



# PREMIER INN, DARTMOUTH

## LANDSCAPE PROPOSALS INFORMATION

For PREMIER INN HOTELS LTD

JANUARY 2024

Reference: I099-ST-03

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Purpose of issue	Planning
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## **INTRODUCTION**

This document has been prepared on behalf of Premier Inn Hotels Ltd to support a full planning application. The site address is: Parcel C, Land adjacent to Townstal Road, Little Cotton Farm, West of Dartmouth

The document should be read in conjunction with:

- The Landscape Masterplan by Indigo Landscape Architects, drawing reference 1099-MP-01;
- The Ecological Assessment by Delta Simons;
- The Design and Access Statement and Architectural drawings by Axion Architects
- The Planning Statement by Walsingham Planning

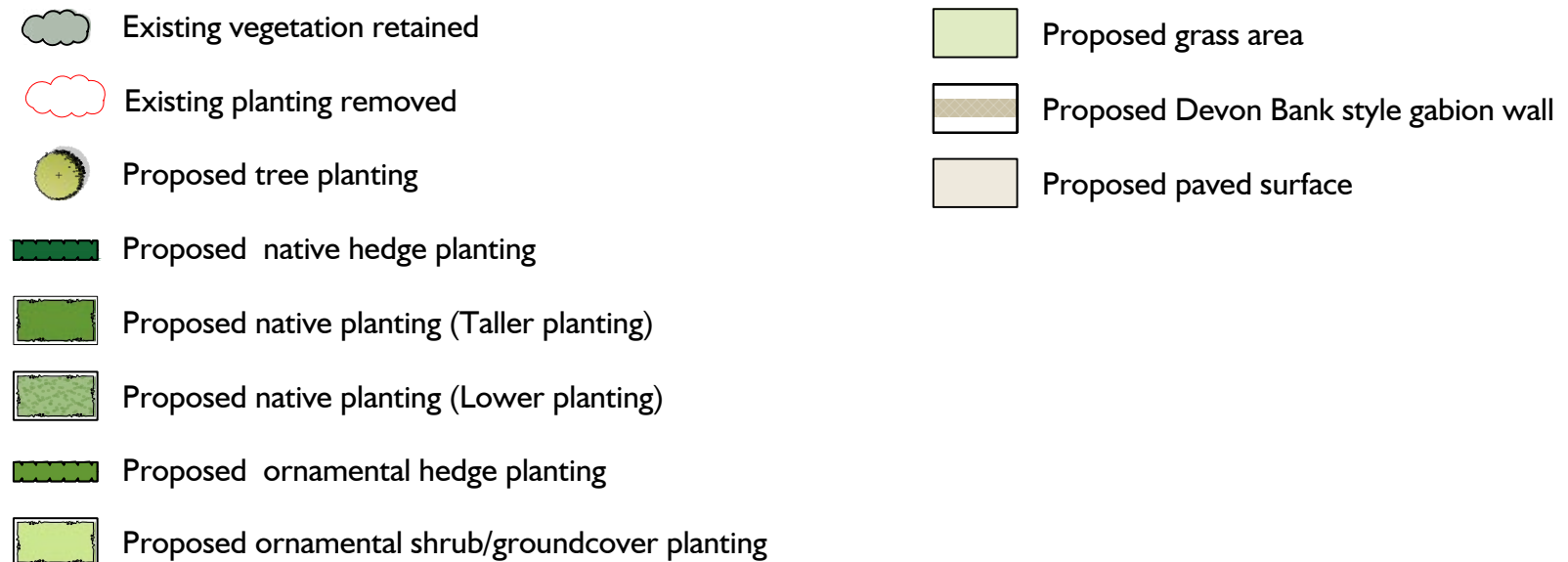
# PREMIER INN, DARTMOUTH

## LANDSCAPE MASTERPLAN

The landscape strategy has been devised to respond to and integrate with the local landscape character and bring wider environmental and biodiversity benefits. At the same time the scheme design is mindful of the relationship with the neighbouring residential area and the safety and practicality for visitors to the hotel.

