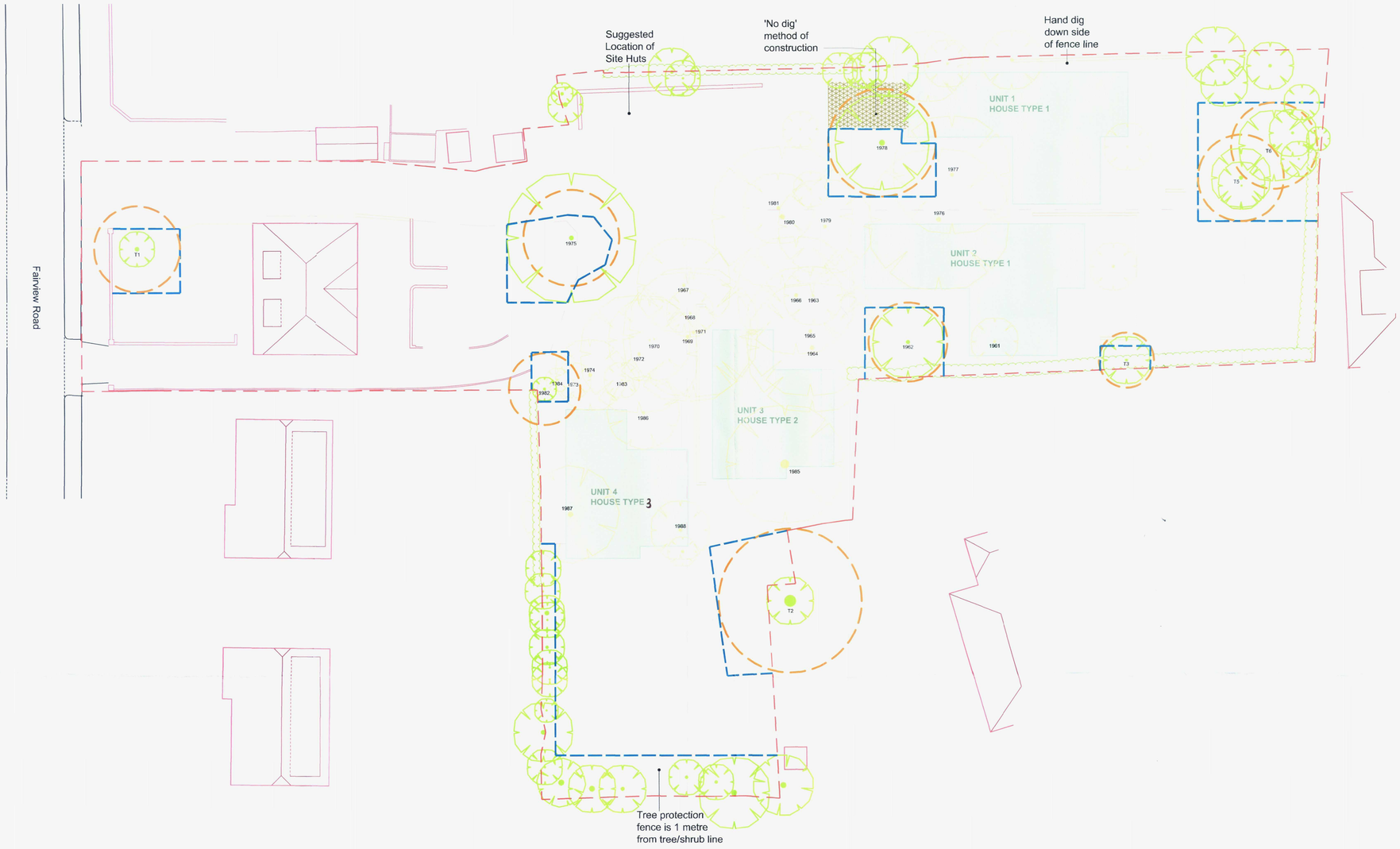


KEY

- Retained Trees
- Removed Trees
- Root Protection Area
- Ground Protection to be in accordance with Figure 3 - scaffolding within RPA. To be installed prior to any site clearence or construction works
- Tree protection fencing to be in accordance with Figure 2 - protective barrier. To be installed prior to any site clearence or construction works
- Existing Hedge
- Site Boundary

JOA DISTRICT COUNCIL
PLANNING DIVISION
Received
DATE RECEIVED 27 MAR 2007

NOTES:

Base taken from drawing No. 206/P/02 Rev. Prelim, by Linic consultants, dated March 2007

