HEMIKO

Together to Zero

Worthing Heat Network

Planning Conditions AWDM/1439/23

Condition No. 6 - Landscaping

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1. CONDITION 6

1.1 Description from Planning Permission Application Number AWDM/1439/23

No development shall take place until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; vehicle and pedestrian access and circulation areas; hard surfacing materials; soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. All hard and soft landscape works shall be carried out in accordance with the approved details and during the next planting season following the first use of the Energy Centre. Any trees or plants that die within 5 years of planting shall be replaced with similar trees or planting.

1.2 Breakdown of condition 6:

1.2.1 Proposed finished levels or contours.

1.2.2 Means of enclosure

1.2.3 Vehicle/pedestrian access and circulation areas

1.2.4 Hard surfacing materials

1.2.5 Planting plans

1.2.6 Written specifications associated with plant and grass establishment:

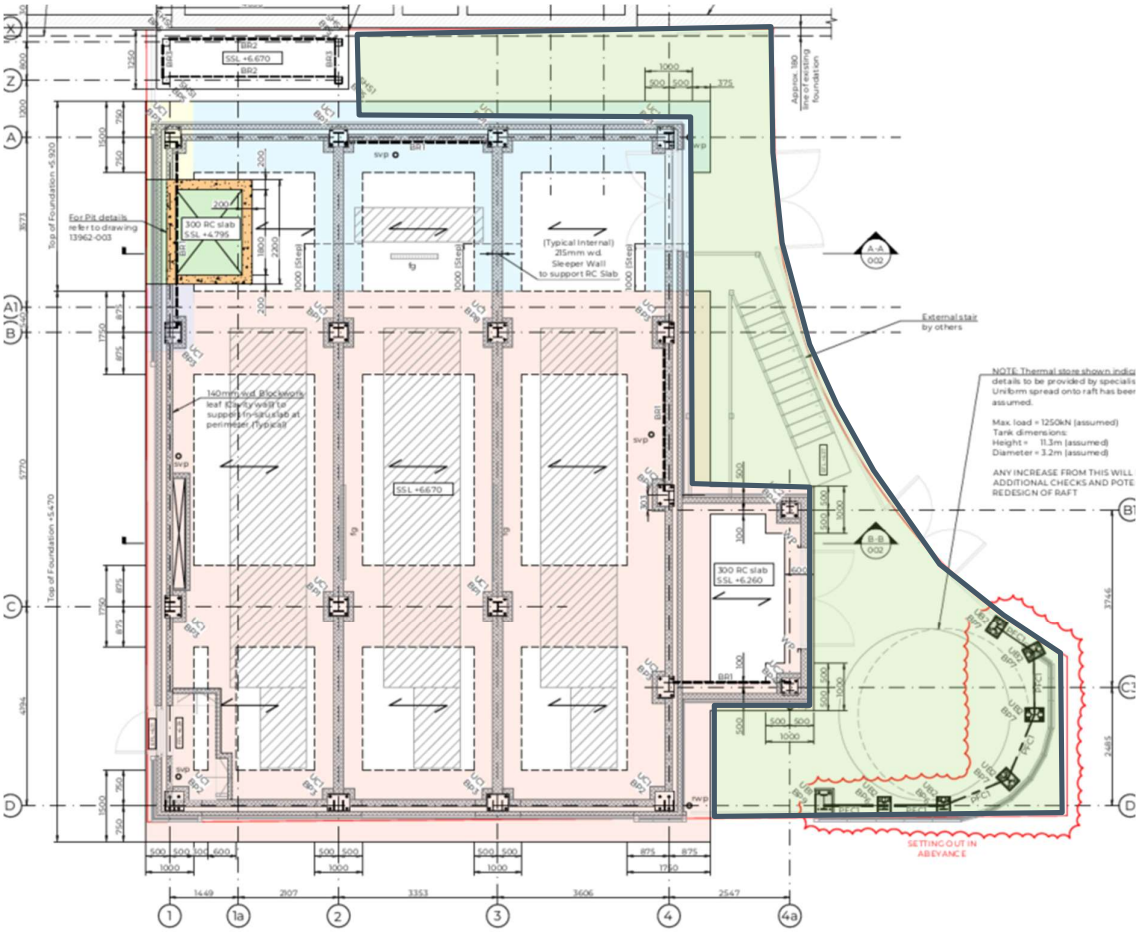
- Cultivation
- Any other operations

1.2.7 Schedule of plants noting:

- Species
- Plant sizes
- Proposed numbers/densities