The landscape proposals feature the following elements:

- Site frontage design to Townstal Road / A3122. It is appreciated that an existing native mixed hedge occasional trees was removed along most of the site frontage to create the new entrance into the larger residential area. An area of existing hedge at the eastern end of the site would be retained with only a small area further removed, as noted. It is therefore proposed to plant a continuous new mixed native hedge along this boundary, with additional native tree planting. To take up the level difference between the road and main site level, the hedge and tree planting will be planted above a low sloping-faced retaining wall to replicate the appearance of a typical and locally traditional 'Devon bank'. The wall would be constructed using weldmesh gabions with the front face hand filled with local stone to reflect the local landscape character. Low native planting – such as Ivy and ferns and other ground flora would be planted in front of the hedge and above the wall / bank to soften and cascade over the front face. In time the intention would be to create a natural soft and rural appearance to blend in with the existing road frontages either side of, and opposite, the site.
- Other boundaries. The proposed mixed native hedge along the site frontage would be also be planted around the other site boundaries to create continuous containment, and a unifying landscape structure to the site. The Devon bank type retaining edge to the site would feather out along the eastern boundary, adjacent to the entrance road into the wider development site. Additional native tree planting would also be planted within the peripheral hedge to provide additional softening and screening of the development.

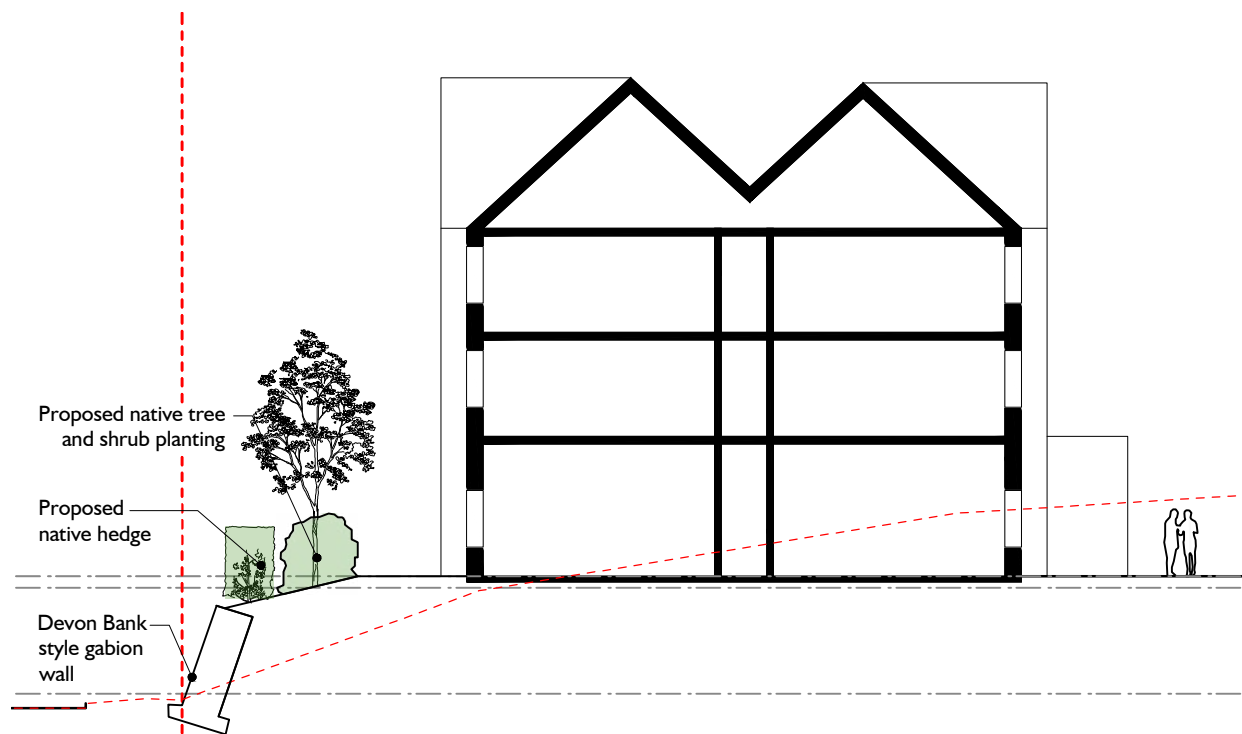




# PREMIER INN, DARTMOUTH LANDSCAPE TYPICAL SECTIONS



**TYPICAL SECTION A-A'**



**TYPICAL SECTION B-B'**

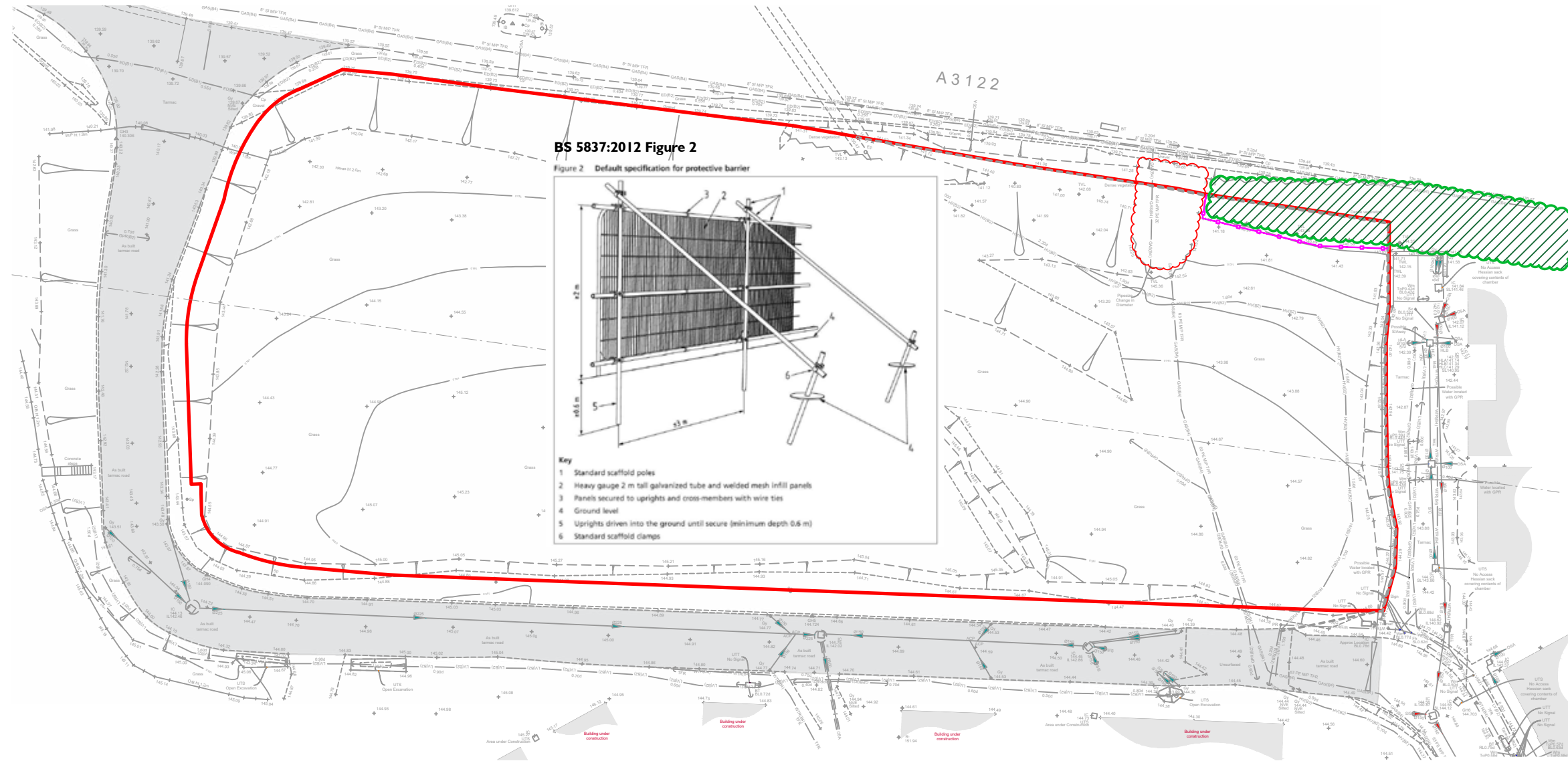
The landscape proposals (continued):




