PLANTING NOTES
All plants to be supplied in accordance with the HTA 'National Plant Specification' and from a HTA certified nursery. All plants and trees to be planted in accordance with BS3936 and BS8545. Delivery and handling of all plant material to be in accordance with BS4428/JCLI/CPSE Code of Practice for 'Handling and Establishing Landscape Plants' Parts I, II and III and BS8545.

All planting proposals including tree planting have been developed in order to create a high quality environment and achieve planning permission for the proposals.

All tree species have been reviewed in line with NHBC guidance (2017) and in the absence of any building foundation depths or detailed soil analysis information for the site. Where possible only low and moderate water demand species are proposed in close proximity to new buildings. A number of varied cultivars of these species as well as ornamental species that have a smaller overall mature height (which are not currently assessed within NHBC guidance 2017) are proposed to provide variety in the scheme and engineer's should consider these locations & species. Where necessary new building foundation depths shall be designed to accommodate the approved tree species, site specific soil shrinkage and tree water demand in line with NHBC standards 2017 (Chapter 4.2 - Building Near Trees). Planting plans have been prepared for planning purposes and in the absence of fully detailed ground investigations, geological or hydrological surveys and planting design or species choice may be subject to change - suitability should be confirmed on site by the landscape contractor. Detailed site specific soil analysis and suitable site drainage should be checked by landscape contractor to ensure planting can be implemented in accordance with approved drawings prior to implementation.

Planting Pit and Trench Preparation
Tree pits in soft landscape to be excavated to 1m x 1m x 1m depth prior to topsoiling and all shrub planting areas excavated to 450mm depth. All proposed hedge planting trenches to be excavated to 600mm depth.Unless otherwise specified, all tree pits in hard landscape to be 2m x 2m x 1m, backfilled with compacted Urban Tree Soil, or similar.
The preparation of planting pits, bed or trenches shall comply with the appropriate British Standards, namely BS4043, BS4428, BS5837 and BS8545.
Excavation of planting pits, beds or trenches shall not take place when the ground is frozen or waterlogged such that damage may occur to the structure of the soil. All excavated areas to be backfilled with either site won topsoil or imported topsoil to be BS3882-General purpose grade. All topsoiled areas to be clear of rocks and rubble larger than 50mm diameter and any other debris that may interfere with the establishment of plants. The Contractor shall break up and cultivate at the base of the trenches or planting pits. The sides of the trenches or planting pits shall be loosened with a fork or other similar implement. All stones and the like over 75mm in any dimension, deleterious matter, weeds and weed roots brought to the surface by any cultivation or excavation shall be removed off site. The Contractor shall remove off site the excavated subsoil/fill material when preparing planting pits. The imported topsoil should make up any deficiencies caused by the removal of the subsoil/fill material. Trenches and pits shall have the topsoil and any subsoil/fill material thoroughly broken up and mixed prior to backfilling.
All trees shall be supplied root balled, unless otherwise stated. Root balled trees shall be well grown, healthy and with a compact, contained rootball. They shall be nursery grown and have been regularly watered. Prior to planting, all plant material shall be stored and sorted at in accordance with best practice.

Planting
All plants shall be planted in a random fashion avoiding formal regimented lines at densities indicated in the schedule, unless otherwise specified. Unless otherwise specified, all hedgerows shall be planted in a double staggered rows. The selection, procurement, handling, storage and planting operations of all proposed trees shall be in accordance with BS8545:2014 - Trees: from nursery to independence in the landscape, recommendations.
Planting and associated operations shall comply with BS4043, BS4428, BS5837 and BS8545. Unless otherwise stated planting shall be carried out during the period of 1 Nov to 31 March when the ground is not frozen or water logged. If planting is required outside this period agreement shall be sought and all bare root plants shall be substituted with container grown stock.

Watering
All plants shall be watered in to field capacity immediately after planting and mulched with 50mm depth of medium grade crushed mulch. The Contractor shall water the trees, shrubs and hedges once planted so that the entire tree pit or planted area is moistened to field capacity, i.e. "the amount of water retained by previously saturated soil once full drainage has ceased". Watering to field capacity shall take place frequently and on a regular basis as considered necessary by the landscape contractor and as necessary to ensure the successful establishment and continued growth of all planting. Additional watering shall be undertaken during summer months and/or periods of drought as necessary. Post planting management and maintenance specifically for new tree planting shall include ongoing irrigation and formative pruning as outlined in BS8545. The period over which regular irrigation required for transplanted trees is likely to be at least two full growing seasons to ensure successful establishment. As the root system develops the frequency of irrigation can be reduced.

