pruning works should be carried out by an approved member of the Arboricultural Association or other approved specialist using approved methods for that species and should result in a balanced form on all sides.

**EL1 FLOWERING LAWN**
Flowering Lawn mix to be sown directly into cultivated **low fertility subsoil** in accordance with manufacturers recommendations at rate of 4g/m2

**GRASSED AREAS**
Seeded areas should be sown in accordance with BS 3969:1998: Recommendations for Turf for general purposes and BS 4428-1989 General Landscape Operations.
Height of initial growth: 100mm
Height of first cut: 50mm
Height of growth: The height of growth must not exceed 100mm at any time.
Frequency: Cut as and when necessary to a height of 25mm, using a rotary mower and remove all arisings.
Timing: When grass reaches scheduled height of maximum growth and is reasonably dry.
Application: At the time of each cut, trim all grass edges round the base of trees, manholes etc and remove arisings. Sweep all adjoining hard areas clear of cuttings and remove.
Weeding: Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide.
Fertilizer: March application: 15:10:10 Spring turf fertilizer at 35g/m2.
September application: 5:10:10 Autumn turf fertilizer at 50g/m2.

**SUBSTITUTIONS:**
Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.
All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

**TIMES OF YEAR FOR PLANTING:**
Soft landscape works to be carried out during the first possible planting periods following completion of the building and associated engineering works to car park and access roads in accordance with the times of year for planting notes below:
- Native and ornamental trees: During dormant winter period - Late October to late March (only if planted in the planting season otherwise containerised stock to be used).
- Bare root native transplants: During dormant winter period - Late October to April.
- Container grown ornamental and specimen shrubs: At any time if ground and weather conditions are favourable.

**MULCH**
75mm depth of 8-35mm ornamental bark mulch (peat-free) to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces. All trees in grass to have 1m dia of mulch around stem in accordance with BS8545: 2014 recommendations.

**WEEDING**
Weeding should be carried out at each and every maintenance visit. All weeding to planting beds should be carried out using hand methods only. Topping up the mulch to maintain the specified depth is the best method of preventing weeds and will reduce ongoing maintenance time.

**REPLACEMENT PLANTING: CONDITION 5**
Any trees or plants which, on completion of planting, die, become seriously damaged or diseased, are removed, or fail to thrive, shall be replaced within 12 months with replacement trees/planting of the equivalent species and size as per the approved Landscaping Scheme, unless the Local Planning Authority gives written consent to any variation.

**MAINTENANCE**
All planting areas to be maintained to a high standard by the contractor for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.
Minimum frequency of maintenance visits:
December / January / February & March - 1no. visit each month
April to November - 2No. visits each month.

Generally, during the first 12months:
- All planting beds to be re-firmed and kept weed free through hand weeding and application of an approved herbicide where appropriate.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary.
- Shrubs to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Grass lawn area and flowering lawn areas to be cut and maintained in accordance with specification note above.
- All arisings to be removed from site.
- Any defects or plant losses occurring during the first 12 months defects period to be replaced at the contractors expense.

Following the initial 12 month establishment period the ongoing landscape management will be the responsibility of an commercial landscape maintenance contractor under a landscape maintenance contract.

**GENERAL WATERING**
All soft landscaping to be subject to a watering regime which is absolutely essential to ensure the continued success of the scheme, particularly during the initial 12 month establishment period. The watering frequency should be as necessary to ensure the continued thriving of all grass, hedges, trees and ornamental planting. During dry periods minimum weekly visits should be made to the site to ensure the soil has not dried out and to action watering if necessary. The soil should be checked for dryness using either a soil moisture sensor or by inserting a spade into the ground to a depth of 300mm to observe the appearance of the soil. If the soil is moist there is no need to water but if it is bone dry then watering procedure should be carried out immediately. Water supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be broken up sufficiently to allow water to reach the rootzone.