- Other native planting. In addition to the boundary hedge and tree planting it is proposed to plant further native shrub and thicket planting inside the hedges where possible. This will further strengthen the boundary planting along the main road frontage and western boundaries in particular.
- Planting within the site. Within the site and flanking the site entrance, areas of more ornamental shrub and groundcover planting are proposed to provide an attractive setting to the hotel. An informal evergreen ornamental / semi-ornamental hedge will separate the parking area from a grass and paved amenity space on the south side of the hotel. Additional tree planting will also supplement the more ornamental planting and will break down the scale of the car park, particularly at the eastern end of the site.

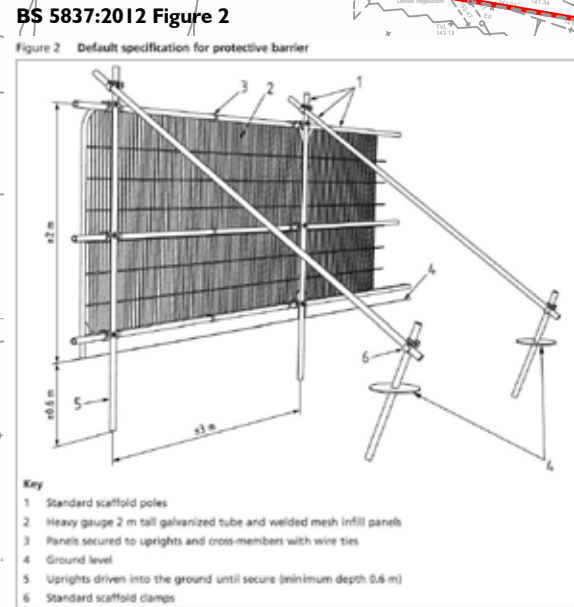
Overall the proposed landscape strategy aims to provide a strong landscape structure to wrap around the site and integrate the built proposals into the wider landscape. The significant bias towards native planting will create an attractive and almost continuous wildlife corridor around the site, will reinforce the local landscape character and will contribute significantly to the overall biodiversity.



Indicative image of a Devon Bank



- KEY**
-  Existing hedge to be retained
  -  Existing section of hedge to be removed
  -  Vegetation protection fencing  
Heras type fence



**TREE PROTECTION REQUIREMENTS**

Care must be taken to protect the existing vegetation as shown on this plan, to a level which ensures its healthy survival.

No construction works shall commence in proximity to existing retained vegetation until protection fencing is in place.

All works in and within 5m of tree protection areas shall comply with BS 5837:2012 Trees in relation to design.

**Vegetation Protection Fencing**

- Material: 2m tall weldmesh panels per BS 5837:2012. All fencing to be fully in place prior to start of main works.
- Once in place, vegetation protection fencing to be maintained in place throughout the construction period.

**Tree Protection Areas (TPA)**

The following constraints apply within the TPA:

- No excavation or raising of soil levels,
- Prevent damage to roots by soil compaction or severing,
- No materials to be stored, dumped or discharged,
- No access to vehicular or pedestrian traffic,
- No utility trenches to be routed,
- No fires to be lit within 10m of the Tree Protection Area.

If for any reason it is necessary to deviate from the proposals, a method statement for 'Excavation and back filling within the Tree Protection Area' is to be submitted and approved by the project Arboriculturist and Landscape Architect before works in areas of deviation commence. Otherwise, the ground within the tree protection fence is to remain undisturbed, so that trees will be successfully retained with good vitality.

**Excavation in protected areas**

Excavation within protected areas must be approved by the Employer's Agent / Landscape Architect / Arborist before proceeding.

- Methods: by hand or approved mechanical machinery under Arboricultural supervision. Backfill as soon as possible or temporarily line with polyethylene sheet to reduce evaporation.