Staking
All trees within soft landscape areas to be double staked with cross bar and tied, using 1.5m long, 75mm diameter rounded tree stakes 75mm brace, rubber tie and spacer block. Stakes not to extend more than 650mm above ground level. All trees within hardstanding / highways visibility splays to have a 2m clear stem to unless otherwise specified. Trees within hardstanding, located in specific pits, to be underground guyed unless otherwise specified.

Spiral Guards
60cm Treebio spiral guards (or similar) to be applied to new trees and native shrub planting. Guards to be located at base of trunk and secured with bamboo stake, or as per manufacturer specification.

Protection of Existing Vegetation to be Retained
Existing trees to be retained shall be protected in accordance with BS5837, from commencement to completion of all works on site. The tree protection will be in accordance with the submitted Tree Protection Plan / Arboricultural Method Statement.

PLANTING SCHEDULE

Escallonia Hedge

Species	Specification	Height	Density
Escallonia 'Apple Blossom'	3L: Double Staggered Row	60-90cm	5/m

Grass Mixes

Type	Mix	Specification
Flowering Lawn	Emorsgate EL1 Flowering Lawn Mix	Sown at 40kg / ha
Wildflower Grassland	Emorsgate EH1 Hedgerow Mix	Sown at 40kg / ha

Native Shrub Mix

Species	Specification	Height	Density	%
Acer campestre	BR	60-80cm	5/m^2	10
Corylus avellana	BR	60-80cm	5/m^2	10
Crataegus monogyna	BR	60-80cm	5/m^2	50
Ligustrum vulgare	BR	60-80cm	5/m^2	5
Prunus spinosa	BR	60-80cm	5/m^2	10
Viburnum lantana	BR	60-80cm	5/m^2	10
Viburnum opulus	BR	60-80cm	5/m^2	5

Shrubs

Species	Specification	Height	Pot Size	Density
Bergenia 'Sunningdale'	Full Pot	-	3L	5/m^2
Buxus sempervirens 'Spiral'	Spiral topiary	60-80cm	5L	-
Camelia japonica 'Paolina Maggi'	Bushy; 3/4 Breaks	30-40cm	3L	-
Ceanothus thyrsiflorus repens	Bushy; 3/4 Breaks	30-40cm	3L	3/m^2
Cornus sanguinea 'Midwinter Fire'	Bushy; 3/4 Breaks	30-40cm	3L	3/m^2
Cotinus coggygria	Bushy; 3/4 Breaks	30-40cm	3L	3/m^2
Hebe albicans 'Red Edge'	Bushy; 2/3 Breaks	10-20cm	3L	4/m^2
Hebe 'Mrs Winder'	Bushy; 3/4 Breaks	30-40cm	3L	5/m^2
Hebe rakaiensis	Bushy; 3/4 Breaks	30-40cm	3L	5/m^2
Lavandula angustifolia 'Alba'	Bushy; 3/4 Breaks	20-30cm	3L	6/m^2
Lavandula angustifolia 'Hidcote'	Bushy; 3/4 Breaks	20-30cm	3L	6/m^2
Lavandula angustifolia 'Vera'	Bushy; 3/4 Breaks	20-30cm	3L	6/m^2
Mahonia aquifolium	Bushy; 3/4 Breaks	30-40cm	3L	-
Phormium 'Sundowner'	Double Crown	-	7.5L	-
Salix integra 'Flamingo'	Bushy; 3/4 Breaks	60-80	5L	-
Skimmia japonica 'Rubella'	Bushy; 2/3 Breaks	10-20cm	3L	5/m^2
Vinca minor	C: Bushy: 3/4 Breaks	20-30cm	1L	10/m^2

Sensory Mix

Species	Specification	Height	Pot Size	Density	Mix
Lavandula angustifolia 'Munstead'	Bushy; 3/4 Breaks	20-30cm	3L	6/m^2	20%
Mentha spicata	Full Pot	20-30cm	3L	6/m^2	20%
Pennisetum orientale	Full Pot	10-20cm	3L	3/m^2	20%
Rosmarinus officinalis 'Prostratus Group'	Bushy; 3/4 Breaks	20-30cm	2L	3/m^2	20%
Thymus vulgaris	Full Pot	20-30cm	2L	6/m^2	20%

Species within shrub mixes to be planted in groups of 7, 9 or 11

Cornus Mix

Species	Specification	Height	Pot Size	Density	Mix
Cornus kousa var. Chinensis	Bushy; 3/5 breaks	40-60cm	3L	3/m^2	25%
Cornus sanguinea 'Midwinter Fire'	Bushy; 3/5 breaks	40-60cm	3L	3/m^2	25%
Cornus stolonifera 'Kelsey Gold'	Bushy; 3/5 breaks	40-60cm	3L	3/m^2	25%
Cornus stolonifera 'Flaviramea'	Bushy; 3/5 breaks	40-60cm	3L	3/m^2	25%