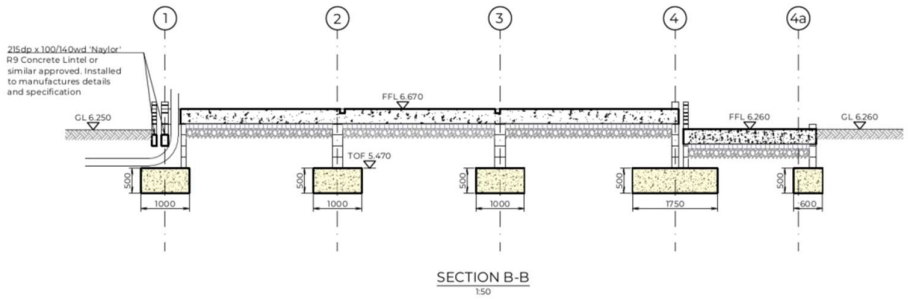
2. PROPOSED FINISHED LEVELS OR CONTOURS

2.1 Foundation General Arrangement. Drawing 13962-EC-001



The green overlayed area highlighted above is the area of visible brushed concrete finish that will be exposed. Note the round thermal store and staircase placed on top of the concrete finish.

The level of the visible concrete slab is at a single finished floor level of 6.260 ASL. The Energy Centre finished floor level is at 6.670 ASL. The 410mm difference is to obtain an even level surface which matches the decreasing invert level of existing grass towards the High Street footpath. This is shown below (Note grid lines 1-4a for ref):



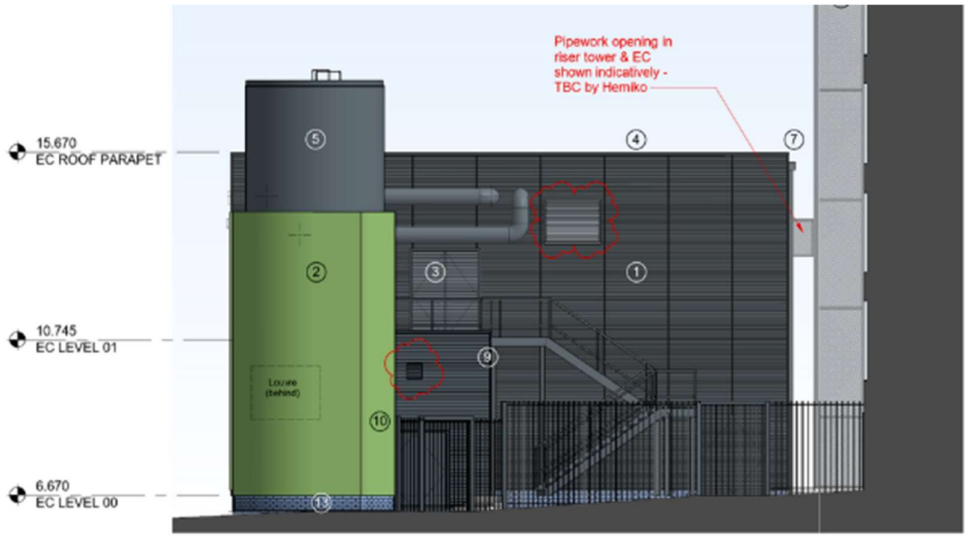
3. MEANS OF ENCLOSURE

3.1 Two means of enclosure. One is the green wall that wraps around the thermal store. The second is dedicated fencing with gated access. The fence fills the gap between the Energy centre and thermal store green wall on the East facing elevation:



ENERGY CENTRE - EAST ELEVATION

3.2 Fencing with gated access will be used to enclose the site between the thermal store and existing wall of the multi storey carpark on the North facing elevation:

