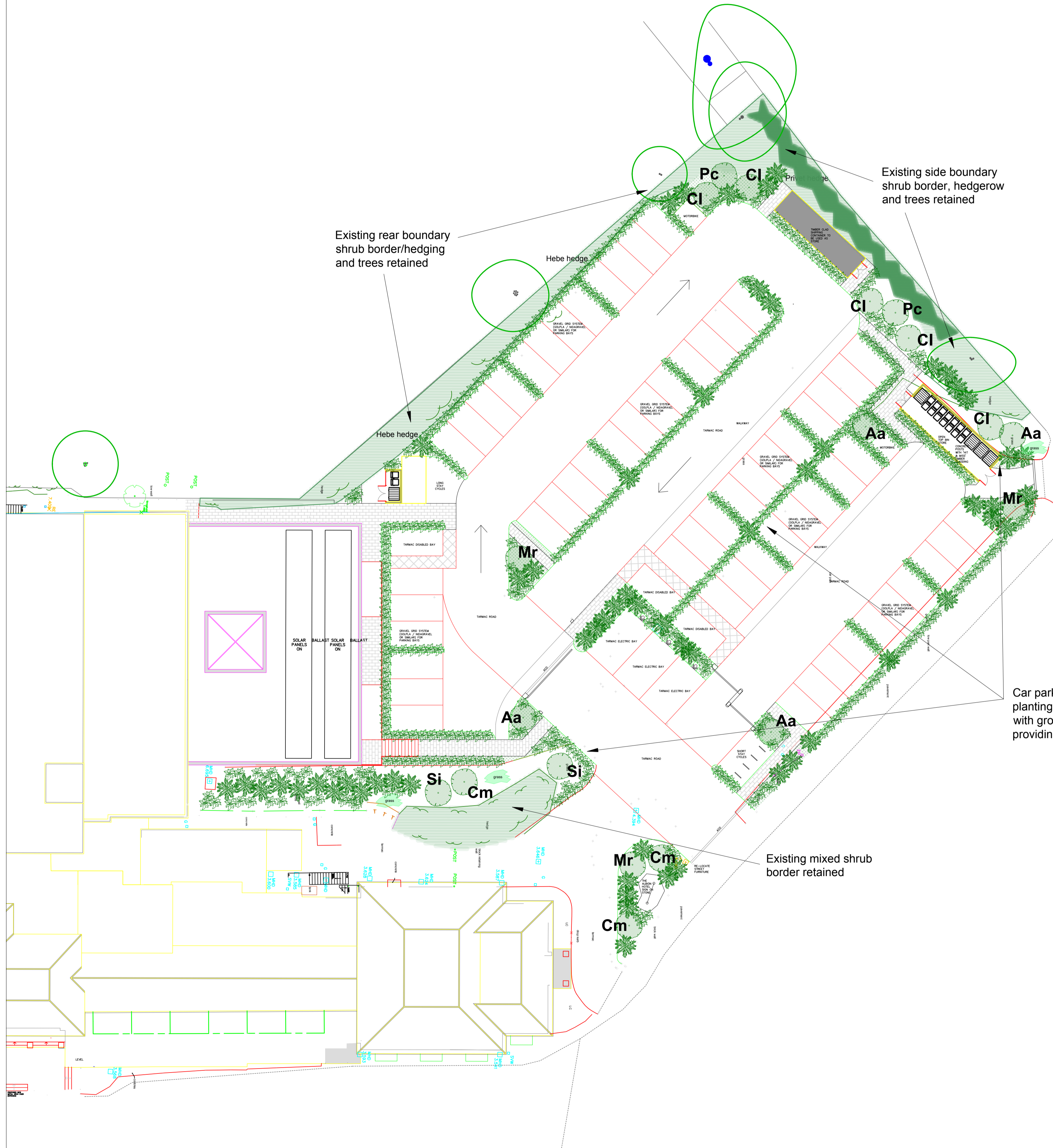


**Planning Permission 23/00780/FUL - Condition 5 (soft landscaping scheme)**



**Areas of New Grass:**

**CULTIVATION & TOP SOIL:**

Carefully remove existing hard surfacing where applicable. Areas to be turfed shall be cultivated and levelled as required, removing any debris, contaminated soil (containing subsoil, rubble, fuel, lubricants or other substances damaging to plants), and stones with largest dimension exceeding 50mm. Ensure the ground is completely broken up and is free draining. The contractor shall ensure that all topsoil is cultivated in accordance with BS 3882:2007. Topsoil minimum depths to be 150mm for areas of turf. Grass areas are to be cultivated to 100mm and raked to a fine tilth.

**TURFING:**

Water the entire area to be turfed thoroughly, to field capacity (minimum of 15 litres per m2). Keep turf stored on site in moist and healthy condition. Supply and lay cultivated low maintenance fine lawn-grade turf, such as Rolawn "Medallion" or similar and approved, including for cutting turf around manhole covers, stop cocks etc, and adjusting soil levels to suit. Roll using a suitable light roller. Ensure surface of turf is even and level. Water new turf to field capacity with a fine spray hose fitting. Allow for top dressing any cracks occurring within 14 days of turfing, using a 70/30 sand/soil mix containing grass seed.

**MAINTENANCE OF GRASS AREAS:**

Mow to height of 25mm, at approximately 14-day intervals throughout the growing season. Vary the mowing frequency to ensure that there is no excessive cutting during dry periods, increasing the cutting height. Water as necessary according to weather conditions, to ensure the soil remains in a damp condition, ensuring that water is applied to field capacity approximately weekly, but more often if dry, until fully established. Once established, water during any spell of continuous hot, dry weather lasting more than 14 days, during the maintenance period.