Tree Protection

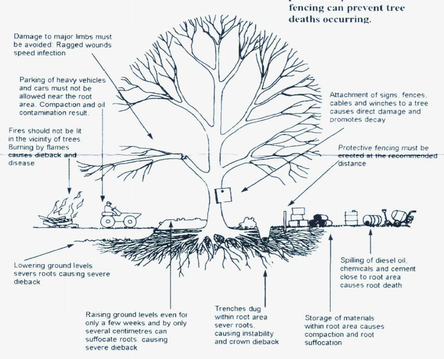
Clearance of trees/vegetation not to be retained shall be carried out between October and Feburary, ie outside the nesting season unless all vegetation has be approved by detailed inspection to be free from nesting birds

The location of temporary protective fencing and ground protection is identified on this drawing, Tree Retention, Removal and Protection, DHA/559/01. All trees to be protected shall be marked on site and temporary fencing/ground protection, in accordance with Figure 2 and 3, installed prior to commencement of site works for the duration of all construction in accordance with British Standards 5837:2005 Trees in relation to Construction. Fencing shall be maintained in a vertical and effective condition until completion when it shall be carefully removed. No change in level or storage of materials shall be allowed within the protectively fenced areas.

Where any damage is caused to the crown, stem or root of the tree being retained, remedial work shall be carried out by an approved arboriculturalist/tree surgery contractor.

Common causes of Tree Death

The use of properly positioned protective fencing can prevent tree deaths occurring.



Please use copies of this as an on-site poster for personnel

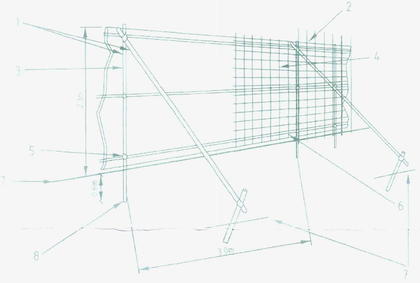


Figure 2 Protective barrier

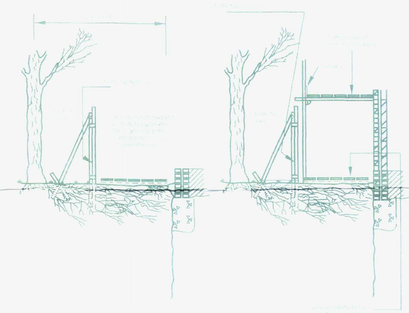


Figure 3 Scaffolding within the RPA

NOTE:
The supporting images and information has been provided by Phillip J Ellis, Arboricultural Consultant. The two images above and the Method Statement are included in his Arboricultural Report in Relation to Develpment Proposals for Fairview Road, Lancing.

ARBORICULTURAL METHOD STATEMENT

8.0 Preliminary Works

8.1 Prior to the commencement of any other works the tree removal and pruning specified in Appendix A should be carried out by an appropriately qualified tree contractor.

8.2 Tree protection barriers, ground protection and additional protection for the trunk of 1975 and 1978 as detailed in section 7, in conjunction with Plan DHA/559/01 Tree retention, removal and tree protection, should be installed prior to the commencement of any site clearance or construction works.

8.3 The demolition of any existing structures and site clearance should be carried out in accordance with the method statement at Appendix E.

8.4 Where any existing hard surface within the RPA of a retained tree, for example 1975, is to be removed, it should be carried out in accordance with the method statement at Appendix E. General stripping of the hard surface and underlying soil must be avoided. Once the hard surface is removed, the area must be protected from construction damage by appropriate barriers and/or ground protection as described in paragraphs 7.4 to 7.13 of this report.

8.5 Where the west side of unit 1 is close to the high hedge to the garden of no. 8 Fairview Road, any excavations should be carried out by hand and avoid bringing in new services along this route. Refer to paragraph 10.2 below for advice.

8.6 The position of any site huts, materials storage and any on site car parking for contractors should be clearly identified. The preferred location, from an arboricultural perspective, of site huts and materials storage is shown in Plan DHA/559/01 Tree retention, removal and tree protection.

8.7 Tree protection measures shall remain in place until completion of the development and may only otherwise be removed to facilitate any post development landscaping.

9.0 Underground Services

9.1 We have seen no information regarding the installation of underground services and it is assumed that, installation of services can be achieved with out trespassing within RPAs of retained trees.

9.2 Should the installation of underground services within a RPA be unavoidable, it is essential that it is carried out in accordance with National Joint Utilities Group Booklet 10 1995 'Guidance for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees' [NJUG10] and under the supervision of the Arboriculturist.

