



DRAFT

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 Crawley Borough 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 8582.

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 (CPSH)* which is incorporated in the *National Plant Specification* (available free at 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).

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/m².

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

MULCHING: Fork soil to a medium tith 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 tith 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 tith 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/m² and work into the top 30mm of tith 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.

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.

TREE SIZE GUIDE

Trees to be 1.8m clear stem specimens unless stated otherwise.

TREE TYPE	TREE GIRTH (CM)	TREE HEIGHT (CM)
Heavy Standard	12-14cm girth	300-350cm

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.

- Key**
- Planting
 - Hedge
 - Lawn
 - Block Paving
 - Paving
 - Tarmac
 - Gravel
 - Existing Tree
 - New Tree
 - Remove Tree



- Tarmac to be laid on a vehicular sub base
- Hedge 1-22.26 sq m
- 45-Ligustrum vulgare
- Landscape Area 1-22.19 sq m
- 18-Anemone nemorosa 'Vestal'
- 18-Asplenium scolopendrium
- 18-Helleborus foetidus
- 18-Liriope spicata
- 4-Skimmia japonica
- 4-Viburnum davidii
- Landscape Area 2-9.85 sq m
- 8-Anemone nemorosa 'Vestal'
- 8-Asplenium scolopendrium
- 8-Helleborus foetidus
- 8-Liriope spicata
- 2-Skimmia japonica
- 2-Viburnum davidii
- 900x600mm paving to be installed on a concrete sub base
- 1.8m Closeboard fence
- 1-Sorbus aria
- 1-Betula pendula
- 1-Sorbus aria
- Hedge 2-13.30 sq m
- 27-Ligustrum vulgare
- Rear storage to be introduced to the pub
- Hedge 3-6.35 sq m
- 13-Ligustrum vulgare
- Block paving to be installed
- Hedge 4-5.65 sq m
- 11-Ligustrum vulgare
- Landscape Area 3-19.98 sq m
- 16-Achillea millefolium
- 16-Briza media
- 4-Juniperus communis
- 16-Lythrum salicaria 'Robin'
- 16-Persicaria bistorta 'Superba'
- 4-Salix lanata
- 1-Betula pendula

- Landscape Area 4-49.00 sq m
- 22-Achillea millefolium
- 22-Anemone nemorosa 'Vestal'
- 22-Briza media
- 22-Bergenia cordifolia
- 22-Deschampsia cespitosa
- 5-Juniperus communis
- 22-Lythrum salicaria 'Robin'
- 22-Persicaria bistorta 'Superba'
- 5-Salix lanata
- 5-Skimmia japonica
- 5-Viburnum davidii
- Hedge 5-16.61 sq m
- 33-Ligustrum vulgare
- 1.8m Closeboard Fence
- Landscape Area 5-37.87 sq m
- 20-Achillea millefolium
- 20-Anemone nemorosa 'Vestal'
- 20-Briza media
- 20-Bergenia cordifolia
- 20-Deschampsia cespitosa
- 5-Juniperus communis
- 20-Liriope spicata
- 5-Salix lanata
- 5-Viburnum davidii
- Bike hoops to be installed
- Landscape Area 6-15.89 sq m
- 14-Achillea millefolium
- 14-Briza media
- 14-Bergenia cordifolia
- 4-Juniperus communis
- 14-Lythrum salicaria 'Robin'
- Loading bay
- 1.8m Closeboard Fence to sub divide plots
- 1.8m Closeboard Fence
- Landscape Area 7-10.97 sq m
- 10-Asplenium scolopendrium
- 10-Anemone nemorosa 'Vestal'
- 10-Helleborus foetidus
- 10-Liriope spicata
- 2-Viburnum davidii
- Utility Gravel
- Bike & Bin store to be installed
- Tarmac to be laid on a vehicular sub base
- 1.8m Closeboard fence

Plant List				
ID	Qty	Latin Name	Scheduled Size	Remarks
Trees	2	Betula pendula	Heavy Standard	
Trees	2	Sorbus aria	Heavy Standard	
Shrubs	14	Salix lanata	10L	
Shrubs	18	Juniperus communis	10L	
Shrubs	11	Skimmia japonica	10L	
Shrubs	18	Viburnum davidii	10L	
Shrubs	129	Ligustrum vulgare	10L	
Perennials	78	Anemone nemorosa 'Vestal'	5L	
Perennials	38	Persicaria bistorta 'Superba'	5L	
Perennials	72	Achillea millefolium	5L	
Perennials	36	Helleborus foetidus	5L	
Perennials	56	Bergenia cordifolia	5L	
Perennials	52	Lythrum salicaria 'Robin'	5L	
Grasses	56	Liriope spicata	5L	
Grasses	72	Briza media	5L	
Grasses	42	Deschampsia cespitosa	5L	
Ferns	36	Asplenium scolopendrium	5L	

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Landscape Plan

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