Car parking, boundaries and hotel frontage to include planting of mixed trees, shrubs and perennial species, with growth habits suited to positions/location, and providing visual & wildlife value

**Tree Planting:**

No.	Species	Common Name	Specification	Girth
3	Cornus mas (Cm)	Cornelian cherry	Heavy Std	12-14cm
2	Pyrus calleryana "Redspire" (Pc)	Ornamental pear	Heavy Std	12-14cm
3	Malus x robusta "Rudolph" (Mr)	Crab apple	Heavy Std	12-14cm
2	Sorbus intermedia "Brouwers" (Si)	Sw Whitebeam	Heavy Std	12-14cm
5	Crataegus laevigata "Paus' Scarlet" (Cl)	Hawthorn	Heavy Std	12-14cm
4	Amelanchier arborea "Robin Hill" (Aa)	Serviceberry	Heavy Std	12-14cm

**Shrub Mix A** (suggested larger species)

Planting density = 0.8m centres:

20%	Bupleurum fruticosum	Shrubby hare's-ear	3L container
20%	Escallonia rubra "Crimson Spire"	Escallonia	3L container
20%	Aucuba japonica "Variegata"	Japanese laurel	3L container
20%	Photinia x fraseri "Red Robin"	Christmas berry	3L container
20%	Viburnum tinus "Eve Price"	Viburnum	3L container

**Shrub & Perennial Mix B** (suggested smaller species)

Planting density = 0.3m centres:

10%	Armenia Maritima	Sea thrift	2L container
10%	Crambe cordifolia	Sea kale	2L container
15%	Euonymus japonica "Aureomarginatus"	Euonymus	2L container
10%	Euphorbia amygdaloides	Wood spurge	2L container
15%	Hebe Rakaiensis	Rakai hebe	2L container
15%	Hypericum "Hidcote"	St John's wort	2L container
15%	Lavandula "Hidcote"	Lavender	2L container
10%	Selinum wallichianum	Milk parsley	2L container

**PREPARATION:**

Heavy Standard tree pits - 1000mm x 1000mm x 900mm.