10.0 Arboricultural Supervision

10.1 Installation of tree protection measures should be supervised by an appropriately experienced Arboriculturist who should be appointed to monitor the observance of those measures for the duration of the development.

Rev.	Date	By	Description	Ckd	Aprd
/	23.03.07	GL	Issue	AJ	DH

Drawing Status:

PLANNING

david huskisson associates
landscape architecture ■ urban design
expert witness ■ environmental planning
17 Upper Grosvenor Road, Tunbridge Wells, Kent, TN1 2DU
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Email dha@dha-landscape.co.uk

All dimensions to be checked on site

Client
HARLINGTON HOMES LTD

DATE RECEIVED 02 MAY 2007

Project
Fairview Road, Lancing

Drawing
Tree Retention Removal and Protection

Sheet of	Scale A1 @ 1:200	
Date March 2007	Drawing No. DHA/559/01	Rev. /

SPECIFICATION

Tree Protection

Clearance of trees/vegetation not to be retained shall be carried out between October and February, ie outside the nesting season unless all vegetation has be approved by detailed inspection to be free from nesting birds

The location of temporary protective fencing and ground protection is identified on this drawing, Tree Retention, Removal and Protection, DHA/559/01. All trees to be protected shall be marked on site and temporary fencing/ground protection, in accordance with Figure 2 and 3, installed prior to commencement of site works for the duration of all construction in accordance with British Standards 5837:2005 Trees in relation to Construction. Fencing shall be maintained in a vertical and effective condition until completion when it shall be carefully removed. No change in level or storage of materials shall be allowed within the protectively fenced areas.

Where any damage is caused to the crown, stem or root of the tree being retained, remedial work shall be carried out by an approved arboriculturalist/tree surgery contractor.

Planting

Ground Preparation
All groundworks to be carried out in accordance with BS 4428:1989 General Landscape Operations. Imported topsoil shall be to BS 3882:1994 General Purpose Grade. Supply and spread 100mm topsoil over the area of amenity grass.

Grass
Grass area shall be cultivated taking care not to exceed depth of imported topsoil with ameliorant/fertilizer fully incorporated. Grass seed shall be an approved hard wearing, low maintenance amenity shade tolerant mix. Seed shall be spread evenly at manufacturer's recommended rate.

Trees
Tree pits shall be excavated to a depth of 600mmx1000mm2 wide and adjusted as required to ensure that trees are planted to the depth of the nursery soil mark or the stem.

The bottom of the planting pit shall be loosen up by forking to a depth of 150mm and shall be covered with 50-75mm of backfill mixture before the tree is placed in the pit.

Backfill material is to consist of 7 parts imported topsoil, throughly mixed with 3 parts peat free compost. To this shall be mixed slow release fertiliser in ccordance with the manufacture's recommendations.

All trees are to be fitted with a single stake with an overall height of 1500mm, with at least 300mm driven vertically into the ground before planting. Consolidate material around the stake during backfilling. Secure tree firmly but not rigidly to the stake with an approved tie and spacer.

Hedge and shrubs
All planting is to take place in the planting season between October-March

All areas to be planted shall have all weeds killed prior to planting. Beds shall be dug by hand or cultivated by machine to a minimum depth of 300mm and made up with imported clean topsoil.

Hedges to be planted in a double staggered row @ 0.5m2(4 plants per linear metre)Rows to be 300mm apart. Plant in groups of 3,5 and 7 of the same species.

Plants shall be planted at the same depth as previously grown, with care being taken to avoid damage to the root systems and stems.

The backfill returned to around the plants shall consist of 7 parts imported topsoil, throughly mixed with 3 parts peat free compost. To this shall be mixed slow release fertiliser in accordance with manufacture's recommendations.

Supply and spread total cover of a course bark mulch to a depth of 50mm after settlement to all planting and tree areas.

