



LANDSCAPE SPECIFICATION & MANAGEMENT PLAN

2 - 6 SEAGULL LANE, EMSWORTH,
HAMPSHIRE

Light Industrial Development

2024-11-21-LSMP01-6767

November 2024

Prepared on Behalf of The Trustees of The Alitex
DBS SAS



DOCUMENT CONTROL

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Light Industrial Development

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Client: The Trustees of The Alitex DBSSAS

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DRAWINGS

2024-6767-002 Landscape Plan – Site Overview
2024-6767-003 Soft Landscape Planting Areas

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1 INTRODUCTION

- 1.1.1 Bright Plan were appointed by The Trustees of the Alitex DBSSAS to prepare Landscape Design input for the development of a light Industrial area at 2-6 Seagull Lane, in the village of Emsworth, Hampshire.
- 1.1.2 Seagull Lane is close to Emsworth Train Station and provides access to a mix of industrial units and to the rear garages, parking and gardens of the homes in Sultan Road.
- 1.1.3 Some existing buildings on site will be demolished with three new buildings constructed to consist of 8 separate, flexible units. Renovation works shall be carried out to N 6 Seagull Lane to integrate and update the whole development
- 1.1.4 Suitable cycle and car parking shall be provided with vehicular access throughout the site. The development is sited to give good connections to the South Coast via the A27 and will provide good employment floor space which will be of great benefit to the local area

1.2 Overview

- 1.2.1 The site is currently covered with numerous cast concrete slabs and is therefore at present devoid of any natural environment with no trees or vegetation. Landscaping proposals for 2-6 Seagull Lane have been considered to suit the scheme's design, location, and usage, and to take account of existing site conditions. Planting areas are intended to soften the built environment whilst areas of planting aim to compliment the development's architectural objectives and uses, the proposal is also cognisant of the importance of wherever possible enhancing site biodiversity. Shrub and perennial planting emphasise low maintenance, drought tolerant species and plants attractive to pollinators. All to ensure that provision of amenity and biodiversity enhancements is met and is compliant with Havant Local Core Strategy and the relevant sections of the NPPF
- 1.2.2 The planting proposals for Seagull Lane consists of 4 Planting Zones. Planting zones A & B are two low level beds to the west of the site, adjacent to the vehicular access to Unit 8. Each bed is planted with a new, native Bird Cherry with spring bulb under planting and a further planting mix of low maintenance, pollinator friendly, scented shrubs and perennials. The trees will attract birds and pollinators. Proposals should encourage a wider range of birds, small mammals and pollinators and encourage biodiversity within the site.
- 1.2.3 Planting zone C is also a low-level bed to the north of the Bin Store. The planting here consists of a mix of a flowering crab apple tree underplanted with scented daffodils mixed with pollinator friendly, scented flowering shrubs such as salvia and hebe with some Lady's mantle perennial to fill in, all to give year-round interest and to encourage biodiversity within the site.



- 1.2.4 The final planting zone D is a rectilinear planter that provides separation between the parking bays for Units 6 & 7 and the Office Suites. Planting here is a loose mix of evergreen, scented shrubs such as sweet box and skimmia with perennials such as hyssop and catnip mixed with quaking grass and verbena all to attract pollinators and provide scent and colour for the users of the buildings. This planting scheme aims to emphasise a sense of place and provide year-round interest.
- 1.2.5 The landscaping proposals for Seagull Lane have been considered, wherever possible, to encourage wildlife within the site. Planting will provide for some new habitat opportunities and food sources for pollinators, birds and small mammals. At the same time the planting aims to be low-maintenance and drought tolerant, whilst providing visual delight and enjoyment for the users of the units and their visitors. Landscape proposals aim to give a sense of place, of identity and provide enjoyment to all.
- 1.2.6 Details and number of any new bird and bat roosts required within the built environment shall be provided by others.
- 1.2.7 Any external lighting shall be minimal and wildlife friendly. Details shall also be provided by others.



2 PREPARATION

- 2.1.1 **Note:** Generally for all areas. See separate area headings below for specific details.
- 2.1.2 Areas of new landscaping to boundaries shall be protected throughout the construction phase to avoid ground compaction, protect existing structures where necessary and to retain required existing plants/trees.
- 2.1.3 Ground outside the working area shall not be overrun by heavy machinery. Any areas subject to compaction should have topsoil removed and stored until landscaping can take place. These areas should be thoroughly de-compacted and re-aerated prior to re-application of topsoil and cultivation.
- 2.1.4 In areas of new landscaping, existing ground cover, understory vegetation, leaf litter and other waste shall be removed using hand-held tools only. Care should be taken that tools do not cause damage to any existing tree RPAs, stems or branches.
- 2.1.5 Ideally topsoil from the site shall be reused. Topsoil shall be stored in heaps not exceeding 1.5m high. Heaps shall be graded to shed water and avoid ponding, maintained in a weed free condition and protected from contamination or trespass from heavy machinery. Imported topsoil, if required should match as closely as possible to that on site and as required for plant type. Topsoil shall be lightly consolidated in layers not exceeding 150mm using track laying machinery. Works shall not be undertaken in periods of wet weather.
- 2.1.6 Topsoil shall be laid to the following minimum depths:
- i. 150mm below new grass areas. 400mm below shrub areas.
- 2.1.7 Finished levels after settlement shall be as follows:
- i. 25mm above adjacent paving, new grassed areas and non-mulched shrub beds
75mm below paving and grass areas for mulched planting.
- 2.1.8 All pernicious and invasive weeds, including roots shall be cleared from the planting areas before works commence. Clearance shall be restricted to hand weeding, forking out the roots or treatment with permitted glyphosate product, following supplier's guidelines and carried out with the instructions of the supervising officer.
- 2.1.9 All soil to landscaping areas to be cleared of any waste and free from stones. Soft landscaping works shall be carried in the first planting and seeding seasons following the occupation of the building/s or when the use is commenced.