**Vegetation Removals**

- To Standard BS 3998 Tree Works Recommendations.
- Identification: Clearly mark trees to be removed and verify with the Employer's Agent / Landscape Architect / Arborist before proceeding.
- Safety: comply with HSE / Arboriculture and Forestry Advisory Group Safety Guides.
- Felling: As close to the ground as possible.
- Stumps: Remove to a minimum depth of 300mm below ground level or to a level set by the Engineer's specification, whichever the greater. Grub up roots and dispose of without undue disturbance to soil and adjacent areas.
- Work near retained trees: Take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained.
- Cutting Method: Make clean smooth cuts with no ragged edges. Pare cut surfaces smooth with a sharp knife.
- Treatment of cut roots: not required.
- Backfill material: As dug material. Water backfill material to full depth within 2m of existing trees and vegetation to remain to alleviate further stress and reduce further root dieback due to desiccation.

**Liability**

Should a protected hedge be damaged or destroyed, the contractor will be liable for any Local Authority penalties and will need to replace the trees as defined by the National Plant Specification, or whatever age/type of trees is specified by the Local Authority, whichever is the more onerous.

**GENERAL NOTES:**  
This drawing is to be read in conjunction with all other relevant disciplines drawings, schedules, specifications and supporting information. Any discrepancies are to be reported to Indigo Landscape Architects Limited and resolution sought prior to proceeding. This drawing is subject to copyright.





## PREMIER INN, DARTMOUTH TREE PLANTING

The landscape strategy aims in particular, to introduce new tree planting to enhance the site boundaries and street scene, where at all possible.

The tree planting will:

- Be selected from native species;
- Be planted at minimum size of Extra Heavy Standard specification (4.0 – 4.5m height) to create immediate impact; 38 new trees are proposed
- Soften the appearance of new built form;
- Provide significant biodiversity enhancements. Trees are one of the best ways to increase biodiversity as they support a range of life from lichens, insects through to bird life and small mammals.



*Carpinus betulus* 'Fastigiata'



*Tilia cordata* 'Streetwise'



*Acer campestre*



*Prunus padus*



*Sorbus aria* 'Majestica'



**PREMIER INN, DARTMOUTH**  
**SHRUB AND GROUND COVER PLANTING**

**SHRUBS & GROUND COVER**

The landscape proposals will also introduce areas of shrub and ground cover planting, where it is practical to do so. Planting will be selected from a range of native plants and those plants recognised as having particular benefit for pollinators and other wildlife. (For example plants noted in the Royal Horticultural Society 'Plants for Pollinators' list). Where there is the need for visibility across planting areas the planting will be kept below 600mm in height.



Prunus spinosa



Corylus avellana



Ligustrum vulgare



Ilex aquifolium



Lonicera periclymenum



Rosa Glauca



Hebe Midsummer Beauty



Verbena bonariensis



# PREMIER INN, DARTMOUTH

## LANDSCAPE WORKS SPECIFICATION

### IMPLEMENTATION

#### General

All works shall to be undertaken to recognised good horticultural practice and to relevant British Standards. The quality of all landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations'.

All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications for Trees & Shrubs' and British Standard 4043:1989 (where applicable).

#### Biosecurity

'BS 8545:2014 Trees: From Nursery to Independence in the Landscape' shall be adhered to. In the interest of Biosecurity, *trees should not be imported directly from European suppliers and planted straight into the field, unless they have appropriate certification that they are 100% disease free and have come from an area with no known horticultural diseases*; If disease free certification is not possible, the trees shall have spent a full growing season in quarantine, in a British nursery to ensure plant health and non-infection by foreign pests and diseases. This is a measure to address the threat of the introduction of pests and diseases from outside the UK.

#### Soiling and planting specification

- In all new planting areas to be topsoiled, the underlying subsoil shall be broken up / ripped as required to provide sufficient drainage. Hardcore / rubble / excess kerb haunching shall be fully removed.
- Topsoil depths for general planting areas shall be a minimum 400mm depth.
- Imported topsoil should be compatible in pH with existing soil on site and shall comply with BS3882: 2015 Multipurpose topsoil.
- Topsoil analysis tests should be undertaken for existing and imported topsoil to assess the pH level, structural analysis, nutrient composition, and toxin profile of the soil is suitable for landscape purposes. Results are to be provided to the Landscape Architect for approval prior to soiling.
- PAS 100 peat free organic matter shall be incorporated into the soil in tree, shrub and hedge planting areas at a ratio of 1 cubic metre per 20 cubic metres and thoroughly mixed in prior to planting.
- Organic slow release fertiliser shall be incorporated as per manufacturer's recommended rates in all planting areas.
- All planting areas to be mulched with minimum 50mm settled depth medium graded ornamental bark mulch to suppress weeds.

