PLANNING DRAWING

This drawing has been prepared for submission to the relevant Local Authority as part of a Planning Application. It is not intended to assist with the pricing of any elements.

For Structural details refer to the Structural & Civil Engineers detailed design drawings & specifications.

For M&E information, refer to the M&E Engineers and sub contractor's design drawings & specifications.

Do not scale from this drawing. Verify all dimensions and setting out on site. Notify any discrepancies to the architect.

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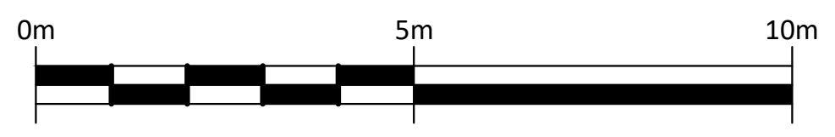
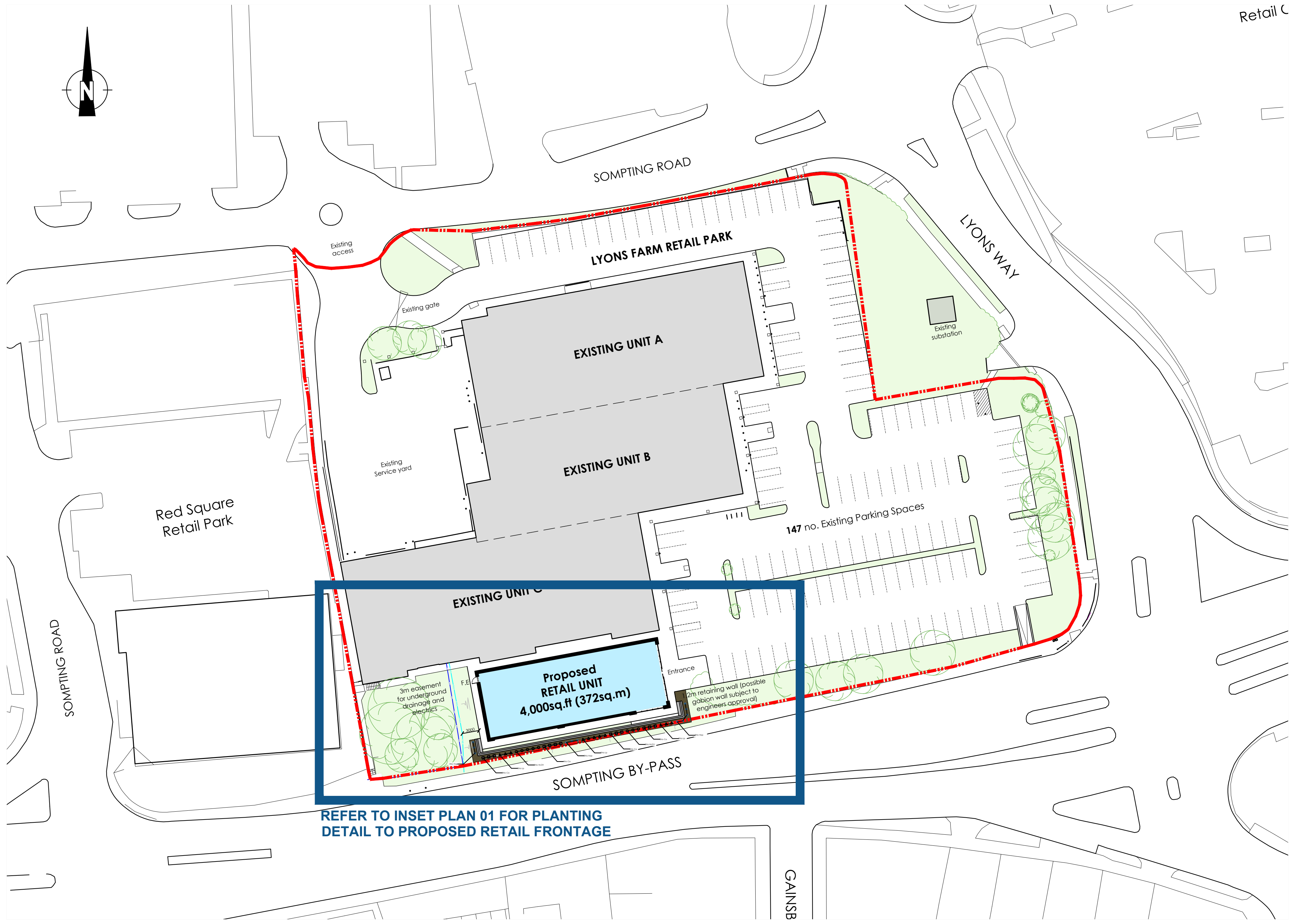
1:100