- 2.1.10 Compost and fertilisers to be incorporated, where necessary following manufacturer's instructions into the top 200mm of each square meter of topsoil for all ornamental shrub and perennial beds and tree pits.
- 2.1.11 Conditions for planting: Planting shall be carried out between October and February when soil is frost free. No planting shall be undertaken when the soil is waterlogged.



3 PLANTING SPECIFICATION

- 3.1.1 Planting materials used shall be environmentally friendly, using peat free composts and soil conditioners from approved, managed sources. No Herbicides or Pesticides shall be used without prior approval by the Supervising officer.
- 3.1.2 All plant stock, plant handling, planting and maintenance to be undertaken in accordance with the following British Standard Specifications and Code of Practice.
- i. BS 3936 1992 Part 1 Nursery Stock- Specification for trees and shrubs
 - ii. BS3936 1990 Part 10 Nursery Stock Specification for ground cover plants
 - iii. BS3936 1998 Part 9 Nursery Stock Specification for bulbs, corms and tubers.
 - iv. BS4428 1989 Code of Practice for General Landscaping Operations (excluding hard surfaces)
 - v. BS7370-4 1993 Ground Maintenance Recommendations for Maintenance of Soft Landscaping.
- 3.1.3 All trees, shrubs, plants and bulbs must be quality checked upon delivery to site and rejected if sub-standard. Quality to be further checked before planting and again rejected if necessary.
- 3.1.4 Planting / soft landscaping work shall be carried out in the first planting season, following the occupation of the building/s or when the use is commenced.
- 3.1.5 All work stages pertaining to unloading and temporary storage, soil considerations, planting and post-planting management and maintenance of all plants to be undertaken following relevant British Standards and under instruction from a Supervising Officer.
- 3.2 Trees**
- 3.2.1 To be U.K. grown and sourced in line with current bio-security Guidelines. Trees be planted in positions and to size as shown on Drawings-
- 3.2.2 All trees shall comply with the Horticultural Trades Association National Plant Specification. Follow guidelines as set out in BS8545:2014 From Nursery to Independence in the Landscape.
- 3.2.3 All works involved with trees to include the following British Standards:
- i. BS3998 2010 Tree Work Recommendations.
 - ii. BS5847 2012 Trees in Relation to design, demolition and construction.



- 3.2.4 An inoculant of mycorrhizal fungi shall be added to each tree pit at the time of planting, over and in contact with roots at manufacturer's recommended rates. Tree pits shall be of a size to accommodate root spread and backfilled with tree mulching compound.
- 3.2.5 Generally, tree pits to be square and at least 300mm wider and 75mm deeper than the tree root system when fully spread, or pit size as recommended by tree supplier. Soil to pit sides to be loosened if compacted. Trees to be planted at correct depth at root flare. Re-use existing topsoil and sub soil where possible. Pit to have a layer of horticultural sand to base at depth of 50 mm. Planting to suppliers' instructions. All to establish a healthy root system.
- 3.2.6 All areas of tree planting to use appropriate root management system and pavement support system installation and products as advised and recommended by GreenBlue Urban or similar
- 3.2.7 Tree planting compost/ fertiliser may be required in addition to existing top and subsoils for backfilling tree pits and should be applied/ mixed at the manufacturer's recommended rate.
- 3.2.8 Trees are to be planted at correct depth for root flange. Generally young trees to be anchored with timber tree stakes, to prevent wind-rock and movement of roots, to provide support and encourage healthy establishment of tree. A single, timber tree stake is generally suitable, follow tree suppliers' advice. Stakes to be inserted at least 40cm into ground, tree ties and stakes to be checked regularly, especially after bad weather, to ensure tree is well anchored, intact and shows no sign of abrasion. Stakes to generally remain in place for a few years until plant is fully established. Follow supervising officer's advice. Where circumstances dictate, it may be necessary to secure trees with appropriate ground anchor method using Platipus or similar.
- 3.2.9 Anticipate water loss and irrigate to prevent damage. Prior to planting tree roots to be thoroughly watered and again watered in upon planting with at least 50 litres of water on same day and thereafter irrigated/watered as per the supplier's recommendations and following BS8545:2014.

3.3 Shrubs and Perennials

- 3.3.1 Plants shall be planted at sizes and numbers specified in the Planting Schedule
- 3.3.2 These shall be maintained and given pruning as indicated below and all to follow appropriate British Standards.
- i. All shrubs shall comply with the Horticultural Trades Association National Plant
 - ii. Specification and should comply with guidelines as set out in BS3936:1992. Perennials to follow guidelines as set out in BS3936:1990. All plants should be U.K. grown and sourced in line with all current bio-security guidelines.