Cultivate by hand or mechanically in order to create a suitably workable tilth ready for planting. Remove all large stones (>50mm) and debris, as well as surplus subsoil from site. Excavate tree pits to the above dimensions ensuring pit size is a minimum of 100mm wider than the root ball itself, taking care to stack topsoil and subsoil separately. Fork over bottom and sides of pit to ensure adequate drainage.

**PLANTING:**

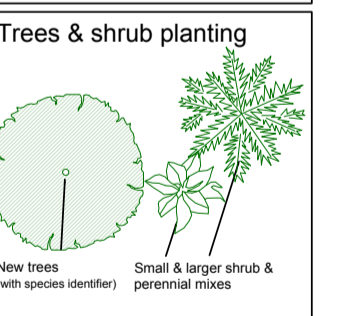
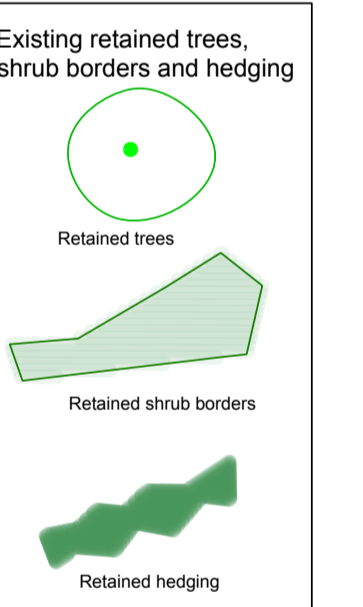
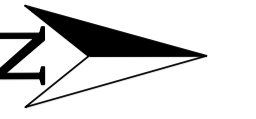
All planting will take place in the first planting season following completion or occupation of the development, whichever is sooner. Plant individual trees and shrubs in locations as indicated, subject to engineering/services layout. Shrubs to be planted as a random mix of the species listed, subject to size category to ensure smaller species are not out competed by larger shrubs. A suitable system for controlling the roots of the trees should be installed if necessary. Include for 2no. 100mm diameter, 2m+ long, tree stakes per tree (height according to tree size and height above ground to be one third the height of the tree), cross-brace, tie and spacer. Include for a 500mm radius of coarse, graded, free of fines large wood chip mulch, evenly spread around the base of the tree, 50mm deep, over a cut out square or circle of sheet mulch pegged well down at 300mm centres, with metal hoops, all recessed so that the mulch level is 25mm below the surrounding as ground level. Water in trees with 50 litres of water per tree position the same day as planting.

Container grown shrubs to be planted in pits large enough to accommodate the plant without any root damage, with a minimum pit size of 300mm x 300mm x 300mm. Pits are to be backfilled with mixture of topsoil and 100g/m2 of a slow release 16,10,10 fertiliser. Apply wood chip mulch as described above, covering all planted areas. Water all plants thoroughly, immediately after planting. Lightly firm soil around plants and rake lightly to a fine tilth, with no hollows.

**MAINTENANCE:**

Remove all weed growth by hand as necessary to ensure weed free planting beds. Take great care not to disturb sheet or bark mulch. Persistent perennial weeds shall be controlled using a suitable herbicide to the manufacturers instructions, as required and at intervals to ensure no regeneration of weed. Watering should be carried out during dry periods (less than 20mm rainfall at end of any 14 day period) during the establishment phase. Tree stakes and ties shall be checked, adjusted and replaced as necessary. Monitor plants until established, and replace (with plants of a like size or species) in the next planting season any that die, are removed, become damaged or diseased during the first 5 years following planting.

Firm in and straighten any plants loosened and prune out dead, leggy and broken branches, without damage to natural habit of the plant. In the case of trees a suitably skilled and qualified arboriculturist shall carry out such pruning.



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CLIENT:  
A2K

PROJECT:  
Land at Albion Hotel, Freshwater Bay

DRAWING TITLE:  
Landscape Planting Plan

DRAWING NO:  
AS/DW/024 LPP

DRAWN BY:  
AS

DATE:  
31.01.2024

SCALE:  
1:200 @ A1

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**Site as proposed**