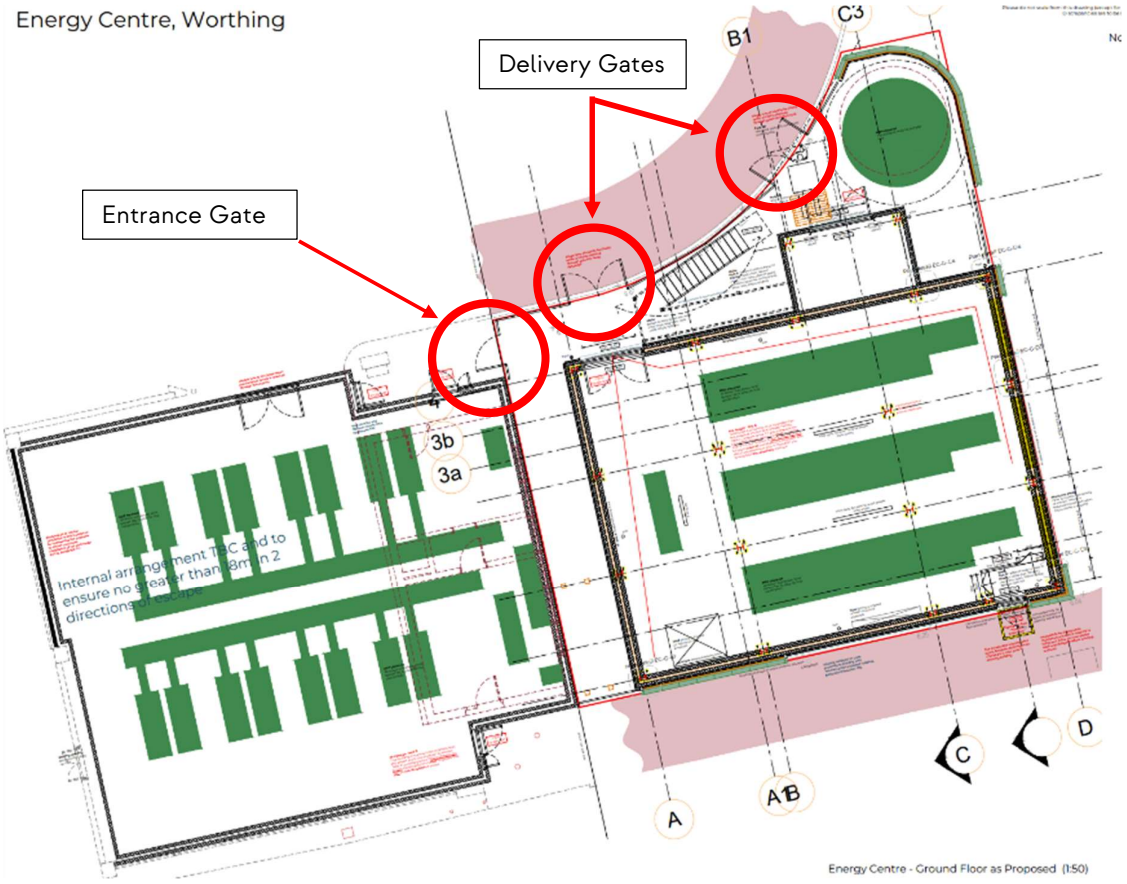


ENERGY CENTRE - NORTH ELEVATION
SCALE: 1 : 100

4. VEHICLE/PEDESTRIAN ACCESS AND CIRCULATION AREAS

4.1 Vehicle access for Energy Centre maintenance purposes will be via the multi storey carpark entrance, with dedicated parking on the roof level. This also caters for any carpark maintenance teams and their third parties. Any deliveries that require specific drop offs to the Energy Centre will be via appointment and will involve an advance notice closure of the carpark exit lane closest to the Energy Centre. This will always leave one lane open.

4.2 Maintenance/visitor (walking) access will be via the dedicated access gate on the West elevation from inside the carpark. This gives clear standing space to unlock/lock the gate away from moving vehicles. No access is permitted for the public. Entrance gates highlighted below:



4.3 Due to the nature of the building being primarily unmanned, there are no circulation areas as such. No entrance foyers or lobbies for example. The Energy Centre itself will have dedicated walkways for maintenance personnel and visitors, which will all lead to a fire exit or muster point.

