**Landscape Scheme**

for

The Joyful Whippet
Steepdown Road
Sompting BN15 0LJ

Written by
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**1.0 Site Details**
Site Location: The Joyful Whippet Steepdown Road Sompting BN15 0LJ
Local Authority: Adur District Council
Report date: 28th June 2021 UPDATED 15th November 2021
Written by: Barry Holdsworth MBA, RHS. Dip, MCI Hort, M.Arbor.A, MCMI

**2.0 Instructions**
2.1. I have been instructed to create a suitable landscape scheme for the six dwelling development at The Joyful Whippet Steepdown Road, Sompting BN15 0LJ, Planning Permission : AWDM/ 0998/19.

2.2. My name is Barry Holdsworth and I am the author of this report. I have over 30 years of experience in horticulture including tree and landscape management in both the public and private sectors. I am a qualified horticulturist, professional tree inspector and a member of the Arboricultural Association and the Chartered Institute of Horticulture.

**3.0 The Site and the Landscape**
***3.1 The Proposal***
3.1.1. To offer a suitable landscape scheme for the six dwelling development at The Joyful Whippet Steepdown Road, Sompting BN15 0LJ - Planning Permission : AWDM/0998/19.

***3.2 The Site***
3.2.1. The site of the new development sits between the fork in the roads of Steepdown Road and Halewick Lane.

3.2.2. The site does not fall within a Conservation Area and there are no existing Tree Preservation Orders (TPO) in force relating to this site.

***3.3 Access***
3.3.1. Access to the site is via the existing drive from Halewick Lane, as shown on the Landscape Plan by Barry Holdsworth Ltd, see Appendix 1.

***3.4. Boundary Treatment***
3.4.1. The Decision Notice issued states Condition 04, see below:
*04. No development shall take place until details of boundary fences have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such fences have been erected and they shall thereafter be retained permanently.*

3.4.2. A 1.2m close boarded fencing will be used for the refuse collection point (shown in purple on Landscape Plan).

3.4.3. A native hedge consisting of Hornbeam (Carpinus betulus) will be grown to a height of 1.6m on the inside of the fence, as shown on the Landscape Plan. Hornbeam trees are often grown as hedges and their mid-green ovate, glossy foliage is deeply ribbed turning yellow in the autumn. Green catkins appear from late spring followed by clusters of winged fruit. Carpinus betulus makes a good hedge and will hold its brown leaves for some time, making it ideal for screening purposes. Also, as this native tree is attractive to a great deal of wildlife most prominently the hawfinch and several species of moth.

***3.5 Hard and Soft Landscaping***
3.5.1. The Decision Notice issued states Condition 05, see below:
*05. No works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.*

3.5.2. 1.2m picket fencing will be used as a front internal boundary (shown in purple on Landscape Plan). 1.8m high close board fencing (shown in blue on Landscape Plan) is to offer privacy and security to the properties in the rear gardens and also along the shared paths. Matching gates of close board construction will be sited at the rear of each dwelling, as shown on the Landscape Plan.

3.5.3. The Decision Notice issued states *Condition 06. The buildings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.*

Marshalls Drivesett Tegula Priora permeable paving (or equivalent) will be laid to the manufacturers specification for the shared paths and the car parking area, as shown on the Landscape Plan.

3.5.4. An area has been set aside for the refuse collection point behind the boundary 1.2m high close board fencing in the car park, as shown on the Landscape Plan. This area is to be used only on collection days.

3.5.5. Concrete pads will provide a base for the bin stores (Appendix 3) and cycle stores (Appendix 4) at the bottom of the rear gardens, as shown on the Landscape Plan.

3.5.6. The gardens will be laid to lawn as shown on the Landscape Plan by Barry Holdsworth Ltd using seed or turf to British Standard 3969 .

3.5.7. Tree planting will consist of two types of tree - Mountain Ash and Cherry.

Three native Mountain Ash (Sorbus aucuparia) 12-14cm specimens are to be planted across the site, as shown on the Landscape Plan. Their mid-green, pinnate foliage has a serrated edge and develops good red autumn colours. In the spring white flowers are carried on corymbs in April-May attract bees and other insects. These are followed by orange-red berries that hang in bundles and are food for birds. It is a small rounded tree that will grow to 6 x 4 metres in 20 years and it's abundance of features makes it a good choice for small gardens.

Three Flowering Cherry trees - Prunus ‘Accolade' 12-14cm specimens are to be planted in the Communal Garden at the head of the site, as shown on the Landscape Plan. Prunus 'Accolade' is a gracefully spreading cherry tree and will reach an estimated height and spread of 6 x 4 metres in 20 years. In April-May a cloud of rose-pink, semi-double flowers emerge from deep pink buds in pendulous clusters. These blousy blooms are quite large, measuring up to 4cm in diameter. The mid-green foliage of Prunus 'Accolade' turns attractive orange in the autumn before falling.