- iii. Plants to be watered thoroughly before planting and then watered in as soon as planted by soaking to saturation.
- iv. In the first year all plants should be regularly watered in dry spells to get them established.
- v. At all times follow supplier's planting and watering instructions.
- vi. Wood chip mulch shall be applied to shrub areas to a depth of 75mm.
- vii. All Shrubs and perennials shall be planted and maintained in compliance with BS4428

3.4 Bulbs

- 3.4.1 Top Size bulbs to be planted in natural drifts at approximate locations and densities as noted in the Planting Schedule. Follow Supplier's instructions regarding planting, spacing and depth. Bulb Planting Areas would benefit the addition of bulky organic matter such as composted bark or manure to aid drainage. Water in thoroughly after planting.

3.7 Planter

- 3.7.1 Where indicated shrubs and perennials are to be planted in a raised planter.
- 3.7.2 It is recommended that the growing medium substrate is no less than 400 mm depth to allow for healthy growth of plants.
- 3.7.3 Growing medium to be be peat free growing mix. After planting provide a layer of mulch to depth of 50-75mm depth around plants.
- 3.7.4 Water once per week, or as advised by the supplier, during growing season or more often during dry periods. During Autumn and Winter months less, watering may be required. Where a reservoir has been fitted the water levels are to be checked at intervals as instructed by the manufacturer/ supplier, at least weekly in dry weather reservoir to be checked and filled, to ensure plants are properly watered, as per the table below. Planter design and construction details to be provided by others.



4 MAINTENANCE GUIDELINES

4.1.1 At all times follow recommendations in relevant British Standards

4.2 Watering

4.2.1 Watering to tree pits and shrub and perennial areas shall be carried out during dry periods at the instruction of the Supervising Officer. Watering shall be to field capacity. Generally, the following quantities of water in the first 24 months:

- i. **Trees** - 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4-week period.
- ii. **Shrub and Perennial Borders** - 10 occasions throughout the growing season or when less than 30 mm precipitation at the end of any four week period.
- iii. **Bulbs** - Water deeply after planting. Water again, if necessary, before the ground freezes. After a dry winter water in late December/early January. Once bulbs are growing water once per week if there has been no rain until foliage dies back. As bulbs are planted under trees canopies watering in summer months will be required.

4.3 Weeding

4.3.1 Weeding should preferably be carried out by hand.

- i. Herbicides shall be applied only in accordance with the following, COPR, Control of Pesticide Regulations 1986 and all associated amendments, COSHH, Control of Substances Regulations 1988 and subsequent 2002 amendments, also all up-to-date GBPPP, Plant Protection Products Regulations and MRL Maximum Residue Regulations and shall only be carried out at the instruction of the supervising officer.

When removing weeds, any disturbed mulch shall be replaced. Weeding frequency shall be such that weeds shall not be allowed to grow above 150mm in height.

- ii. **Trees, Shrub, Perennial borders, Turf** - Weeding shall be carried out on a regular basis between March and October. Weeding shall at all times be preferably by means of hand weeding. Replace mulch where and when necessary to 75mm depth.
- iii. **Bulbs** - weeding to these areas shall at all times be preferably by hand.



4.4 Pruning, Mowing and Cutting

- i. **Trees** - Pruning will be essential to promote healthy compact growth and prevent encroachment on paths and driveways. Pruning shall also be undertaken to avoid shading of areas close to the buildings. Thinning shall be carried out only where plants are unduly crowded. Any Fruit trees to be pruned according to BS 3998 2010. Any diseased leaves and or damaged or crossing branches to any tree shall be removed as soon as noted.
- ii. **Trees** - to be checked periodically through the year, especially after any high winds. Ensure there is no wind rock/ movement to tree and re-firm plant in ground when required. All to develop a healthy root system.
- iii. **Shrubs** - Pruning shall be undertaken to prevent encroachment on any hard surfaced areas and to maintain plant size and shape. Works shall be undertaken at the appropriate time of year for each species and according to suppliers' instructions and RHS Pruning Group advice.
- iv. **Bulbs** - To be left in-situ. After flowering dead flowers may be removed but leave foliage untied/ unbraided to replenish bulb. After 4-6 weeks dead leaves may be removed/ cut back. Additional bulbs to be planted if required and desired.