4.4 The official carpark entrance and exit ways for both pedestrians and vehicles will remain unchanged.

5. HARD SURFACING MATERIALS

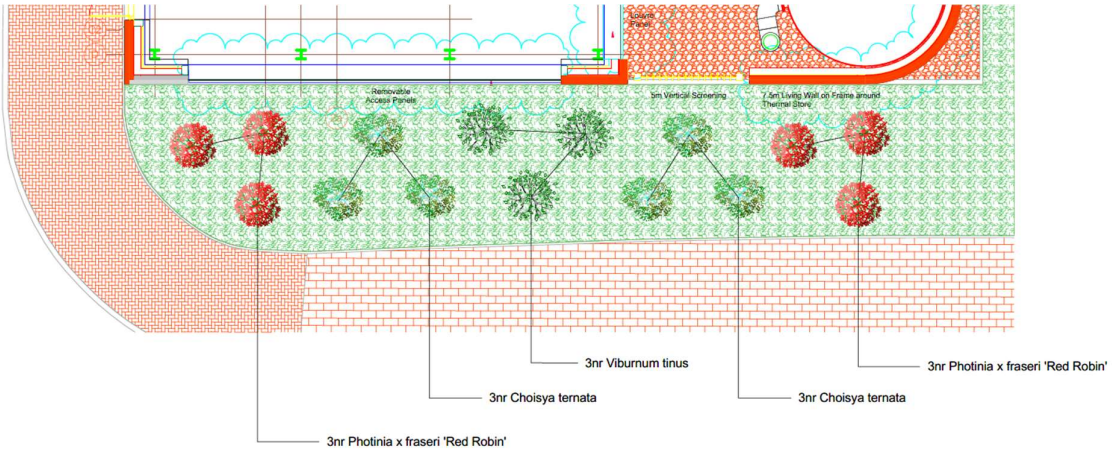
5.1 Area around the Energy Centre

Limited space remaining within the red-line boundary footprint. All hard surfacing will be a brushed concrete finish partly hidden by the thermal store green wall and North elevation perimeter fencing. The exposed low level brick finish (beneath the green wall) will have several small shrubs planted in front to break up and disguise the hard lines. Over two seasons these will mature and blend in with the green wall behind.

6. PLANTING PLANS

6.1 Drawing ECW-BIO-XX-00-DR-X-00001 (Attached)

2 additional clusters of 3 shrubs have been added and layout updated to reflect previous comments.



7. WRITTEN SPECIFICATIONS ASSOCIATED WITH PLANT AND GRASS ESTABLISHMENT

7.1 Site Preparation

7.1.1 Topsoil:

Existing topsoil shall be stripped before building works begin. Imported topsoil shall be to BS3882: 2015 Specification for Topsoil. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds to BS3882: 2015.

7.1.2 Excavation:

Excavation shall NOT be undertaken with machinery within the root protection area of any existing trees or shrubs to be retained. Areas requiring excavation under existing trees are to be hand dug with an arboriculturist present to oversee the work. Unless otherwise indicated areas to be planted / seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows,

when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

- Shrub and hedge pit / trench: 300mm deep
- Grass areas: 150mm deep

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

7.1.3 Backfilling with Topsoil

Tree, shrub and hedge pit / trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Melcourt Topgrow' compost at a rate of 20 litres/m^2. An approved tree and shrub fertilizer shall be added to topsoil, prior to backfilling tree-pits. Grass areas shall be backfilled with topsoil in layers of 150mm depth.

7.1.4 Cultivation

Prior to cultivation if planting / seeding areas are weed infested, weed growth to be strimmed, the arisings removed, and re-growth treated with an approved herbicide ie Glyphosate. Treatment to be undertaken in the growing season preceding planting, at a minimum 4 weeks prior to works to allow for repeat treatment if necessary. Cultivation shall not be undertaken within the root protection area of any trees / shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

- Planting areas: 300mm deep cultivation to medium tilth
- Grass seeding areas: 150mm deep cultivation to fine tilth raked to a smooth evenly firmed bed
- Turf areas: 150mm deep cultivation to medium tilth raked to a smooth evenly firmed bed

7.2 Planting

7.2.1 Plant Stock and Timing

Plant material and operations shall conform to BS8545: 2014, BS 3936 Nursery Stock (Parts 1-10), BS 4428: 1989, BS 4043: 1989 and BS 5837: 2012. The planting season shall be from the 1st of October to the 31st of March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

7.2.2 Planting

All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, to avoid damage to the root system.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum50mm backfill beyond the root ball extent.