**WATERING TREES**
Trees to be watered in accordance with BS 8545-2014 Tree - From Nursery to Independence.
Trees should be watered via the installed irrigation / aeration pipes around the base of the trees stem in accordance with the manufacturer's instructions to ensure the water reaches the roots of the tree. Below is a suggested watering regime but this should be used as a guide only and may require modification in times of drought or flood, dependant on the ground conditions at the time, which should be monitored as above:

- March - October: 20 litres to be poured into irrigation pipe twice a week (40 litres in total)

**Note:**
**Refer to Decision Notice Application Ref: LY/9/24/PL by Arun District Council**

## SOFT LANDSCAPE KEY:

**Existing trees to be removed**
In order to facilitate the proposed development. For more information refer to Haydens Tree Protection Plan
**Ref:11120-D-AMS**

**Existing trees to be retained**
*Retained and protected during construction and landscape works in accordance with BS5837:2012 guidance*

**Proposed trees in soft landscape**
Refer to plant schedule for species & specification

**Proposed specimen shrub planting**
Refer to plant schedule for species & specification

**Proposed ornamental shrub planting**
Refer to plant schedule for species & specification

**Proposed formal hedge planting**
Refer to plant schedule for species & specification
To be maintained at 1.2m high

**Proposed flowering lawn** (to be retained as close mown)
To be EL1 flowering lawn mixture by Emorsgate Seeds or similar approved

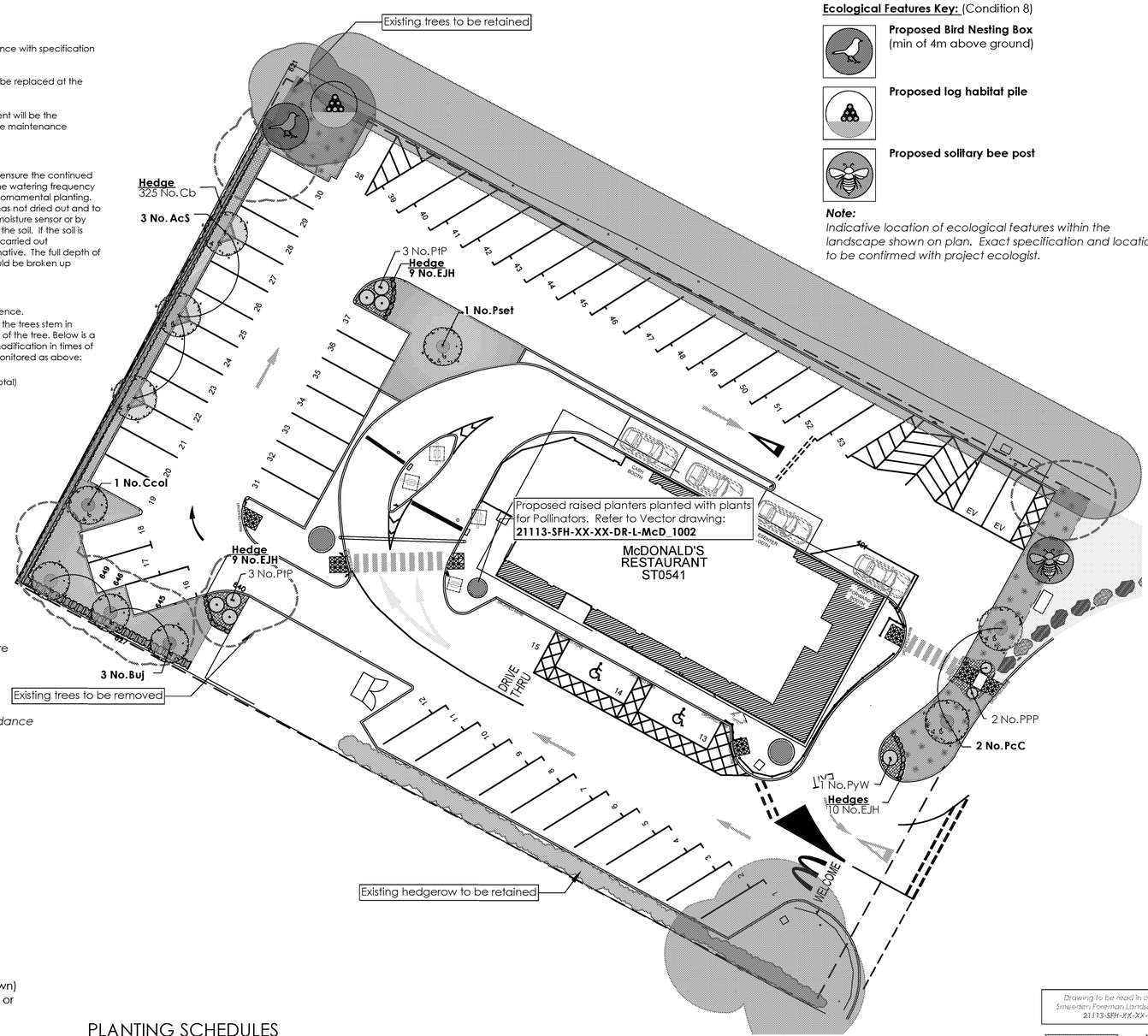
**Proposed close mown grass area**
To be cultivated amenity turf