5 GENERAL

- 5.1.1 All planting and maintenance of soft landscaping to the development must ensure that the appearance of the development is satisfactory and have due regard to all relevant Policies of the Emsworth Neighbourhood Plan 2019-2036, the Havant Local Plan 2036, all Hampshire County Environment and Planning Policies and to adhere to the National Planning Policy Framework.
- 5.1.2 All Landscape works must respect recommendations by Ecologists, where applicable
- 5.1.3 The proposals aim to conserve, protect and enhance the biodiversity and wildlife habitats within the development, all in the interests of amenity and of the environment.
- 5.1.4 The soft landscaping scheme will both maintain existing and provide some additional opportunities for habitats and food sources for a variety of wildlife within the development.
- 5.1.5 Replacement trees, shrubs and perennials shall be inspected before planting and any which fail to come up to the specification / standards will be rejected.
- 5.1.6 Plants to be top-dressed annually, for a minimum of 5 years with general purpose fertilizer applied according to the manufacturer's instructions.
- 5.1.7 Bark mulch depth between 50 and 75 mm. Bark mulch depth shall be measured each year and topped up to the specified depth where necessary.
- 5.1.8 Maintenance shall be for five years, during which time the contractor shall be liable for plant losses, which occur due to death, disease, deformity or removal. Tree and shrub replacement shall, where necessary, be carried out in each year of the Contract. Additional plant replacements shall be carried out in each year of the contract.
- 5.1.9 Any trees or plants that, within a period of 5 years after planting are removed, die or become, in the opinion of the local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.
- 5.1.10 Any pests or diseases affecting plants or grass shall be reported to the Supervising Office who shall take appropriate action.
- 5.1.11 All waste material arising from the maintenance works shall be removed from site at each visit and composted.

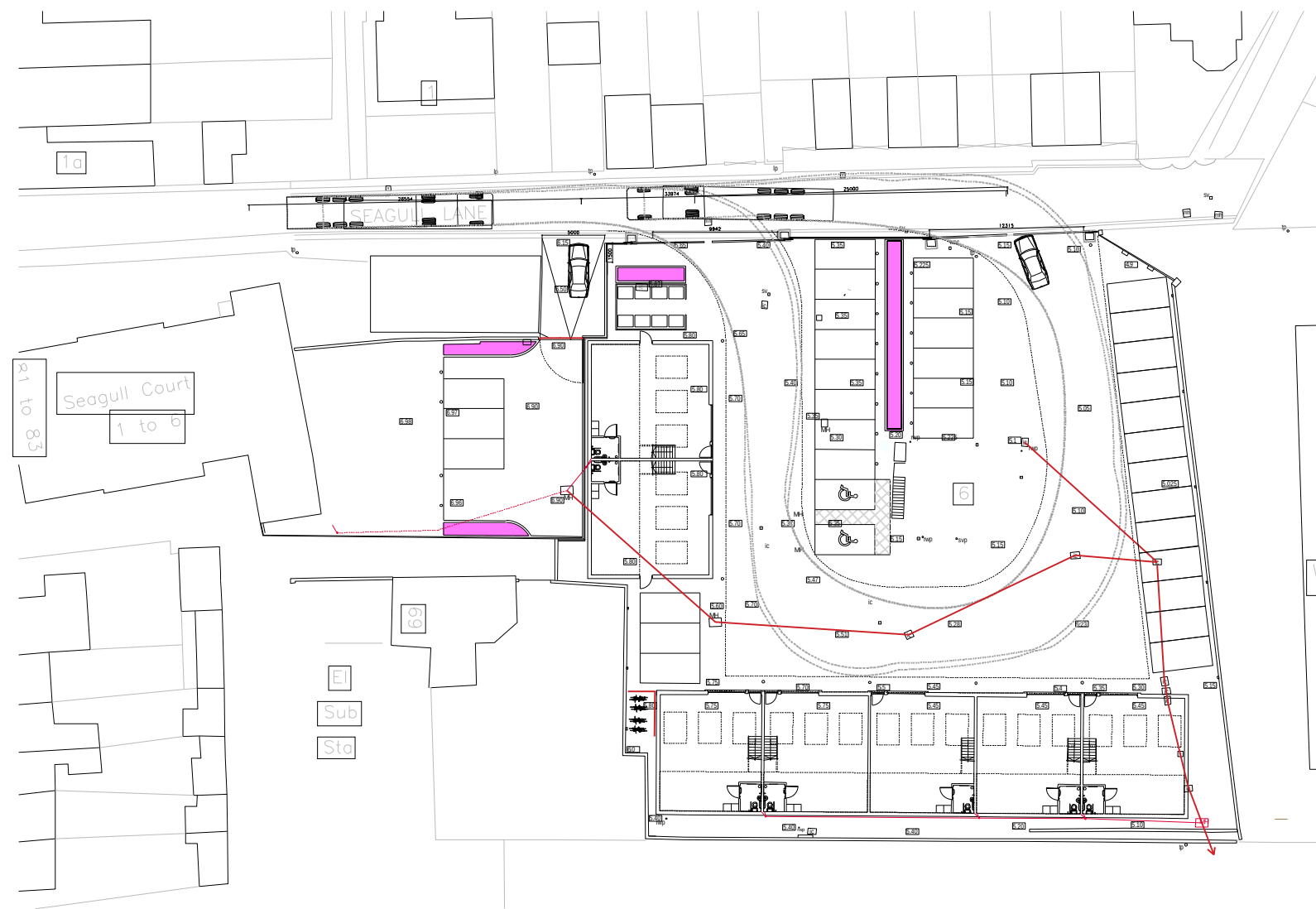
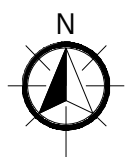


- 5.1.12 Dead, diseased, or dying branches shall be removed on observation. Trees to be inspected every Autumn and all remedial works to be carried out in accordance with BS8545:2014 trees from Nursery to Independence in the Landscape.
- 5.1.13 Litter shall be collected and removed from site at each visit.
- 5.1.14 A suitably qualified Supervising Officer should be appointed by the client or main contractor, to inspect and carry out any duties noted in this document.