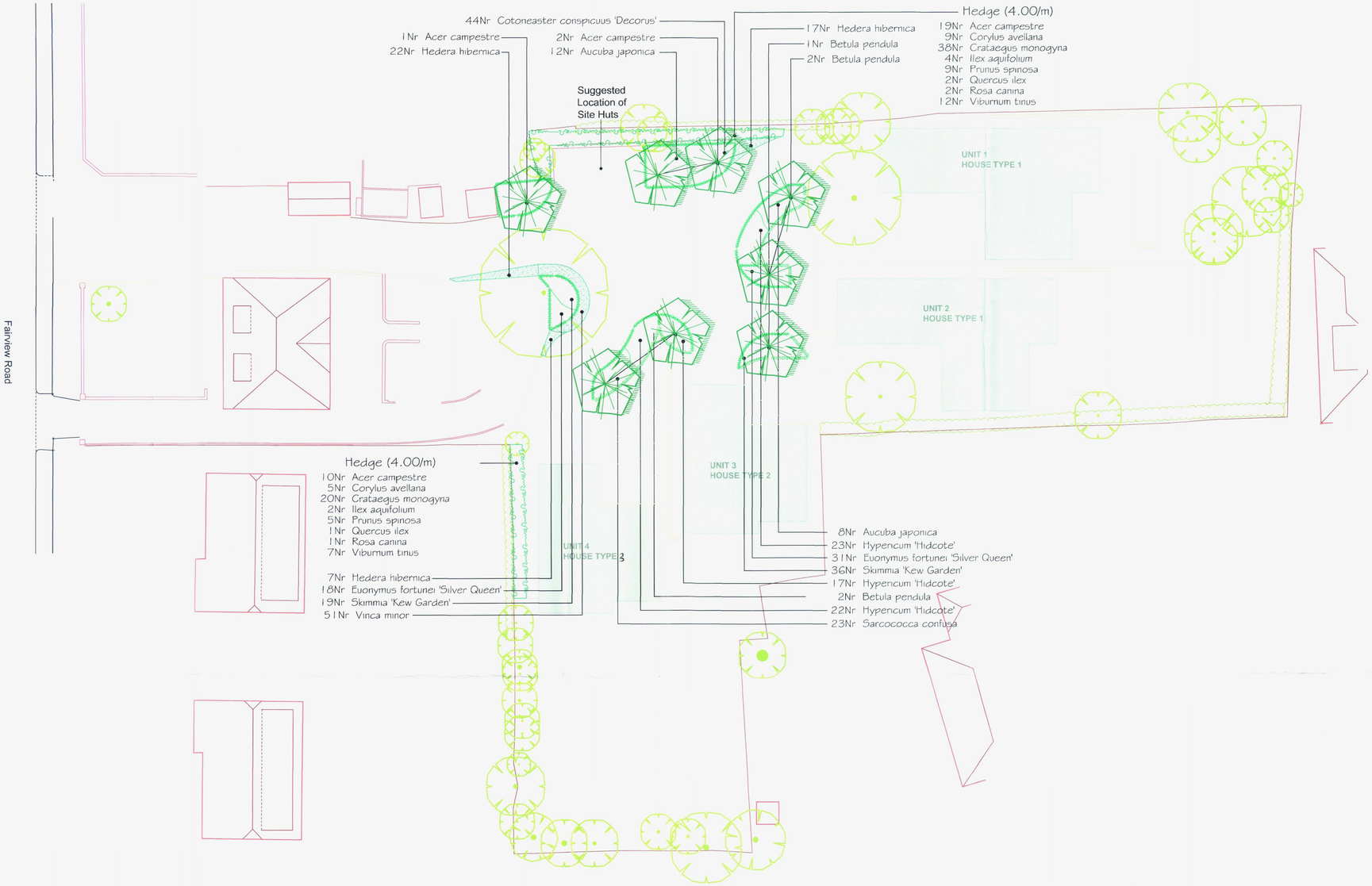
All hedge plants to be fitted with tree or shrub shelters.

All selected standard or feathered trees shall be fitted with rabbit guards.

All planting shall be watered immediately after planting.

Maintenance

- Maintenance shall include but not be imited to:
- Pruning of existing trees to remove dead wood and any crossing branches Refer to Arboricultural Report in Relation to Proposed Development by Philip Ellis.
- Removal of ivy growing up some existing trees.
- Hedges shall be pruned during establishment to promote bushy growth. Thereafter they shall be kept neat by trimming with narrower top, to the design height of 1.5m.
- Weed control to planting areas including weed free circles.
- Periodic fertiliser applications.
- Watering.
- Periodic replacement of plants which have failed.