Plants to be firmed, watered-in and dead, damaged or lopsided branches shall be removed after planting.

Bare-root plants shall be slit planted, incorporating an approved high phosphate, slow-release fertilizer.

7.3 Grass Areas

7.3.1 Turf

Turf shall accord with BS 3969: 1998, it shall be good quality meadow / cultivated, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertiliser shall be applied to manufacturer's recommendations and turf shall be laid in accordance with BS 4428: 1989.

Turf shall be laid with broken joints well-butted up, working from timber planks to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

7.3.2 Grass Seeding

Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the period March to May or September to October, during periods of moist, warm weather conditions without significant wind. Pre-seeding fertiliser shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 35g/m2 or as specified, in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

7.4 Aftercare Period

7.4.1 Regular Visits

During the specified Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants / grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All arisings shall be carted away and the site shall be left clean and tidy at all times.

7.4.2 Watering

All planting and grass areas shall not be allowed to dry out and shall be kept well-watered during the growing season, ensuring the soil is always kept moist but avoiding waterlogging.

7.4.3 Replacement Planting

During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive, shall be noted and replaced in the following planting season.

7.4.4 Grass Cutting

During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Any bare patches are to be resown. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

8. SCHEDULE OF PLANTS

8.1 Species

8.1.1 Photinia x fraseri 'Red Robin'



Bright red, glossy new foliage makes Photinia x fraseri 'Red Robin' hedge plants one of our best4hedging top 10 species. The mature foliage of Photinia x fraseri 'Red Robin' is dark-green with red tinges and creamy white spring flowers, although this species is primarily grown for its younger foliage colour. The growth of these hedge plants is somewhat loose and gives good movement in the wind.

- **Best Features:** Bright red new leaves, evergreen foliage, year-round interest
- **Ideal For Hedges:** 1m-4m high
- **Growth Rate:** Average | 20-40cm a year
- **Position:** Any normal soil, sun or partial shade and exposed inland

8.1.2 Choisya ternate



Choisya ternata hedging, also known as Mexican Orange Blossom, is the perfect hedge plant for anyone looking for an evergreen shrub. Boasting vibrant, dark green foliage and fragrant, star-shaped white flowers, Choisya ternata makes a stunning hedge, ideal for sunny spaces and low hedging.

- **Best Features:** white fragrant flowers, evergreen foliage, year-round interest
- **Ideal For Hedges:** 1-2m high
- **Growth Rate:** Average to Fast | 30-60cm a year
- **Position:** Sunny or partial shade, normal soil, sheltered

8.1.3 Viburnum tinus



Viburnum tinus hedge plants, also known as Laurustinus 'Eve Price' is a stunning winter flowering shrub. It offers masses of beautiful white flowers that emerge from pink buds during December, lasting through to spring against dark-green foliage. Viburnum hedging also showcases blue-black fruits that attract foraging birds. If you're looking for a shrub that will brighten up your garden during the winter months, we recommend Viburnum tinus. Plus, it's an evergreen hedge.

- **Best Features**: Glossy evergreen foliage, blue berries, wildlife-friendly, winter flowers, year-round interest
- **Ideal For Hedges**: 1-3m high
- **Growth Rate**: Fast | 40-60cm a year
- **Position:** Sun to full shade, normal or moist (not wet) soils, coastal and inland exposure.

8.2 Sizes

Hemiko propose to plant established examples, opting for a 10-litre mature pot rather than 3-litre. This will give optimum coverage from the outset and aims to blend the base of the Energy Centre and frontage into the green wall.

8.3 Proposed numbers/densities

Please refer to attached landscape plan: ECW-BIO-XX-00-DR-X-00001.

Fifteen shrubs in total will be planted. Three differing plant varieties in five clusters of three are proposed:

- 6 No. Photinia x fraseri 'Red Robin' in two clusters of three.
- 6 No. Choisya ternate in two clusters of three.
- 3 No. Viburnum tinus in one cluster of three.