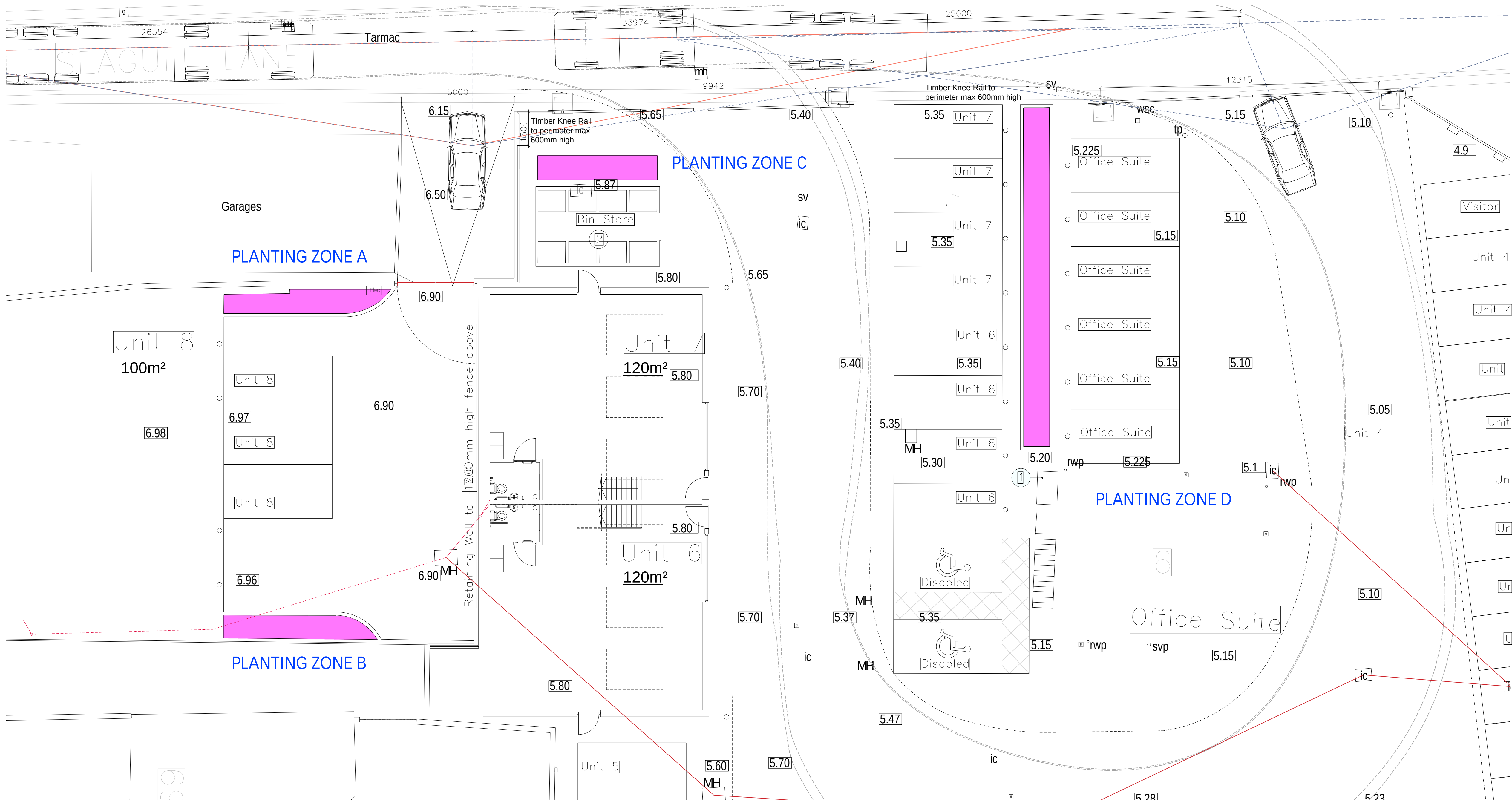
DRAWINGS

2024-6767-002	Landscape Plan – Site Overview
2024-6767-003	Soft Landscape Planting Areas



OVERALL SITE PLAN
1:500

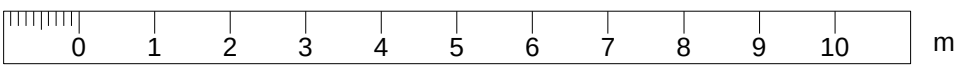
Refer to Architect's
drawings and specification
for details of hard landscape



SOFT LANDSCAPE LOCATION PLAN 1:100

Refer to drawings 03 and 04 for
Planting details and photographs.

1:100 @ A1
1:200 @ A3



1. This drawing is to be read in conjunction with all other Bright Plan drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.
2. Bright Plan accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
3. Do not scale, work to figured dimensions only. All dimensions are in millimeters unless noted otherwise and all levels are in metres from the topographic survey datum.
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority, however accuracy is not certain.