3.5.8. The Communal Garden consists of an area laid to lawn and sheltered by the boundary Hornbeam hedge that is to be grown to 1.6m high. The area is to be laid to lawn to allow maximum space for the residents of the houses to share the area, with room for children to play safely and deckchairs and picnic rugs laid out without hindrance. Shade and interest is offered by the three Cherry trees at the head of the site, as described above.

3.5.9. Standards - All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).

3.5.10. The tree pits will conform to the detail shown below in Appendix 5 and found in BS 8545:2014.3.

***3.6 Cycle storage***

3.6.1. The Decision Notice issued states Condition 07, see below:

*07. Secure, covered cycle parking shall be provided within the curtilage of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby approved. Such approved cycle facilities shall be provided on the site prior to commencement of occupation of the dwellings hereby approved and shall thereafter be retained permanently solely for such purposes.*

3.6.2. A cycle store for each dwelling is located within their boundaries nearby their rear access gate.

***3.7 Maintenance and Management of the Communal Garden***
3.7.1. The Decision Notice issued states Condition 20, see below:

*20. The development shall not be occupied until a plan for the maintenance and management of the communal garden has been submitted to and approved in writing by the Local Planning Authority. The communal garden shall thereafter be maintained in accordance with the approved plan.*

3.7.2. The Maintenance Schedule will ensure that the trees become established, both in the Communal Garden and the other gardens where trees are to be planted. The following detail shown in italics is from British Standard BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations as should be used as a reference for the maintenance schedule.

Irrigation
Prime importance is irrigation as *'it can take up to 4 to 5 months for enough roots to grow beyond the soil ball to take advantage of the water available in the surrounding soil following transplanting. During this period the tree is almost entirely dependent on the water contained in the soil ball.'*

*'Trees probably need to be watered about twice each week with 20 L of water adequate to keep an 800 mm diameter rootball well irrigated and that 40 L of water or less thoroughly moistens a soil ball of 500 mm to 600 mm.'*

Twice weekly irrigation is to be undertaken.

Formative pruning
Formative pruning will be carried out in accordance with BS 3998 *'as required throughout the early years of a tree's life in the landscape. Some of the nursery-prepared branching structure is temporary, and formative pruning should continue until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.'*

Routine assessment and ongoing maintenance
Routine assessment and ongoing maintenance shall be undertaken as detailed below:

*'A formal assessment of young tree health and development should be carried out annually. This assessment should include foliar appearance (i.e., lack of leaf chlorosis and/or necrosis), leaf size and leaf canopy density, extension growth and incremental girth development. Continual assessment on an ad hoc basis should be carried out throughout the year, to inform maintenance requirements.'*

Staking
*All stakes and ties should be checked at least annually to ensure that the root system remains stable and firm in the ground, and that ties are still effective and not causing any damage to the tree. Any stakes and ties that are found to be not fit for purpose should be adjusted, replaced or removed.All stakes and ties should be removed as soon as the developing root system is strong enough to support the tree.*

*NOTE. Two full growing seasons are usually long enough for this to occur.*

*Wires or straps used in underground guying systems that could cause damage to the growing stem or structural roots should be cut as soon as the tree isself-supporting.*

*The area around the base of the tree should be free from competing vegetation (see also 10.3.7).*

*NOTE. Selection of an appropriate herbicide, when used to control competing vegetation, is essential to avoid environmental contamination and damage to the tree.*

Mulches
*All mulches should be replenished to their original depth, 50 mm to 100 mm, and hand-weeded as necessary and at least once annually. The mulched area should be enlarged, if practicable, as the tree develops to the canopy drip line, taking care to avoid a build-up of mulch around the root flare and the base of the stem.*

Soil
*The soil around newly planted trees should be regularly inspected for soil capping or compaction. Remedial action should be taken as necessary.*

*NOTE. Inspections can be visual, but where conditions are extreme, on-site testing and amelioration might be necessary. This can include manually loosening the pit surface with hand tools or more extensive action using an air spade or equivalent. Mulching can prevent further compaction.*

Animal damage
*All trees should be checked on a regular basis for mammal, human and other external damage. Remedial action should be implemented as soon as practicable following discovery.*

Pests and Diseases
*All trees should be checked on a regular basis for pests and diseases. Remedial action should be taken promptly on discovery, where necessary.*

Nutrients/fertilizers
*Unless specific nutritional deficiencies are identified, no fertilizer should be applied to newly planted trees in the first season.*

*NOTE. If visual inspection reveals symptoms of nutrient deficiency such as leaf scorching, pale foliage or necrotic spots, then further investigation will be necessary with remedial action taken. Remedial action may, in addition to fertilizer application, include pH testing, assessment of organic content and levels of compaction.*

3.7.3. The lawns in the Communal Garden shall be regularly cut and the clippings removed. The mowing routine will be fortnightly cuts in March, April, October, November and weekly cuts in May through to September.

3.7.4. The Hornbeam hedge will be supplied as 60-90cm bare root plants during the winter and planted into a formed trench and lightly heeled in position. The plants will then be pruned back by 1/3 to compensate for the root disturbance and encourage the plant to bush out. In the summer the side branches should be lightly cut to encourage further bushing out and the plants allowed to grow to the desired height of 1.6m. Thereafter a trim is required each year in July or August to maintain the height of 1.6m and the ultimate width of 0.6m.