REFER TO INSET PLAN 01 FOR PLANTING DETAIL TO PROPOSED RETAIL FRONTAGE

1001
02
LOCATION PLAN
1:500

KEY:

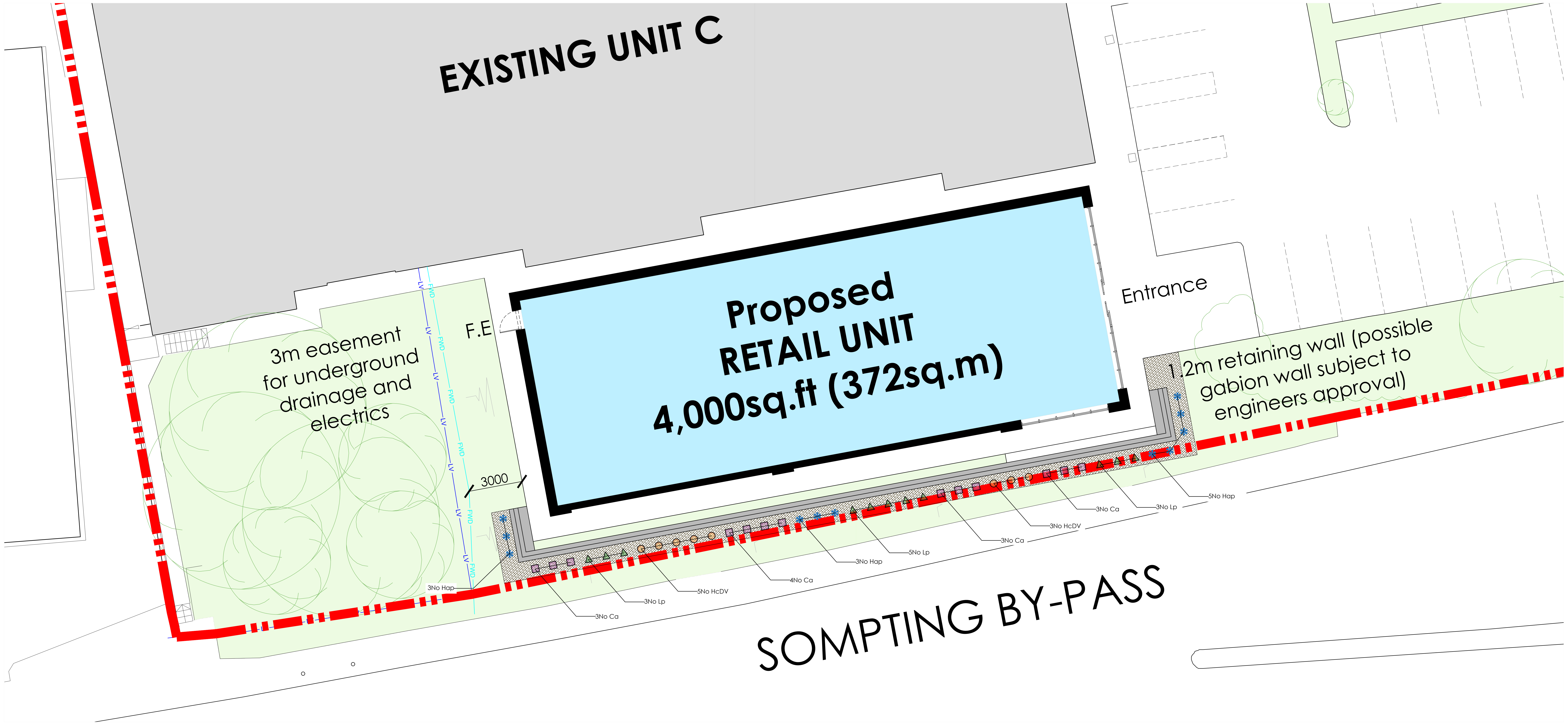
◌	**Existing trees to be retained** *& protected in accordance with BS 5837:2012*
🟩	**Existing soft landscaping to be retained and made good** *(if affected by the localised works to the proposed retail unit)*
✱	**Climber 1: Hydrangea anomala petiolaris** Refer to schedule for specification
◇	**Climber 2: Clematis armandii** Refer to schedule for specification
△	**Climber 3: Lonicera periclymenum** Refer to schedule for specification
○	**Climber 4: Hedera colchica 'Dentata Variegata'** Refer to schedule for specification
▨	**Proposed ornamental bark mulch surface finish** • *1m width of ornamental bark mulch laid over a permeable weed suppressant membrane*