Rev.	Amendments	Date
C	Client details updated	21/11/2024
B	Planting Zone D renamed	20/11/2024
A	Original Issue	01/11/2024



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Drawing Status Draft

Client The Trustees of The Alitex DBSSAS

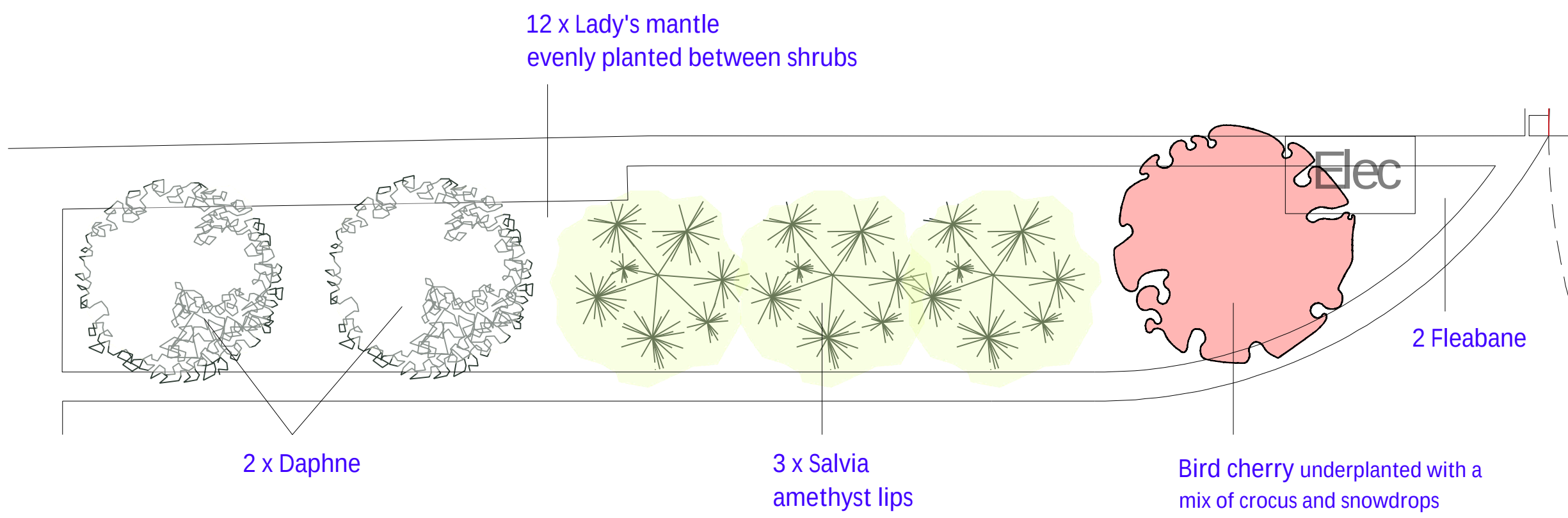
Project Seagull Lane, Emsworth

Drawing Title Landscape Plan
Site Overview

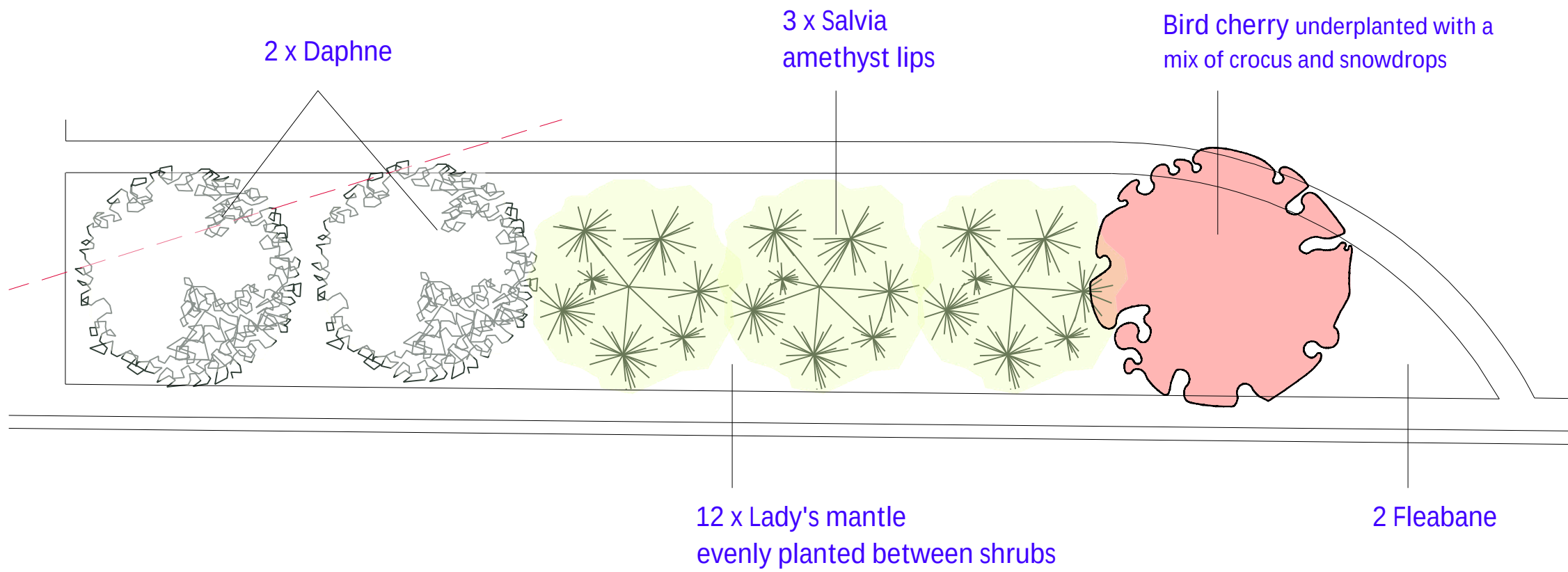
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Drawing No. 2024-L6767-002 Rev. C