Plant Schedule

Class	Nr	Plant Name	Form	Height/Spread (cm)	Clear Stem	Girth (cm)	Type	Pot Size	Breaks	Habit	Density (m2)	%
Climber	46	Hedera hibernica		30-40			C	1L	3	Several shoots	5.00	

Class	Nr	Plant Name	Form	Height/Spread (cm)	Clear Stem	Girth (cm)	Type	Pot Size	Breaks	Habit	Density (m2)	%
Shrub	44	Cotoneaster conspicuus 'Decorus'		30-40			C	3L	3	Branched	4.00	
Shrub	3	Rosa canina		40-60			B			Branched	Hedge	2.50
Shrub	23	Sarcococca confusa		20-30			C	3L	6	Several shoots	3.00	
Shrub	20	Aucuba japonica		40-60			C	10-12L	6	Bushy	1.00	
Shrub	62	Hypericum 'Hidcote'		30-40			C	3L	5	Bushy	3.00	
Shrub	6	Ilex aquifolium		40-60			C	2L		Leader and laterals	Hedge	5.00
Shrub	14	Prunus spinosa		40-60			B		2	Branched	Hedge	10.00
Shrub	49	Euonymus fortunei 'Silver Queen'		30-40(D)			C	3L	5	Bushy	5.00	
Shrub	51	Vinca minor		10-15			C	2L			6.00	
Shrub	19	Viburnum tinus		30-40			B		2	Branched	Hedge	10.00
Shrub	55	Skimmia 'Kew Garden'		30-40			C	3L	3	Bushy	4.00	

Class	Nr	Plant Name	Form	Height/Spread (cm)	Clear Stem	Girth (cm)	Type	Pot Size	Breaks	Habit	Density (m2)	%
Tree	58	Crataegus monogyna	Seedling	60-80			B				Hedge	40.00
Tree	14	Corylus avellana		60-80			B				Hedge	10.00
Tree	29	Acer campestre	Transplant - seed raised	60-80			B				Hedge	20.00
Tree	3	Acer campestre	Standard (Selected)	250-300	175-200	8-10	B					
Tree	5	Betula pendula	Multi-stem	200-250			RB		2 stems			
Tree	3	Quercus ilex	Feathered	40-60			B		3		Hedge	2.50

PLANTING PROPOSALS

Planting would be used to create a robust landscape framework that would enhance the external environment of this residential development and provide a attractive setting to live in.

Retained trees will provide shade and screening and a level of established landscape, and the proposed tree and shrub planting will also filter direct views of the development from off site properties and provide a positive structure for the site.

Trees, shrubs and groundcovers would be selected for their suitability for the site, their flowers, bermes and the texture and colour of their leaves and stems.



KEY

- Retained Trees
- Proposed Trees
- Proposed Shrubs
- Existing Hedge
- Proposed Hedgerow
- Proposed Groundcover
- Amenity Grass
- Fence Between New Properties

NOTES:

Base taken from drawing No. 20G/P102 Rev. Prelim, by Lmc consultants, dated March 2007

FOR DISTRICT COUNCIL PLANNING DIVISION
Arderwick
RECEIVED 27 MAR 2007

Rev.	Date	By	Description	Ckd	Aprd
/	23.03.07	GL	First Issue	AJ	DH

Drawing Status:
PLANNING

david huskisson associates
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02 MAY 2007