Climbers:

Name	Abb	Height(cm)	Root	Container	Habit	Density	Total No
Clematis armandii	Ca	150-180	C	10L	Several shoots	1/ lin m	13
Hedera colchica 'Dentata Variegata'	HcDV	150-180	C	10L	Several shoots	1/ lin m	8
Hydrangea anomala petiolaris	Hap	150-180	C	10L	Several shoots	1/ lin m	11
Lonicera periclymenum	Lp	150-180	C	10L	Several shoots	1/ lin m	11

* Climbers to be planted 30cm away from foot of gabion wall at 1 per linear metre.

** Climber should trained up a bamboo cane at an angle towards the wall and the stems spread out and fixed to the gabion wall with twine to encourage lateral growth.


EXISTING UNIT C
Proposed RETAIL UNIT 4,000sq.ft (372sq.m)
3m easement for underground drainage and electrics
F.E
Entrance
1.2m retaining wall (possible gabion wall subject to engineers approval)
3000
LV
FWD
3No Hap
3No Ca
3No Lp
5No HcDV
4No Ca
3No Hap
5No Lp
3No Ca
3No HcDV
3No Ca
3No Lp
5No Hap
SOMPTING BY-PASS

1001
01
INSET PLAN - SOFT LANDSCAPING TO PROPOSED RETAIL FRONTAGE
1:100

SOFT LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL

All suboil should be free draining and well aerated and in accordance with BS 8601:2013
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 the parameters of a multi purpose topsoil as laid out in 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
Note: Contractor to provide soil testing declaration of analysis certification and sample for inspection & approval prior to delivery of any topsoil to site or for any in-situ soil that is being re-used.

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 (not to wildflower).

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. For native planting a 50mm compost layer should be mixed into each whip planting pit only, not spread over the entire bed.

PROPOSED CLIMBER PLANTING

Alll climbers to be positioned as shown on the drawing and to the density and specification listed in the plant schedule.
Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with peat free compost.
All climbers to be equally spaced throughout the planting area to the specified density in a linear arrangement.
Contractor to ensure numbers on schedule match those shown on drawing before placing any orders for plants. Any discrepancies to be brought to the attention of the Landscape Architect upon discovery.
Contractor to check on site dimensions of all landscape areas to ensure specified quantities will achieve the specified densities for each species.

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:

Landscape works to be carried out during the final possible planting periods prior to practical completion of the building and associated engineering works / car park areas in accordance with the following:
- Container grown ornamental climbing plants 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.

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.

MAINTENANCE

All planting areas to be maintained to a high standard by the contractor for 12months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area.

Minimum frequency of maintenance visits (12 maintenance visits per year):

March to May & September to November - 1No. visit each month

June to August - 2No. visits each month.

Generally, during the first 12months:
- All planting beds to be re-firmed and kept weed free through hand weeding.
- All litter to be picked and removed from landscape areas.
- Mulch to be topped up as required to maintain the specified thickness.
- Climbing plants to be pruned at appropriate times of year for each species to promote healthy growth and desirable ornamental features.
- Climbing plants to be trained laterally along the gabion wall - shoots may need futher twine fixing to the wall as they grow.
- 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 maintenance of the landscaping will be taken on by a professional commercial landscape maintenance contractor under a 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 climbing plants but as a minimum should follow the maintenance regime as set out above and be carried out at the time of each maintenance visit. During dry periods it may be necessary to increase watering visits to once per week - if the planting is looking dry please contact Landscape Architect to arrange the extra maintenance visits 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.

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Rev	Date	Description	Drawn	Chk'd
-	-	-	-	-

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Project Title
Proposed Development

Lyons Farm Retail Park
Worthing
BN14 9LA

Drawing Title
Landscape Plan

Drawn	Checked	Scale @A0	BIM Status	Date
DW	DW	1:100	NA	05/25

Drawing Status	Rev.	SF Project No
PLANNING	-	16755-1

Project No.	Originator	Volume	Level	Type	Role	Number
16755-1	**SFW**	**XX**	**XX**	**DR**	**L**	**1001**