

LEGEND

- "No Dig" 70mm thick 6mm to dust CED Stone "CEDSC Gold Footpath Gravel" crushed stone with EcoCell 10 Geogrid laid to fall and 10mm thick canalised timber edging with timber stakes to CP Standard Detail CP70.
- "No Dig" 50mm bark mulch cover over 100mm concrete base and 100mm min. crushed granite sub base with EcoCell 10 Geogrid.
- "No Dig" Marshalls Driveway Saxons Block paved footpath on sand bed laid to falls over 100mm hardcore base with EcoCell 10 Geogrid.
- Returned to forest floor with top soil and additional planting following demolition / removal of existing features.
- Additional terrace surface to KSA specification.
- Existing retained structure.

- Knee Rail Fence to CP Standard Detail SD22.
- Hic and Mic Fence to CP Standard Detail SD31.
- 550mm Dig Exercise Area to CP Standard Detail SD20.
- Low level timber sleeper electrical mounting column.
- Existing feature to be demolished.

- Block paved "Bike Park" with racks to CP Standard Detail SD21.
- Single Pull in Bay to CP Standard Detail SD42.
- Buggy Park to Center Parcs Standard Detail SD47.
- Pedestrian Gates to Center Parcs Standard Detail CP35.
- 4000mm Manual Yard Gate to Center Parcs Standard Detail CP96G.

All existing buildings are to be subject to an Refurbishment and Demolition Survey prior to demolition. All report recommendations to be followed and any Asbestos to be appropriately disposed of.

ALL existing trees to remain and to be provided with tree and root protection measures in accordance with Arboriculturalists report. Final paths and paved areas to be a "No Dig" solution with EcoCell 10 Geogrid root protection.

- Note - New Bench and Acorn features to be CP supply and install.
- Food Kiosk and Store to be CP supply.
- Aluminium light tunnel to be CP supply for contractor installation.

Note - Where proposed planting, contractor to make good and clear the area for Center Parcs landscape team to commence work.

- Landscape Enhancement Planting

- Semi-Ornamental Planting

- Marginal Pond Planting

- Screening Planting

IMPLEMENTATION PROGRAMME:

First planting season following construction

LANDSCAPE MANAGEMENT:

Site owner to implement 5-year management plan to cover the following regular, seasonal and annual maintenance operations.

Trees

Water monthly April to September in periods of drought
Inspect trees annually in winter
Undertake formative pruning of young trees to encourage good growth and shape - As required
Following strong winds, re firm base and check tree steaks for stability- As required
Check tree ties on new planting and replace/loosen/remove - As necessary
Apply slow release fertiliser to base of each tree; 50g per new tree - Annual, Mar-Apr

Shrubs

Remove litter
Water monthly April to September in periods of drought
Maintain plant beds weed free
Remove dead plants
trim planting to prevent encroachment onto paths
Prune planting clear of all signage and sightlines
Prune beech hedge once annually
Firm up rocked plants
Eradicate any occurrence of Japanese Knotweed

Plant failures

Replace any dead plants in following planting season (Nov - Mar)

Aftercare

24 months aftercare by planting contractor. Including grass and meadow cutting, weed, pest and disease control, pruning and watering. Weed control by residual herbicide or hand weeding as necessary to achieve a weed free condition. Watering in periods of drought to ensure establishment and continued thriving of planting.

Defects Liability

Twenty-four months on plant material and grass. Replacements in November in year of loss.

Ongoing Maintenance

Continue to maintain for five years from completion of planting by hand weeding and spot treatment of weed killer to any weed in planted areas until plants close canopies. replace failures for 5 years.

OUTLINE SPECIFICATION:

GENERAL

All works to be in accordance all relevant British Standards and the Landscape Consultant's planting plans and specification (to be issued) in compliance with the National Landscape Specification (NBS) 1008 issue even.

SETTING OUT

All dimensions and levels should be checked and adjusted on site. Contractor responsible for care and accuracy of all services. Do not scale from this drawing.

SITE PREPARATION

Building rubble in excess of 50mm dimension to be removed, compaction ripped 150mm deep of broken out by JCB back-actor leaving surface rough. Ensure free drainage.

TOPSOIL

Free from all multipurpose topsoil BS:3882 medium loam, not more than stoney, pH 5.7-7.5.
Depth 450mm at planting areas, 150mm to all other areas.
Provide Declaration of Analysis of soil to Employer's Agent.

TREE PIT

Transplants 300mm x 300mm depth
Heavy Standard 1200mm x 750mm depth

PREPARATORY HERBICIDE

Weed allowed to grow and treated with up to three applications of weed killer prior to cultivation or planting during the following period.

GRASSING AND TURFING

All areas within the site boundary which have been disturbed by the works will be graded and cultivated. Compacted ground to be forked. Cultivated to prepare seed bed. Stones picked to 25mm.

Double turf row to all new paved edges of landscape areas. Remaining area to be hydroseeded between April-October.

Seed mix to be confirmed after soil testing.
GRASSING: Emorsgate EGI General Purpose Meadow Grass (or similar). Hydroseeding.

Watering will be required for establishment if seeding in summer.

PLANTS

General

Plant material in accordance with the HTA's National Plant Specification 1997. All plants container grown, well formed and free from disease. Plant handling to CPSE Plant Handling Code.

Quality as supplied by:

Johnson's of Whixley Ltd, York YO26 8AQ. Tel: 01423 33004.
Or other nursery listed in the Horticultural Trades Association Nursery Certification Scheme.

Planting

Plant November to March.
Planting areas cultivated 150mm deep and stones picked of greater than 50mm. Plant material planted 300 x 300 x 200 minimum.
Approved planting compost to be incorporated into the soil during planting.

BACKFILL MIX

Plant Type	EnmagP4	Compost	
Shrubs	35g	5g	10 litres
Transplants	35g	5g	10 litres
Heavy Standard	75g	5g	25 litres

Backfill mix (30%) incorporated into topsoil (70%) during planting.

TREE STAKING

Heavy Standard - Short Double Staking.

Preserved softwood 100mm minimum diameter. Driven vertically 450mm into base of pit on either side. Cross bar timber. Stake secured with rubber "T Ties" 375mm wide standard nylon reinforced rubber belt ref L2 ties including rubber spacer pads.

MULCH

Total cover coarse bark mulch to shrub areas, Melcourt Bark Nuggets 75mm deep.



Proposed Site Plan:

at A0

0m 2.5m 5m 12m 1:250

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Proposed Pond Construction:

1:100 at A0

0m 1m 3m 5m 1:100

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PI	28.02.2026	Planning Application	DAB	Checked:
Rev	Date	Description	Drawn	Checked
Jackson Design Associates Latter House, Latter, Wey Sherwood Energy Village Ollerton, Nottinghamshire NG22 9QW Telephone: (01423) 863222 Facsimile: (01423) 863555 www.jacksonsdesign.co.uk ARCHITECTURE - DESIGN - MANAGEMENT				
Project: Santa's Woodland Village Longleat Forest Center Parcs				
Drawing Title: Proposed Landscape Plan				
Project Address: Longleat Forest Holiday Village, Picket Post, Corsley, Warminster. BA12 7PU.				
Client: Center Parcs (Operating Co.) Ltd.				
Drawn:	Checked:	Scale (Site):	Date:	
DAB/RSS	SM	1:250 (@A0)	March 2026	
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PLANNING APPLICATION				

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