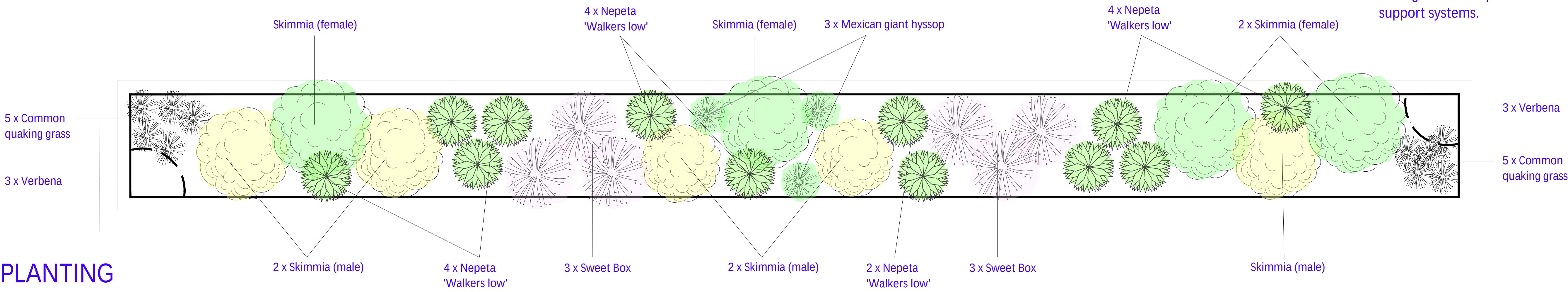
PLANTING
ZONE A



PLANTING
ZONE B



PLANTING
ZONE D



Suggested Perennials, grasses and shrubs



Bird Cherry



Skimmia



Mexican giant hyssop



Nepeta



Daphne



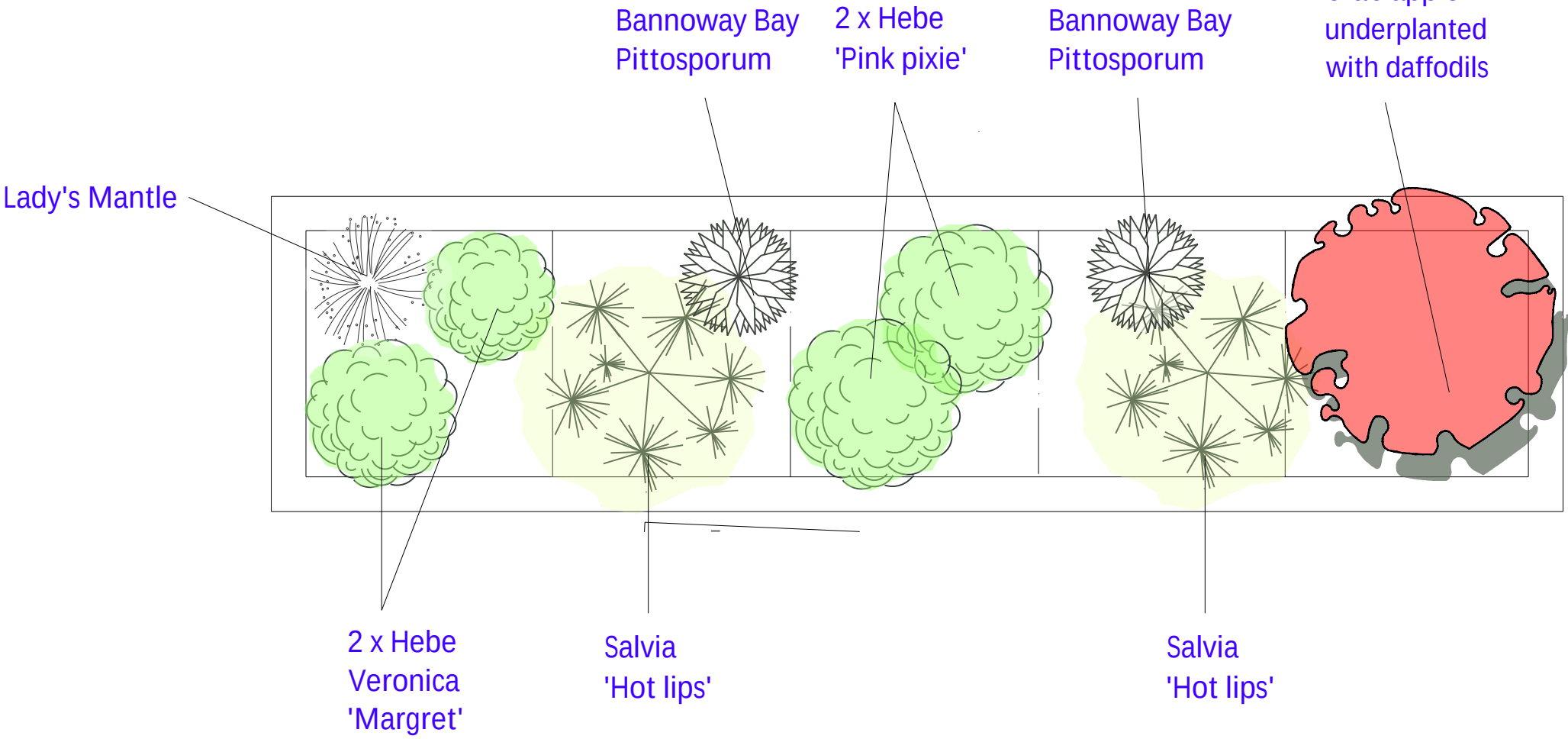
Salvia 'Amethyst lips'