#### Tree Planting

All tree planting to be in accordance with BS8545:2014

- Tree pits, to be square in plan, excavated to a minimum size of 600mm larger than the rootball. Base of pit to be slightly domed; not to be broken up unless drainage problems are apparent.
- Tree pit guide size guide:
  - Selected Standard size and above / feathered trees above 3.0m height  
1200mm x 1200mm, depth as per rootball\*
  - Standard tree and smaller / feathered tree below 3.0m height  
1000mm x 1000mm. Depth as per rootball\*
- \* Bare root trees. Base of pit to have dome of soil to support roots / tree at *original* level in the nursery.
- Tree pit backfill to reflect soil profile – ie: subsoil up to approx. 400mm from ground surface, topsoil above, approx. 400mm depth.
- 1.2m dia watering 'dishes' to be formed around the base of each tree, to hold water directly over rootball during watering.
- Rootballed / container grown trees to be double staked, with a low cross bar, fixed with rubber tree ties and rubber pad.
- Bare root trees shall be single staked, fixed with rubber tree ties.
- Trees outside planting areas to be mulched with minimum 50mm settled depth, medium graded ornamental bark mulch to 1.2m diameter.

#### Timing and monitoring of planting works

All planting shall be undertaken, at the latest, within the first planting season (1st November to 16<sup>th</sup> March inclusive) following substantial completion of the major construction and groundworks. The developer may however, undertake planting prior to this, outside the planting season, using fully containerised planting material. This is on the understanding that increased watering will be required to establish the planting successfully. Where planting is likely to take place outside the planting season, the Contractor is to provide a provisional quote at tender to upgrade all bare root plants to equivalent containerised plants and include an allowance for weekly watering June-Aug inclusive.

All planting works will be undertaken and supervised by a competent professional landscape contractor.



# PREMIER INN, DARTMOUTH

## LANDSCAPE WORKS SPECIFICATION

### LANDSCAPE MAINTENANCE AND MANAGEMENT

#### Long term design objectives

The general intent of landscape maintenance of the site is to ensure that over a period of time the planting develops to maturity, to the concept that has been approved by the local planning authority. Management and maintenance is to be undertaken in such a way as to allow healthy plants to develop, unhindered by weed growth or other inhibiting factors.

#### Landscape maintenance

All landscape maintenance work is to be undertaken by an experienced landscape maintenance contractor.

Maintenance visit, will typically be undertaken once monthly between October and March and twice monthly between April and September. A guide minimum number of 18 visits shall therefore be undertaken. The primary maintenance operations will include:

- Watering trees, plants, grass and wildflower areas as necessary to ensure vigorous and successful establishment during the early years after planting.
- Keeping planting areas free from weeds. All planted / mulched areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required.
- Fertilising of tree pits, hedge and shrub / ground cover areas, annually in spring using a suitable organic slow release fertiliser.
- General pruning and trimming to ensure footways, signs etc. are not obscured and to ensure plants develop appropriately according to their species.
- Checking and adjusting all tree stakes and ties at every maintenance visit during the first one to two years after planting. Removal of stakes and ties once trees are securely established (guide 12 – 18 months after planting).
- Checking and retying climbing plants to planting frameworks as necessary. Trimming climbers back to maintain a neat appearance and to prevent growth over any ownership boundaries
- Removal of litter (to be undertaken as part of the general site cleaning and not necessarily by the landscape maintenance contractor).
- Replacing plants that fail where required, with the approved species, (within 5 years of planting as a minimum). All planting will be inspected annually in late summer. Any dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season (November-March).