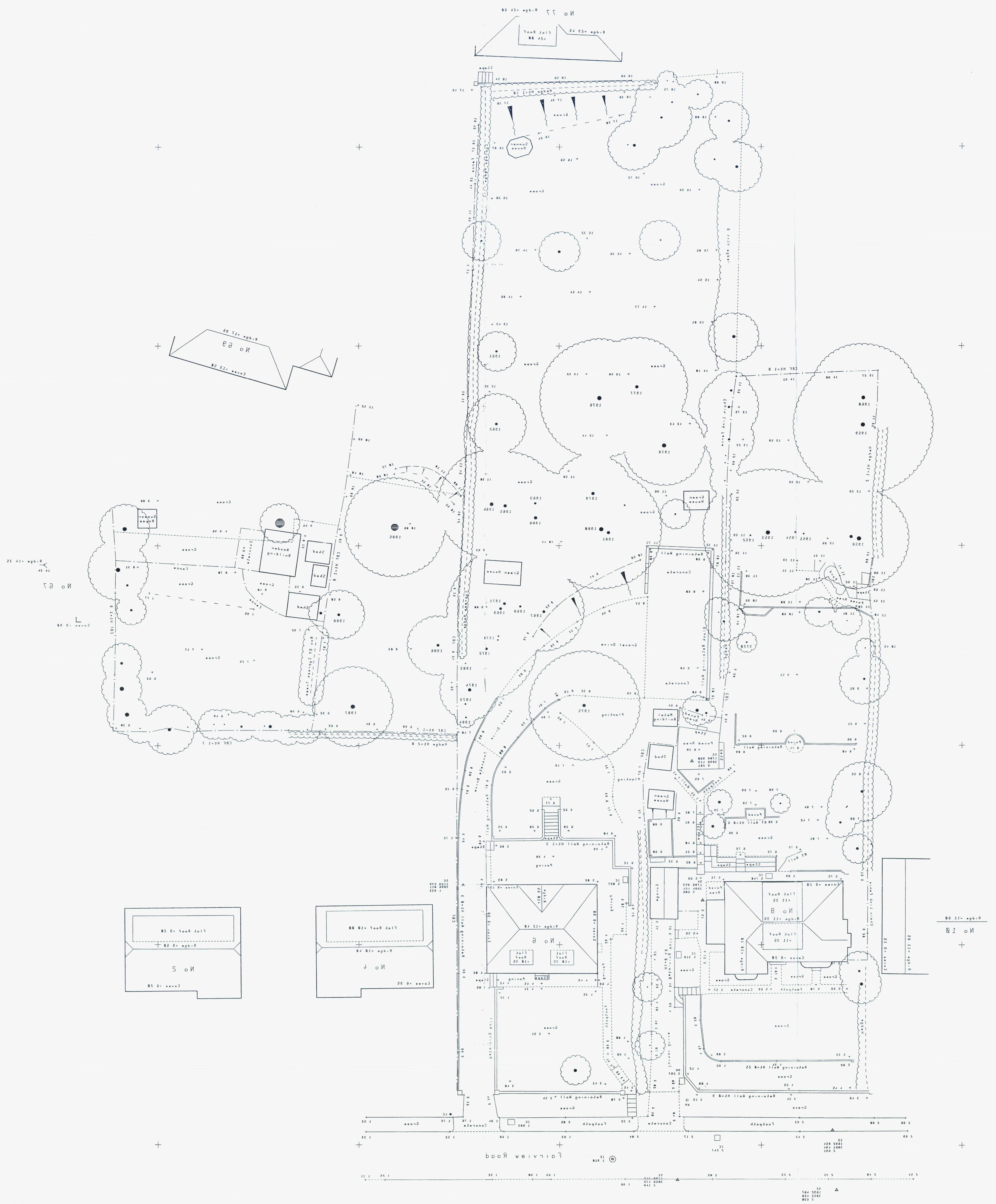
All dimensions to be checked on site

Client
HARLINGTON HOMES LTD.

Project
Fairview Road, Lancing

Drawing
Landscape Proposals

Sheet	of	Scale 1:200 @ A1
Date: March 2007	Drawing No.: DHA/559/02	Rev.: /



A C E SURVEYS

Land Survey

Land At 6 & 8 Fairview Road
Lancing
West Sussex

Scale 1:200
Date 18-12-06

OUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Ancl018167
DATE 27 MAR 2007
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TYPE 1 HOUSE



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPE 2 HOUSE



GROUND FLOOR PLAN

FIRST FLOOR PLAN

GENERAL NOTES

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FLOOR AREAS: msq

Rev	Date	Comment	By	Chk. by
-	26.03.07	T1 EAST SIDE ELEVATION ADDED T2 NORTH SIDE ELEVATION ADDED	BG	dg
-	22.03.07	ISSUED FOR PLANNING APPROVAL	BG	dg

Drawing Status

PLANNING

LINIC CONSULTANTS
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website: www.linicconsultants.co.uk

HARLINGTON HOMES

Job Title

4 NEW HOUSES, REAR OF 4 & 6 FAIRVIEW ROAD, LANCING

HOUSETYPE PLANS AND ELEVATIONS

	Date	Drawn by	Checked by
1:100@A1	13/03/07	BG	

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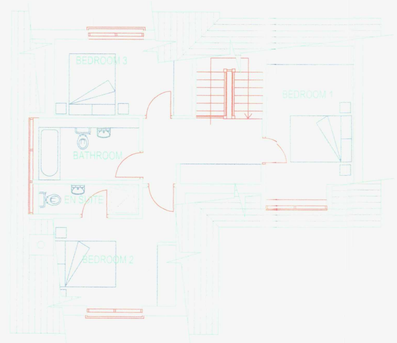
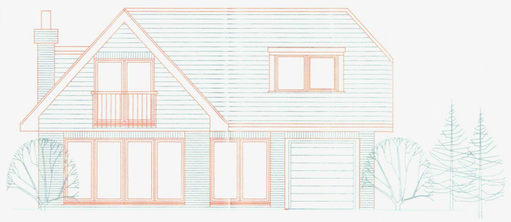
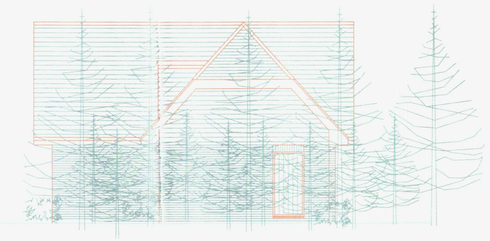