**Existing grass area**

**Proposed ornamental bark mulch surface finish**
- *1m Dia of ornamental bark mulch around trees in grass in accordance with BS8545 :2014 recommendations*

**Proposed slate aggregate surface finish**
to be laid over permeable geotextile membrane

**Proposed circular raised planter (3No)**
**Product:** Swithland - 3VPSQ 03
**Diameter:** 2000mm **Height:** 600mm **x 2**
**Diameter:** 1500mm **Height:** 600mm **x 1**
**Material:** FSC iroko hardwood with mild steel fixings
**Supplier:** Street-design
**Refer to dwg 21113-SFH-XX-XX-DR-L-1002 for plant schedule for species & specification**




**Ecological Features Key:** (Condition 8)

**Proposed Bird Nesting Box**
(min of 4m above ground)

**Proposed log habitat pile**

**Proposed solitary bee post**

***Note:***
*Indicative location of ecological features within the landscape shown on plan. Exact specification and location to be confirmed with project ecologist.*

## PLANTING SCHEDULES

### Trees

| Species | Abbreviation | Height | Girth | Specification | Number of Plants |
|---|---|---|---|---|---|
| Acer campestre 'streetwise' | AcS | 425-600cm | 14-16cm | Extra Heavy Standard :Clear Stem 220 :RB | 3 - |
| Betula utilis jacquemontii | Buj | 350-400cm | | Multi-Stemmed :RB | 3 - |
| Corylus colurna | Ccol | 425-600cm | 14-16cm | Extra Heavy Standard :Clear Stem min. 220 :RB | 1 - |
| Prunus serrula tibetica | Pset | min. 450cm | | :RB :Multi-Stemmed :3 brks | 1 - |
| Pyrus calleryana 'Chanticleer' | PcC | 425-600cm | 14-16cm | Extra Heavy Standard :Clear Stem min. 220 :RB | 2 - |
| | | | | | Total :10 - |

### Specimens

| Species | Abbreviation | Specification | Number of Plants |
|---|---|---|---|
| Phormium 'Pink Panther' | PPP | Triple Crown :C | 2 - |
| Phormium tenax 'Purpureum' | PtP | Triple Crown :C | 6 - |
| Phormium 'Yellow Wave' | PyW | Triple Crown :C | 1 - |
| | | | Total :9 - |

### Hedges

| Species | Abbreviation | Specification | Height | Density | Number of Plants |
|---|---|---|---|---|---|
| Carpinus betulus | Cb | Bushy Instant Hedge Unit - Single row 1m Trough - 6No Plants per linM | 100-125cm | 6/m | 325 - |
| Euonymus 'Jean Hugues' | EJH | Bushy :C | 30-40cm | 0.4Ctr | 28 - |
| | | | | | Total :353 - |

*Drawing to be read in conjunction with Smeeden Foreman Landscape Planter Plan 21113-SFH-XX-XX-DR-L-1002*

SMEEDEN FOREMAN
Landscape Architecture
Ecology
Arboriculture
www.smeedenforeman.co.uk
Wakefield Manchester Milton Keynes Reading London Harrogate

Client
McDONALD'S RESTAURANTS LTD

Project Title
EXISTING RESTAURANT ENHANCEMENT

CROSSBUSH SERVICE STATION
LYMINSTER RD
LITTLE HAMPTON, ARNDEL, BN17 7 QQ

Drawing Title
LANDSCAPE PLAN (Condition 4)

| Drawn | Checked | Scale @ A1 | BIM Status | Date |
|---|---|---|---|---|
| FW | AS | 1:200 | NA | 09/2024 |

| Drawing Status | Rev. | SF Project No. |
|---|---|---|
| PLANNING | P02 | 21113 |

| Project No. | Originator | Volume | Level | Type | Role | Number |
|---|---|---|---|---|---|---|
| 21113 | SFH | XX | XX | DR | L | 1001 |