### INDICATIVE PLANT SCHEDULE

#### TREE PLANTING

Species	Height (m)	Girth (cm)	Form	Root form / staking
Acer campestre	4.0 – 4.5	14 – 16	Extra Heavy Standard	Bare root / singled staked
Carpinus betulus 'Fastigiata'	4.0 – 4.5	14 – 16	Extra Heavy Standard	Bare root / singled staked
Prunus padus	4.0 – 4.5	14 – 16	Extra Heavy Standard	Bare root / singled staked
Sorbus aria	4.0 – 4.5	14 – 16	Extra Heavy Standard	Bare root / singled staked
Tilia cordata 'Streetwise'	4.0 – 4.5	14 – 16	Extra Heavy Standard	Bare root / singled staked

#### MIXED NATIVE HEDGE PLANTING

Planted in a double staggered row at 4 plants/linear metre. Rows 500mm apart. Plants at 500mm ccs. Species randomly mixed. Plants protected by appropriate rabbit proof guards.

Species	Height (cm)	Root form	Mix (%)
Acer campestre	40 - 60	B/R	20
Corylus avellana	60 - 80	B/R	25
Cornus sanguinea	60 - 80	B/R	5
Crataegus monogyna	60 - 80	B/R	25
Ilex aquifolium	40 - 60	3L pot	5
Prunus spinosa	40 - 60	2L pot	10
Rosa canina	80 - 100	B/R	5
Ligustrum vulgare	80 - 100	B/R	5

#### ADDITIONAL DEVON BANK PLANTING

Planting to top of Devon Bank / above retaining wall. Groups of 5-15, typically 2-3 per m2

Species	Size (cm)	Pot size	Notes
Digitalis purpurea		2L pot	
Dryopteris felix-mas	30 – 40	3L pot	
Hedera helix	60 – 80	3L Container	
Iris foetidissima		2L pot	
Lonicera periclymenum	80 - 100	3L Container	Spot planted along hedge 1-2m spacing



**MIXED NATIVE PLANTING (Taller planting)**

Plants would be selected from the following list to create a mix of thicket type planting with additional ground flora

Species	Height (cm)	Root form	Mix (%)
Corylus avellana	60 – 80	B/R	30
Corylus purpurea	60 – 80	B/R	10
Cornus sanguinea	60 – 80	B/R	10
Euonymus europaeus	60 – 80	B/R	10
Ilex aquifolium	30 – 40	3L pot	10
Ligustrum vulgare	60 – 80	B/R	10
Rosa arvensis	60 – 80	B/R	10
Viburnum opulus	40 – 60	B/R	10

**MIXED NATIVE PLANTING (Lower planting)**

Plants would be selected from the following list or similar to create ground cover, Groups of 5-15

Species	Height (cm)	Root form	Density (no/m <sup>2</sup> )
Ajuga reptans	10 - 20	2L pot	6
Digitalis purpurea		2l	4
Dryopteris felix-mas	30 – 40	3L pot	4
Euphorbia amygdaloides	20 - 30	3L pot	4
Hedera helix	30 – 40	3L pot	4
Iris foetidissima	30 – 40	3L pot	4
Ruscus aculeatus	30 – 40	3L pot	3

**ORNAMENTAL HEDGE PLANTING**

Planted in a double staggered row at 3 plants/linear metre. Rows 400mm apart. Plants at 400mm ccs. Species randomly mixed. Plants protected by appropriate railing between rows.

Species	Height (cm)	Root form	Mix (%)
Pittosporum tenuifolium 'purpureum'	40 - 60	3L pot	100

**SHRUB / GROUND COVER PLANTING**

Species	Size (cm)	Pot size	Density (no/m <sup>2</sup> )
Cornus sanguinea 'Annie's Winter Orange'	40 - 60	3L Container	4
Corylus maxima 'purpurea'	40 - 60	3L Container	4
Hebe 'Midsummer Beauty'	40 - 60	3L Container	4
Hebe 'Mrs Winder'	20 - 30	3L Container	5
Rosa glauca	40 – 60	3L Container	4
Rubus 'Betty Ashburner'	40 – 60	3L Container	4
Verbena bonariensis	40 – 60	3L Container	4

**AMENITY GRASS PLANTING**

Species rich amenity lawn seed

Spring sown in to soil free from weeds and existing vegetation.