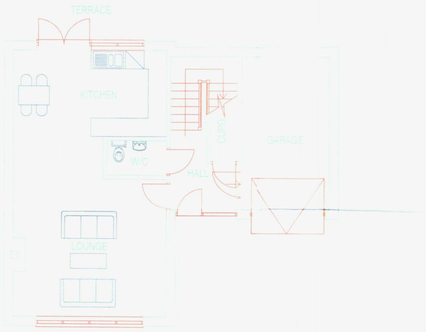
FIRST FLOOR PLAN



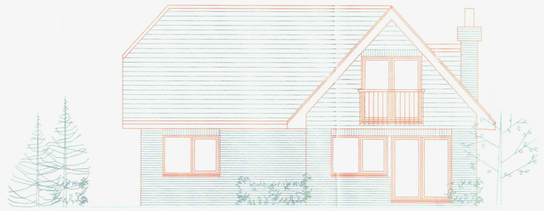
FRONT ELEVATION



SOUTH ELEVATION



GROUND FLOOR PLAN



REAR ELEVATION



NORTH ELEVATION

TYPE 3 HOUSE

GENERAL NOTES

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FLOOR AREAS: msq

Rev	Date	Comment	By	Chk. by
-	26 03 07	ISSUED FOR PLANNING APPROVAL	BG	dg

Drawing Status

PLANNING

LINIC CONSULTANTS
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02 MAY 2007