**Drawing no: 21113-SFH-XX-XX-DR-L-1001 rev. P03**

ARUN DISTRICT COUNCIL LY/19/24/DOC

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| Rev | Date | Description | Drawn | Chk'd |
|---|---|---|---|---|
| P01 | 20.09.24 | Updated to co-ordinate with Tree Survey | FW | AS |
| P02 | 24.09.24 | Updated to add planters and bee post | FW | AS |
| P03 | 04.11.24 | Updated to comments- additional tree planting | FW | AS |

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**Proposed ornamental shrub planting**
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**Proposed formal hedge planting**
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To be maintained at 1.2m high

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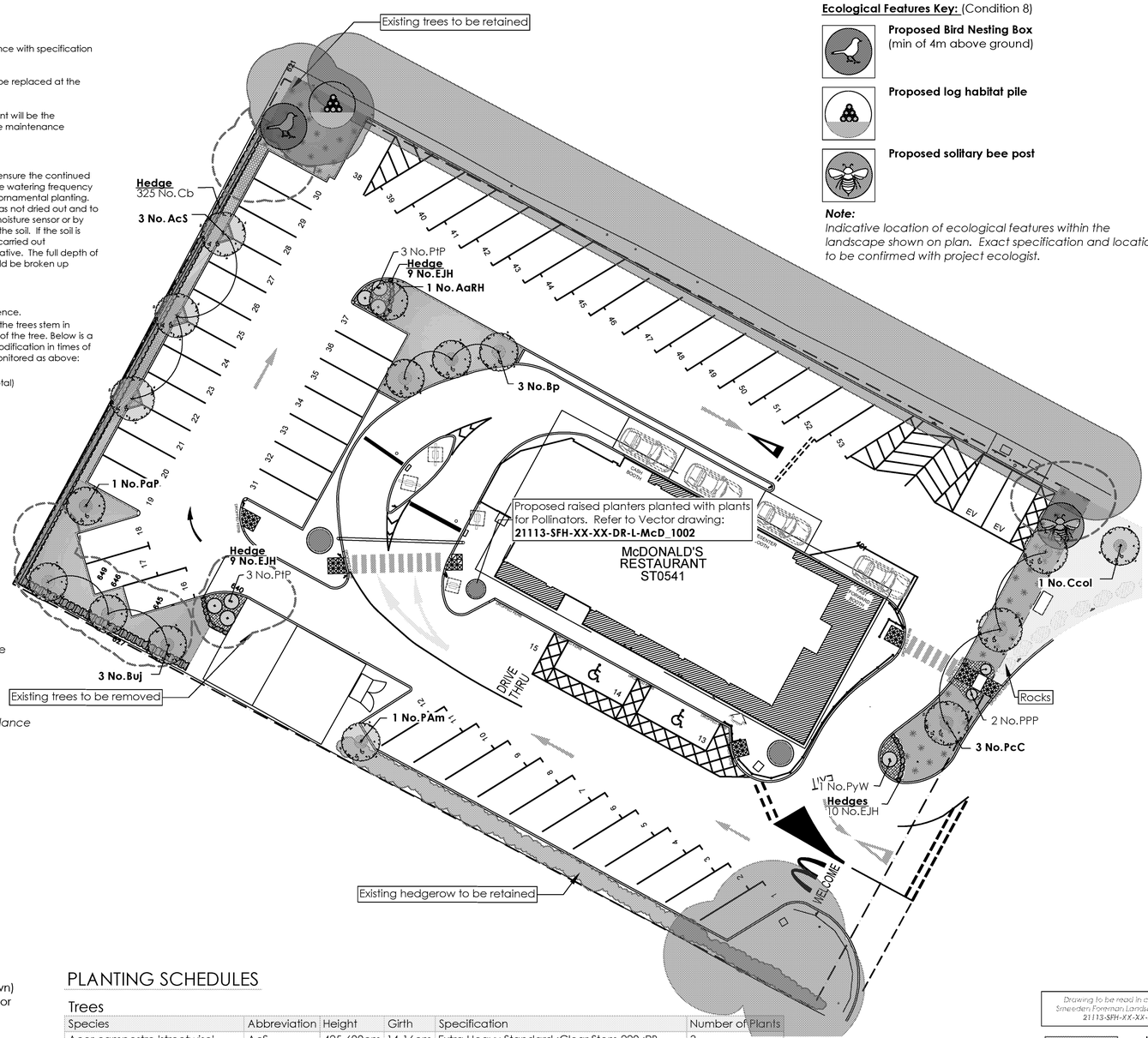
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To be cultivated amenity turf

