NOTE:
SURROUNDING CONTEXTUAL BUILDINGS AND INFORMATION ARE BASED ON RECEIVED ORDNANCE SURVEY DRAWINGS AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ASSUMED SITE BOUNDARY IS SUBJECT TO CONFIRMATION

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	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

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 -
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

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Project Title
EXISTING RESTAURANT ENHANCEMENT

CROSSBUSH SERVICE STATION
LYMINSTER RD
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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