HARLINGTON HOMES

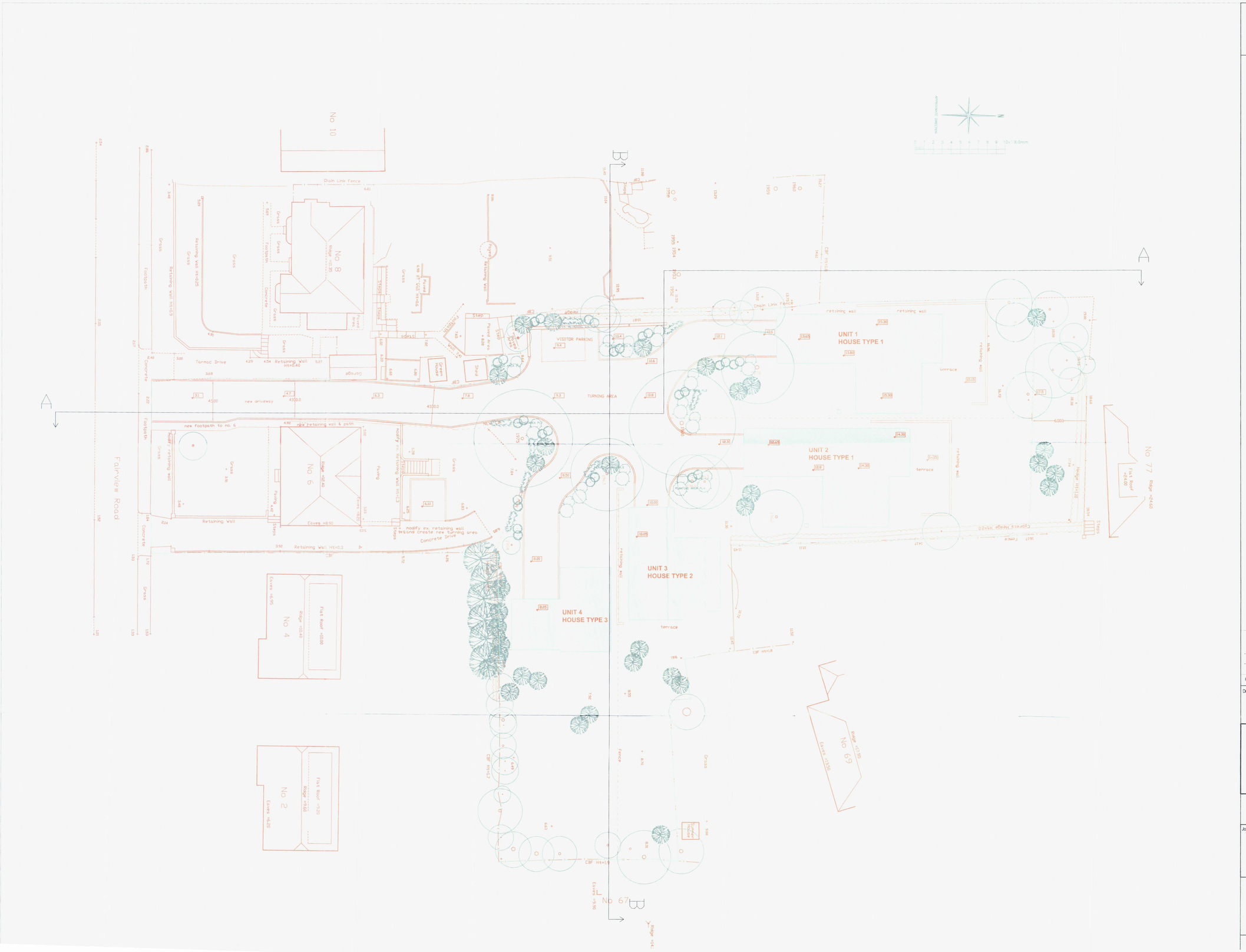
Job Title

4 NEW HOUSES, REAR OF 4 & 6 FAIRVIEW ROAD, LANCING

HOUSETYPE PLANS AND ELEVATIONS
TYPE 3

1:100@A1	Date 24/03/07	Drawn by BG	Checked by

DISTRICT COUNCIL
PLANNING DIVISION
Application
DATE RECEIVED 27 MAR 2007



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SITE AREAS: ha

APPLICATION SITE 0.3 ha APPROX.

15.5 = PROPOSED NEW LEVELS

NB housetypes are indicative only

Soft landscaping indicative only

Rev	Date	Comment	By	Chk. by
-	26 03 07	NO. 4 AMENDED: HOUSE TYPE 3 ADDED	BG	dg
-	22 03 07	ISSUE FOR PLANNING APPROVAL	BG	dg

Drawing Status

PLANNING

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HARLINGTON HOMES

DATE 02 MAY 2007

Job Title

4 NEW HOUSES, REAR OF 4 & 6 FAIRVIEW ROAD, LANCING

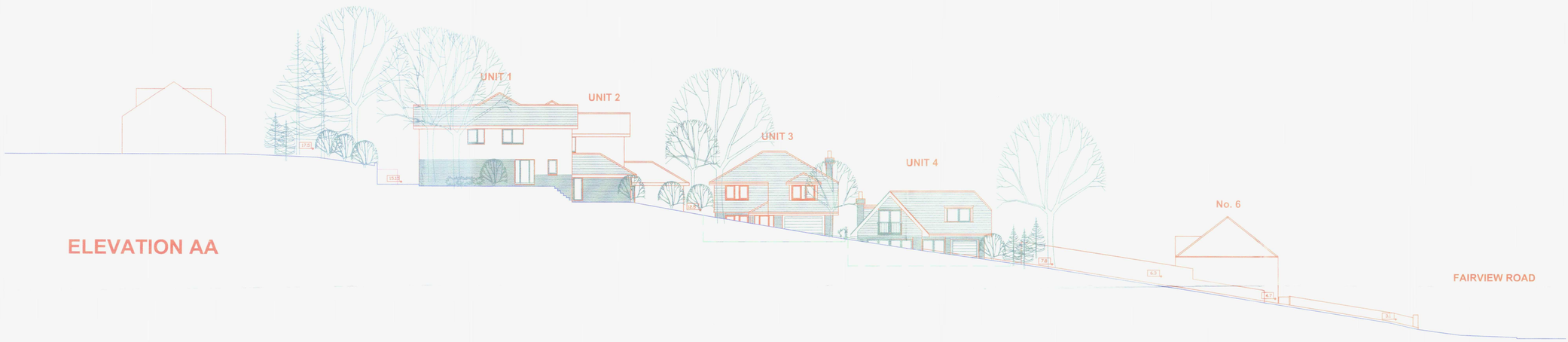
SITE PLAN AS PROPOSED

1:200@A1	Date 13/03/07	Drawn by BG	Checked by

DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Ardlow167
DATE RECEIVED 27 MAR 2007



ELEVATION BB



ELEVATION AA

GENERAL NOTES

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LEGEND

15.5 = PROPOSED NEW LEVELS

DISTRICT COUNCIL
PLANNING DIVISION
02 MAY 2007

Rev	Date	Comment	By	Chk. by
prelim	26 03 07	ISSUED TO PLANING	BG	dg

Drawing Status

PLANNING

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HARLINGTON HOMES

Job Title

4 NEW HOUSES, REAR OF 4 & 6 FAIRVIEW ROAD, LANCING

SECTIONAL ELEVATIONS AS PROPOSED

	Date	Drawn by	Checked by
1:200@A1	21/03/07	BG	