***3.8 Waste Facilities***
3.8.1. The Decision Notice issued states Condition 17, see below:

*17. No development shall commence until details of the location and design of facilities for storing refuse and waste, including for waste that can be recycled, have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided before any dwelling is occupied and thereafter retained.*

3.8.2. Waste storage is sited together with the cycle storage at the rear of each dwelling. Waste bins are moved to the collection point (as shown on the Landscape Plan), for collection and then returned to each dwelling thereafter.

Appendix 1 Landscape Plan



Appendix 2 Fencing



The fencing to be erected to replace the picket fence is  the style known as close boarded fencing - this photograph represents the style and will be 1.2m high on the boundary and internally for the passage ways and rear gardens 1.8m high

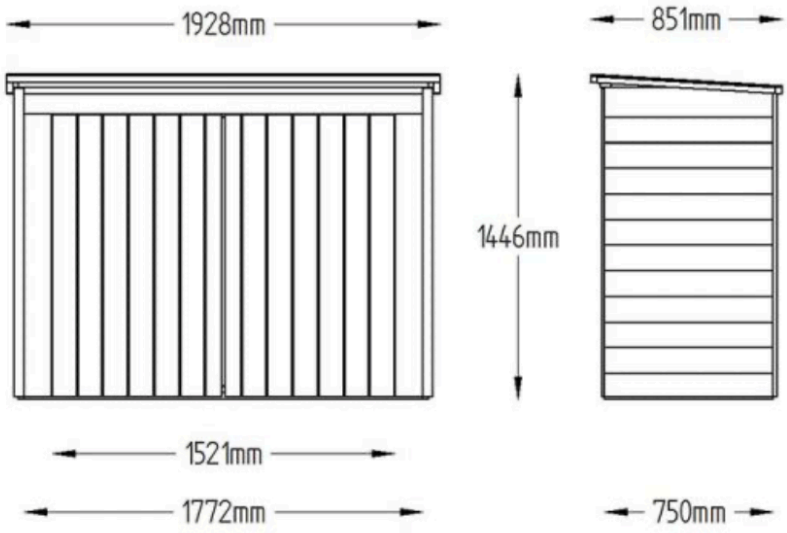
Appendix 3 Bin Store



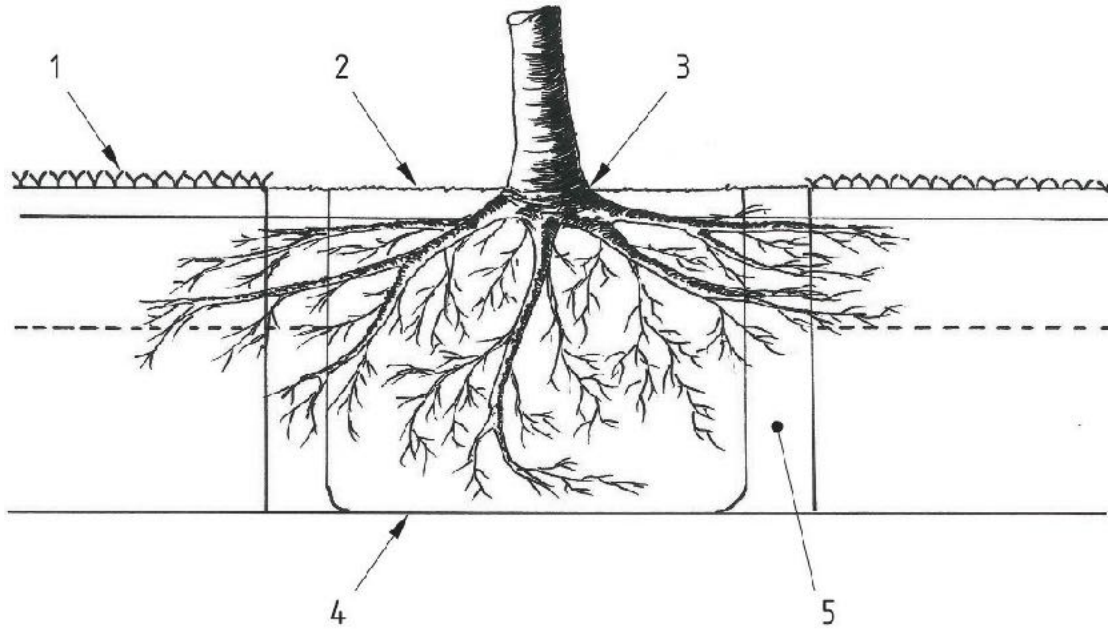
Dimensions of Bin store: 143cm L x 82cm W x 123 cm H

Appendix 4 Cycle Store





Appendix 5 Tree Pit Design




**Key**

1. Grass sward
2. Tree pit surface as large as possible, with organic mulch layer
3. Root flare
4. Base of tree pit undisturbed unless drainage problems are apparent
5. Backfill replicating existing topsoil/subsoil profile

**Tree Pit Design: Planting in grass**

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