Species within shrub mixes to be planted in groups of 5, 7 or 9

Climbers

Species	Specification	Height	Pot Size	Density
Hydrangea petiolaris	Caned; trained up wooden trellis attached to building	30-40cm	3L	4/m^2
Hedera helix	Planted as ground cover to extend down gabion walling	10-20cm	1L	7/m^2

Trees

Species	Specification	Girth	Height
Acer campestre	Semi Mature; 175cm Clear Stem, RB	25-30cm	5.0 - 6.0m
Betula pendula	Semi Mature; 175cm Clear Stem, RB	25-30cm	5.0 - 6.0m
Betula utilis 'Jacquemontii'	Multi-stem; Container grown		2.5 - 3.0m
Carpinus betulus	Semi Mature; 175cm Clear Stem, RB	25-30cm	5.0 - 6.0m
Liquidambar styraciflua	Heavy Standard; 175cm Clear Stem, RB	12-14cm	3.0 - 3.5m
Malus domestica	Heavy Standard; RB	12-14cm	3.0 - 3.5m
Prunus amanogawa	Heavy Standard; 175cm Clear Stem, RB	12-14cm	3.0 - 3.5m
Prunus avium	Semi Mature; 175cm Clear Stem, RB	25-30cm	5.0 - 6.0m
Prunus avium 'Plena'	Heavy Standard; 175cm Clear Stem, RB	12-14cm	3.0 - 3.5m
Pyrus domestica	Heavy Standard; RB	12-14cm	3.0 - 3.5m
Quercus robur	Semi Mature; 175cm Clear Stem, RB	25-30cm	5.0 - 6.0m
Sorbus aria	Semi Mature; 175cm Clear Stem, RB	25-30cm	5.0 - 6.0m

Woodland Enhancement Planting

Species	Specification	Height	Mix
Acer campestre	Feathered; RB	1.5m	15%
Betula pendula	Feathered; RB	1.5m	20%
Carpinus betulus	Feathered; RB	1.5m	15%
Castanea sativa	Feathered; RB	1.5m	10%
Pinus sylvatica	Feathered; RB	1.5m	10%
Prunus avium	Feathered; RB	1.5m	20%
Tilia cordata	Feathered; RB	1.5m	10%

Bulbs

Species	Density	Mix
Crocus chrysanthus 'Blue Pearl'	25m^2	25%
Crocus chrysanthus 'Cream Beauty	25m^2	25%
Crocus chrysanthus 'Snow Bunting'	25m^2	25%
Narcissus 'Tete a Tete'	25m^2	25%

Photinia Hedge

Species	Specification	Height	Density
Photinia x fraseri 'Red Robin'	3L: Double Staggered Row	60-90cm	5/m

Mixed Native Hedge

Species	Specification	Height	Density	Mix
Acer campestre	BR :Double staggered row	60-80cm	5/m	10%
Corylus avellana	BR :Double staggered row	60-80cm	5/m	20%
Crataegus monogyna	BR :Double staggered row	60-80cm	5/m	50%
Ligustrum vulgare	BR :Double staggered row	60-80cm	5/m	5%
Viburnum lantana	BR :Double staggered row	60-80cm	5/m	10%
Viburnum opulus	BR :Double staggered row	60-80cm	5/m	5%

Scale 1:250 @ A1

0m 5m 10m 20m

Drawing Notes: Based on Ordnance Survey data with permission of The Controller of Her Majesty's Stationery Office, Crown Copyright

Based on AP Architecture drawing no.
Proposed Site Plan AP24022-D01 Rev. J

Revisions

Rev.	Date	Comments
A	04.12.2024	Updated to revised architect's layout
B	05.12.2024	Landscaping updated to ecologist's comments
C	29.04.2025	Access road updated
D	16.07.2025	Landscaping updated to provide enhancements for badgers
E	25.07.2025	Path around assisted care building added
F	30.07.2025	Bin & bike store locations adjusted

Key

- Site Boundary
- Existing Vegetation
- Proposed Native Trees
- Proposed Ornamental Trees
- Proposed Woodland Enhancements
- Proposed Ornamental Shrubs
- Proposed Native Shrubs
- Proposed Hedge
- Proposed Climbers
- Proposed Feature Shrub
- Proposed Flowering Lawn
- Proposed Wildflower Meadow
- Proposed Bulbs
- Gabion Walls
- Private Garden Fence
- Bound Gravel Paths
- Tarmac Paths
- Tarmac Roads & Parking
- Patios - Buff slabs (Tobermore Mayfair Slabs Oat, or similar as approved)

Highfields, West Hill, East Grinstead

Hard & Soft Landscape Plan

Drawing Ref: Pr-1045.HSLP.001 Rev. F
Date: November 2024 Drawn: AM