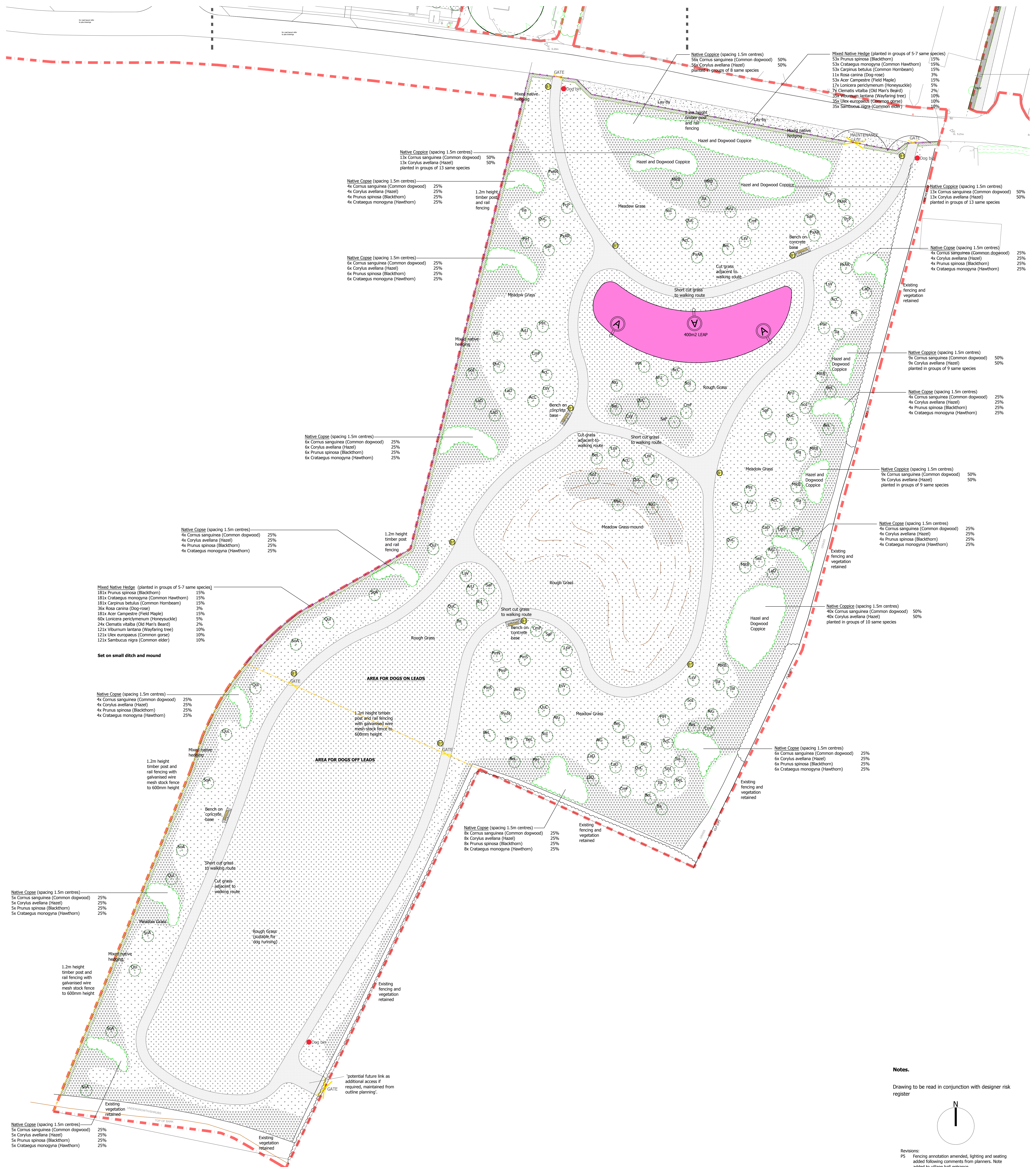
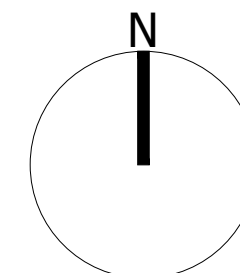




Notes.