Pittosporum Bannoway Bay



Lady's mantle



PLANTING
ZONE C

NOTE
Refer to Maintenance schedule
for information about root
management and pavement
support systems.

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C	Client details updated	21/11/2024
B	Planting Zones C and D updated	20/11/2024
A	Original Issue	01/11/2024

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Client The Trustees of The Alitex DBSSAS

Project Seagull Lane, Emsworth

Drawing Title Soft Landscape Planting Areas

Scale	Date	Drawn By	Checked By
1:50	Oct 24	OS	JLB

Drawing No.	Rev.
2024-L6767-003	C



APPENDICES



Appendix A Planting Schedule

PLANTING SCHEDULE



Seagull Lane, Emsworth

20.11.24

L6767

Trees - Native / Specimen	Pot / Size	Density	Number
Location as indicated on drawings. Allow for underplanting			
Prunus Padus Albertii, Blrd Cherry Albertii	30lt 3-4m 10-12 girth	1/m2	2
Malus robusta'Red Sentinel' , Red Sentinel crab apple	45 lt 10-12 girth standard	1/m2	1

Shrubs	Pot / Size	Density	Number
Shrubs to be evenly spread out within any landscape plot or strip, and always kept closer to the middle of bigger or wider beds.Location shown on drawings			
Daphne transatlantica 'Eternal Fragrance', Daphne 'Eternal fragrance'	1.5lt 30-50cm.	1/m2	4
Hebe/Veronica 'Margrét', Herbert 'Margret'	2lt 20-30cm.	2/m2	2
Hebe/Veronica 'PinkPixie', Hebe 'Pink Pixie'	2lt30-40c m.	2/m2	2
Pittosporum Bannoway Bay", Pittosporum 'Bannoway Bay'.	2lt 40-50cm	4/m2	2
Salvia'Hot Lips", Salvia'Hot Lips'	2lt.50-60c m	1/m2	2
Salvia amethyst Lips Dyspurp'PBR'",Salvia 'Amethyst Lips	3 lt. 40-50 cm	1/m2	6
Sarcococca hookeriana var humilis, Sweet Box	2lt30-40c m.	2/m2	6
Skimmia japonica 'Kew white'(female), Japanese skimmia 'Kew white'	2lt 40-50cm	1/m2	4
Skimmia japonica 'rubella' (male), Japanese skimmia 'rubella'	2lt 40-50cm	1/m2	5

Perennials	Pot / Size	Density	Number
Perennials to be planted in drifts within any landscaped areas. Drifts to be evenly distributed in a given bed/planter.in numbers shown on drawings. Lower height plants to be always placed in front of taller varieties.			
Agastache rugosa' Beelicious pink'(Agapk)(PBR)< Mexican giant Hyssop	9cm. 20-30 cm.	2/m2	3
Alchemilla Mollis, Lady's Mantle	9c m.20-30c m.	8/m2	

Erigeron karvinskianus, Mexican Fleabane	9cm.10-20 cm.	7/m2	4
Nepeta racemosa 'Walkers Low', Catnip 'Walkers Low'	2lt. 20-30cm	5/m2	12
Verbena officinalis var, grandiflora 'Brampton', Vervain 'Brampton'	9cm.30-40 cm.	2/m2	6
Bulbs	Size	Density	Number
Crocus and Galanthus to be mixed underplanted beneath Bird Cherry at densities given. Narcissi to be mixed underplanted beneath Crab Apple.			
Crocus tommasianus 'Ruby Giant'. Crocus	5-7cm corm	75/m2	220
Galanthus woronowii	4-5cm.	80/ m2	180
Narcissus 'Avalanche'Avalanche daffodil.	15-16cm	60/ m2	40
Narcissus'Geranium', Tazetta daffodils	15-16cm	60/ m2	40
Grasses	Size	Density	Number
Brizzia media, Common quaking grass	9 cm 30-50 cm.	9/m2	10



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