**Existing grass area**

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- *1m Dia of ornamental bark mulch around trees in grass in accordance with BS8545 :2014 recommendations*

**Proposed slate aggregate surface finish**
to be laid over permeable geotextile membrane

**Proposed circular raised planter (3No)**
**Product:** Swithland - 3VPSQ 03
**Diameter:** 2000mm **Height:** 600mm **x 2**
**Diameter:** 1500mm **Height:** 600mm **x 1**
**Material:** FSC iroko hardwood with mild steel fixings
**Supplier:** Street-design
**Refer to dwg 21113-SFH-XX-XX-DR-L-1002 for plant schedule for species & specification**




**Ecological Features Key:** (Condition 8)

**Proposed Bird Nesting Box**
(min of 4m above ground)

**Proposed log habitat pile**

**Proposed solitary bee post**

***Note:***
*Indicative location of ecological features within the landscape shown on plan. Exact specification and location to be confirmed with project ecologist.*

## PLANTING SCHEDULES

### Trees

| Species | Abbreviation | Height | Girth | Specification | Number of Plants |
|---|---|---|---|---|---|
| Acer campestre 'streetwise' | AcS | 425-600cm | 14-16cm | Extra Heavy Standard :Clear Stem 220 :RB | 3 - |
| Amelanchier arborea ' Robin Hill' | AaRH | 300-350cm | 10-12cm | Selected Standard :Clear Stem 175-200 :RB | 1 - |
| Betula pendula | Bp | 350-425cm | | Multi-Stemmed :RB | 3 - |
| Betula utilis jacquemontii | Buj | 300-350cm | 10-12cm | Selected Standard :Clear Stem 175-200 :RB | 3 - |
| Corylus colurna | Ccol | 425-600cm | 12-14cm | Extra Heavy Standard :Clear Stem min. 220 :RB | 1 - |
| Prunus 'Amanogawa' | PAm | 300-350cm | 10-12cm | Selected Standard :Clear Stem 175-200 :RB | 1 - |
| Prunus avium 'Plena' | PaP | 425-600cm | 12-14cm | Extra Heavy Standard :Clear Stem min. 220 :RB | 1 - |
| Pyrus calleryana 'Chanticleer' | PcC | 425-600cm | 14-16cm | Extra Heavy Standard :Clear Stem min. 220 :RB | 3 - |
| | | | | | Total :16 - |

### Specimens

| Species | Abbreviation | Specification | Number of Plants |
|---|---|---|---|
| Phormium 'Pink Panther' | PPP | Triple Crown :C | 2 - |
| Phormium tenax 'Purpureum' | PtP | Triple Crown :C | 6 - |
| Phormium 'Yellow Wave' | PyW | Triple Crown :C | 1 - |
| | | | Total :9 - |

### Hedges

| Species | Abbreviation | Specification | Height | Density | Number of Plants |
|---|---|---|---|---|---|
| Carpinus betulus | Cb | Bushy Instant Hedge Unit - Single row 1m Trough - 6No Plants per linM | 100-125cm | 6/m | 325 - |
| Euonymus 'Jean Hugues' | EJH | Bushy :C | 30-40cm | 0.4Ctr | 28 - |
| | | | | | Total :353 - |

*Drawing to be read in conjunction with Smeeden Foreman Landscape Planter Plan 21113-SFH-XX-XX-DR-L-1002*

SMEEDEN FOREMAN

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Ecology
Arboriculture

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Client
McDONALD'S RESTAURANTS LTD

Project Title
EXISTING RESTAURANT ENHANCEMENT

CROSSBUSH SERVICE STATION
LYMINSTER RD
LITTLE HAMPTON, ARNDEL, BN17 7 QQ

Drawing Title
LANDSCAPE PLAN (Condition 4)

| Drawn | Checked | Scale @ A1 | BIM Status | Date |
|---|---|---|---|---|
| FW | AS | 1:200 | NA | 09/2024 |

| Drawing Status | Rev. | SF Project No. |
|---|---|---|
| PLANNING | P03 | 21113 |

| Project No. | Originator | Volume | Level | Type | Role | Number |
|---|---|---|---|---|---|---|
| 21113 | SFH | XX | XX | DR | L | 1001 |