Drawing to be read in conjunction with designer risk register



Revisions:
P5 Fencing annotation amended, lighting and seating added following comments from planners. Note added to village hall entrance
ISSUED FOR PLANNING
Nov 19

P4 Amendment to boundary
ISSUED FOR PLANNING
July 19
P3 Schedule updated
ISSUED FOR PLANNING
July 19
P2 Road layout amended
ISSUED FOR PLANNING
July 19
P1 ISSUED FOR PLANNING
July 19

Landscape Architect

ijla

Contractors are not to scale from this drawing. All dimensions are to be checked on site. Any discrepancies, ambiguities and/or omissions between this drawing and information given elsewhere are to be reported to this office for clarification before proceeding.

STATUS:
PLANNING

PROJECT TITLE:
Summer Lane, Pagham

Drawing Title:
Public Open Space Plan

Scale: 1:250@A0
Drawn: team
Date: March 19
Revision: P5
Drawing Number: M323-350
Revision: P5

1 - KSA Architectural/019028/117 100 SITE PLAN 25.10.19 [90 UNITS]
2 - Survey/019028/117 100 SITE PLAN 25.10.19 [90 UNITS]
Assessment: COPY.dwg
3 -

Soft Landscape Legend

Proposed Tree - refer to planting schedule

Planting - Native Cope
Refer to plant schedule

Planting - Hedge
Refer to plant schedule

Amenity Grass - Path

Rough cut grass (General Purpose Meadowgrass)
Refer to plant schedule

Meadow grass (General Purpose Meadowgrass)
Refer to plant schedule

Uncut meadow grass (General Purpose Meadowgrass)
Refer to plant schedule

1.2m height timber post and rail fencing

1.2m height timber post and rail fencing with galvanised wire mesh stock fence to 600mm height

Bench on concrete base

Column lighting, "INDICATIVE 5m RSL COLUMN WITH 3000K TRT ASPECT LUMINAIRE" refer to lighting consultant drawings

Bollard lighting, "INDICATIVE SCHREIER PHAEDOS BOLLARD 918 ASYMMETRIC, 4 LED 2000m WY CYLINDRICAL, PC, SMOOTH 36612" refer to lighting consultant drawings

PLANT SCHEDULE

Species

Size & Spec.

Spacing

No

Trees:

Acer campestre	AcC	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	9
Alnus glutinosa	AlG	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	8
Arbutus unedo	ArU	8cm, Light Std, 2.5-3.0m height, CG	as shown	8
Betula lenta	BeL	6-8cm, Light Std, 2.5-3.0m height, CG	as shown	16
Crataegus monogyna 'Ferox'	CmF	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	8
Ilex aquifolium	IA	Feathered 1.5-2m, C12	as shown	11
Larix decidua	LaD	40-60 bareroot	as shown	10
Liquidambar styraciflua 'Variegata'	LaV	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	10
Malus 'Royal Beauty'	MRB	6-8cm, Light Std, 2.5-3.0m height, CG	as shown	7
Prunus nigra	PnN	40-60 bareroot / CG	as shown	2
Prunus pinaster	PnP	40-60 bareroot / CG	as shown	2
Pinus sylvestris	PnS	40-60 bareroot / CG	as shown	2
Platanus hispanica	PH	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	8
Prunus cerasifera 'Pissardi'	PCP	6-8cm, Light Std, 2.5-3.0m height, CG	as shown	3
Prunus 'sub 'Autumnalis Rosa'	PxAR	6-8cm, Light Std, 2.5-3.0m height, CG	as shown	6
Quercus cerris	QuC	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	10
Quercus ilex	QuI	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	6
Sorbus aria	SA	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	31
Sorbus aucuparia 'Fastigiata'	SAF	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	7
Sorbus intermedia	SoI	6-8cm, Light Std, 2.5-3.0m height, RB/BR	as shown	10

Quercus spp - Government has introduced new legislation.
Larger oaks can only be imported if they fulfil one of the following criteria: -
They are from OPM free countries
They have been grown in a designated OPM-free area (a Protected Zone - PZ)
They have been grown under complete physical protection for their whole lifetime.

