

Details of Hard and Soft Landscaping Works & Planting Schedule

To be read in conjunction with the accompanying site plan;

1. Hard Landscaping Materials

The hard and soft landscaping proposal has been suggested to achieve a compliant Sustainable Drainage System (SuDS) for the development.

(A) Driveway (Permeable Gravel):
Surface: 20mm angular shingle (e.g., South Cerney or similar) laid to a depth of 50mm.
Grid System: Use a recycled plastic gravel stabilization grid (e.g., Bodpave or CORE Gravel) to prevent stone migration.
Sub-base: 150mm–250mm of MOT Type 3 (open-graded) aggregate. Avoid Type 1 as it contains "fines" that block water flow.
Separation: A geotextile membrane (e.g., Terram 1000) between the soil and sub-base to prevent sinking.

(B) Paths & Patios (Concrete Pavers):
Product: Marshalls Priora or Brett Omega Flow permeable concrete blocks.
Jointing: Fill joints with 2mm–6mm clean, crushed angular grit (no sand).

(C) Boundary Treatments
Timber Fence to North, East and South Elevations to 1.85m Height with same size timber gates to rear access pathways and timber fence to West and part-north Elevations to 525mm height (as shown).

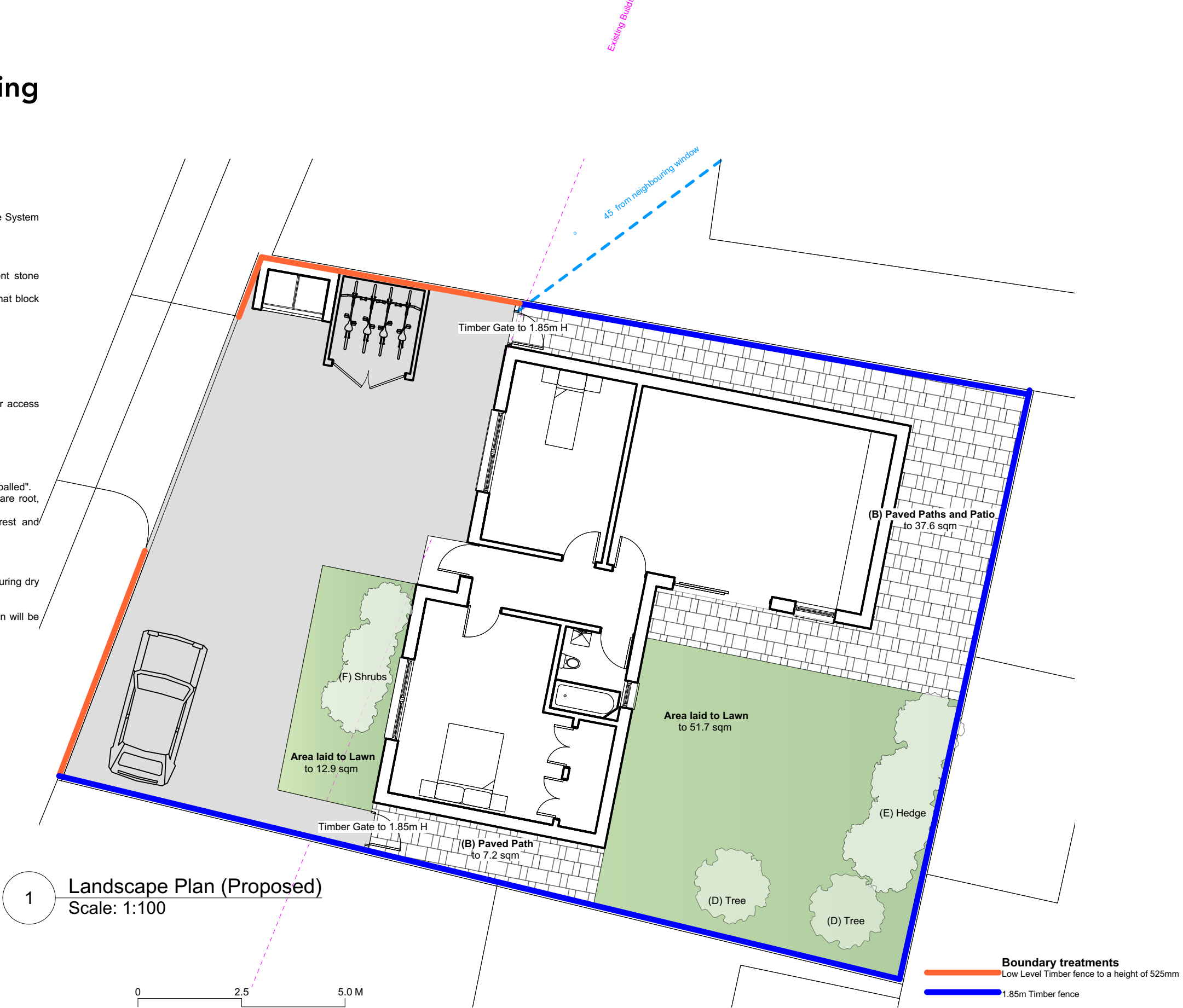
2. Planting Schedule (Soft Landscaping)

Given the coastal/chalky nature of Sompting, the following native species have been chosen:-

(D) **Trees:** Silver Birch (*Betula pendula*) or Field Maple (*Acer campestre*) — specify as "10-12cm girth, rootballed".
(E). **Hedges:** Native Beech (*Fagus sylvatica*) or Hornbeam (*Carpinus betulus*) — specify as "60-90cm bare root, planted in double staggered rows".
(F). **Shrubs:** *Viburnum opulus* (Guelder Rose) and *Cornus sanguinea* (Dogwood) for seasonal interest and biodiversity.

3. Five-Year Maintenance Plan

Watering: All new plants will be watered twice weekly during the first growing season (March–Sept) and during dry spells thereafter.
Weeding: Planted beds will be kept weed-free via hand-pulling and a 50mm bark mulch layer.
Replacement: Any tree or shrub that dies, becomes diseased, or is removed within 5 years of completion will be replaced with the same species and size in the next planting season.
Pruning: Hedges will be trimmed annually in winter to maintain shape and density.



1 Landscape Plan (Proposed)
Scale: 1:100

Job Title: NHA - VR-001
Address: Land to the rear of 12-14 Valley Rd, Lancing, BN15 0JR

1. ALL DIMENSIONS IN MM.
2. ALL SPECIFIED ITEMS IN LINE WITH MANUFACTURERS RECOMMENDATIONS
3. ALL GIVEN LABELS & DIMENSIONS TO BE CHECKED & CONFIRMED ON SITE
4. THE CONTRACTOR, SUB CONTRACTOR OR SPECIALIST CONTRACTOR SHOULD INFORM THE ARCHITECT OF ANY DISCREPANCIES
5. ALL RIGHTS RESERVED

Scale: NTS @ A3
Drg.No. NHA-016-DOC05
Discharge of Condition (Proposed)
Drawn by: NJH
Issued to: Client/Planning
Status: Planning
Date: 11.02.2026