Mixed Native Hedge

(planted in groups of 5-7 same species)

Prunus spinosa	15%	60-90 BR	5 / lin m	234
Crataegus monogyna	15%	60-90 BR	5 / lin m	234
Carpinus betulus	15%	60-90 BR	5 / lin m	234
Rosa canina	3%	60-90 BR	5 / lin m	47
Acer Campestre	15%	60-90 BR	5 / lin m	234
Lonicera periclymenum	5%	C1, cased	5 / lin m	77
Clematis vitalba	2%	C1, cased	5 / lin m	31
Viburnum lantana	10%	60-90 BR	5 / lin m	156
Ulex europaeus	10%	C1, 200-300	5 / lin m	156
Sambucus nigra	10%	60-90 BR	5 / lin m	156

planting rate of 5/lin. m. planted in double staggered row

Native Cope planting:

Cornus sanguinea (Common dogwood)	50%	60-90 BR	0.56/m2	140
Corylus avellana (Hazel)	50%	60-90 BR	0.56/m2	140

planting at 1.5m centres to allow foraging (0.56/m2)

Native Cope planting:

Cornus sanguinea (Common dogwood)	25%	60-90 BR	1.5m cts	60
Corylus avellana (Hazel)	25%	60-90 BR	1.5m cts	60
Prunus spinosa (Blackthorn)	25%	60-90 BR	1.5m cts	60
Crataegus monogyna (Hawthorn)	25%	60-90 BR	1.5m cts	60

EM2 - Standard General Purpose Meadow Mixture:

Cornus sanguinea (Common dogwood)	25%	60-90 BR	1.5m cts	60
Corylus avellana (Hazel)	25%	60-90 BR	1.5m cts	60
Prunus spinosa (Blackthorn)	25%	60-90 BR	1.5m cts	60
Crataegus monogyna (Hawthorn)	25%	60-90 BR	1.5m cts	60

Wild Flowers

%	Latin name	Common name
0.5	Achillea millefolium	Yarrow
3	Centaurea nigra	Common Knapweed
0.4	Daucus carota	Wild Carrot
1.5	Galium verum	Lady's Bedstraw
1.3	Knautilia arvensis	Field Scabious
1	Leucanthemum vulgare	Oxeye Daisy
1.4	Lotus corniculatus	Birdfoot Trefoil
2.5	Plantago lanceolata	Ribwort Plantain
0.5	Plantago media	Hoary Plantain
0.3	Primula veris	Cowslip
2	Prunella vulgaris	Selfheal
3	Ranunculus acris	Meadow Buttercup
1.5	Rhinanthus minor	Yellow Rattle
1	Rumex acetosa	Common Sorrel
0.1	Trifolium pratense	Wild Red Clover

Grasses

%	Latin name	Common name
8	Agrostis capillaris	Common Bent
40	Cynosurus cristatus	Crested Dogtail
28	Festuca rubra	Slender-creeping Red-fescue
4	Poa annua	Smaller Cat's-tail

Notes:

Landscape Implementation Guidelines.

The approved soft landscaping scheme for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner.

All planting and landscape operations should comply with the requirements specified in BS 3936 (1992) Nursery Stock Part One, BS 4428 (1989) Code of Practice for General Landscape Operations (excluding hard surfaces) and BS8545 Trees from nursery to independence in the landscape.

Any plant species shown on the approved landscape scheme which within a period of 5 years from the completion of the development dies, is removed or in the opinion of the LPA becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with identical species unless the LPA gives written consent to any variation.

General Maintenance Notes.

Refer to Landscape Management and Maintenance document

Proposed Tree Planting

Stock size proposed is as shown.
Tree support for semi mature specimens shall be two softwood stakes @ 7.5cm diameter @ 230cm length and should be driven into the ground to knee-height with ties and horizontal cross support.
Tree pit size to conform to BS8545 Trees from nursery to independence in the landscape.
There shall be a 1m diameter weed free mulched border to every tree, with a minimum of 50mm approved bark mulch applied.
Each tree shall have protective guarding appropriate to species to prevent damage from pests.

Proposed Shrub and Hedgerow Planting

Hedgerow planting to be planted as shown in the plant schedule, to be planted in the first available planting season following the occupation of the building or the completion of the development (whichever is sooner), in a minimum 400mm depth of clean topsoil, with a minimum of 50mm approved bark mulch applied.
Each shrub shall have protective guarding appropriate to species to prevent damage from pests.

Proposed Seeding

Seeding to be carried out in the first available seeding season in a minimum 150mm depth of clean topsoil.

Additional Notes.

Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2012. Any necessary tree works to be carried out by an approved tree surgeon to BS 3998.
Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the local planning authority.
If any retained tree, hedge or shrub is removed or severely damaged during construction work, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Notes:
1 Refer to Project Health and Safety File for locations and details of existing services