

KEY TO LANDSCAPE PROPOSALS

Existing Vegetation

- Buffer Zone**
Area of existing scrub to be retained and enhanced
- Site Boundary**

Proposed Planting Details & Specification

All areas of new landscaping to have the existing topsoil and subsoil decompacted by hand digging or rotovator. If any imported topsoil is required it should be placed to a depth of 100 in grass areas and 300mm minimum in shrub areas. Planting should take place during the dormant planting season ie October to March.

Tree Planting

Specimen trees in accordance with "BS 8545:2014 Trees: from nursery to independence in the landscape" to be planted in locations indicated as per the following:

Excavate tree pit, fork over bottom of pit, plant tree including timber stake and rubber spacer to secure the tree in an upright position and backfilled with 600mm subsoil and 300mm topsoil.

Specimen Tree Planting (31 no.)

4.50m high, 14-16 cm girth Extra Heavy Standard root balled trees (supplied by Barcham Trees or similar approved)

- 3 x Sorbus aucuparia "Sheenwater" (Rowan) - Sa
- 2 x Acer platanoides "Crimson Sentry" (Upright Maple) - Ap
- 1 x Pyrus calleryana "Chanticleer" (Flowering Pear) - Pc
- 5 x Betula pendula (Silver Birch) - Bp
- 6 x Acer campestre "Streetwise" (Field Maple) - Ac
- 8 x Alnus glutinosa (Alder) - Ag
- 5 x Crataegus monogyna (Hawthorn) - Cm

Root Barriers

To protect paved surfaces from root heave, "RootDirector" product (or similar approved) to be utilised to divert roots downwards to a level where they can safely establish without surface damage.

- To be used for trees within close proximity of paved surfaces indicated by a black square (5 no.)

Shrub Planting

Areas of shrub planting to be pit planted at densities indicated, to provide attractive low growing shrubs planting to front garden areas as follows:

Shrubs

Shrubs to be pit planted 3 per m². Planted to provide low maintenance, colourful, groundcover with ecological value. All plants to be 5 litre pot grown stock, planted in random groups of 5, 7 or 9 plants of same species throughout the planting bed. 120 plants in total

- 10% Euonymus fortunei 'Emerald and Gold' x 12 no.
- 10% Hebe 'Red Edge' x 12 no.
- 10% Hebe pinguifolia 'Sutherlandii' x 12 no.
- 10% Spirea japonica 'Goldflame' x 12 no.
- 10% Pachysandra terminalis x 12 no.
- 10% Viburnum davidii x 12 no.
- 10% Brachyglottis 'Sunshine' x 12 no.
- 10% Ceanothus 'Blue Mound' x 12 no.
- 10% Hypericum 'Hidcote' x 12 no.
- 10% Lavendula angustifolia x 12 no.

Native Hedge Planting

Trees and shrubs to be pit planted at 5 plants per metre in a double staggered row. Plants to be 125-50cm bareroot nursery stock reduced by 30-50% immediately after planting.

- 50% Crataegus monogyna (Hawthorn)
- 10% Prunus spinosa (Blackthorn)
- 10% Acer campestre (Field Maple)
- 10% Corylus avellana (Hazel)
- 10% Cornus sanguinea (Dogwood)
- 10% Prunus avium (Wild Cherry)

Native Mixed Scrub Planting

Trees and shrubs to be planted to provide a mosaic of native scrub planting with open areas to create an early successional habitat for ecological benefit.

Native Mixed Scrub Planting

All plants to be bareroot, 60-80cm in height protected with spiral rabbit guard secured with a cane. Spacing 1-1.5m between plants, in small clumps of 3-7 plants and include 20-30% open ground within the whole area which is to be seeded with native wildflower mix for amenity value (EH1 mix by Emorsgate).

- 10% Crataegus monogyna (Hawthorn)
- 10% Prunus spinosa (Blackthorn)
- 10% Cornus sanguinea (Dogwood)
- 10% Corylus avellana (Hazel)
- 10% Rosa arvensis (Field Rose)
- 10% Viburnum opulus (Guelder Rose)
- 10% Sambucus nigra (Elder)

Grassed Areas

Gardens and verges to be turfed as follows:

A minimum of 100mm depth of good quality top soil, free of vegetation to be turned over, levelled, lightly consolidated and free from surface stones, other debris and perennial weeds before laying turf (eg Rowlawn Medallion or similar approved) and thoroughly water immediately after and continuously during dry weather until well established.

Garden Lawns

Front and back gardens to be grassed with turf laid to the above spec maintained by the residents to contain 25% Dwarf perennial ryegrass 30% Slender creeping red fescue 45% Strong creeping red fescue

Grassland Verges and Meadow Areas

Meadow areas to be seeded with a species rich Wildflower seed mix which contains 80% grass and a selection of native wildflowers to provide a more diverse grassland where wildflowers are encouraged to flower within the grass. To be maintained by the developer



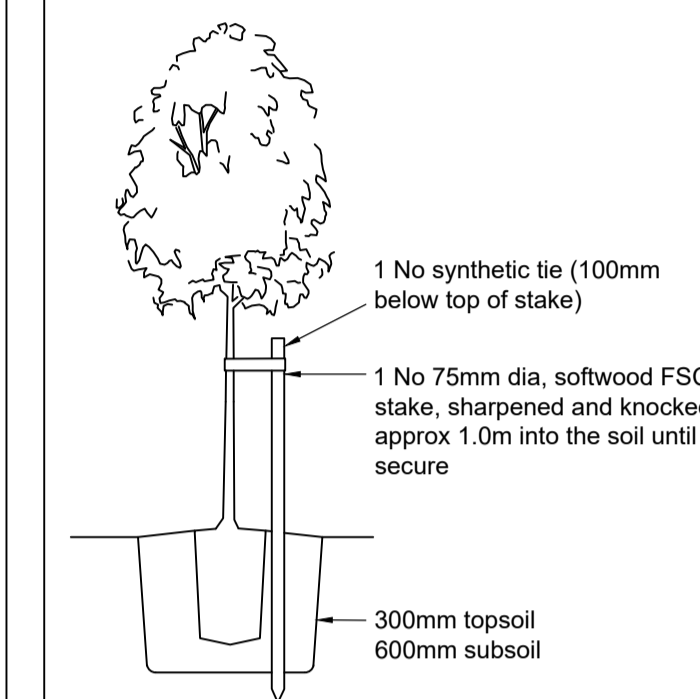
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Notes:

This drawing is based on:
 • Proposed Site Plan, reference 866-200-L-000-D, dated 11.02.2026, by Agenda 21 Architects

Tree Pits & Support
 Diameter and depth of tree pit to be dependant on the size of the rootball. Minimum size 900 x 900 x 750 deep



Hard Landscaping & Reed Beds

All paved surfacing constructed to Architects specification and details

- Access Road and Footways**
New access road and adjacent footways to be surfaced as per engineers details
- Private Drives, Paths & Patios**
Private car parking driveways to be surfaced as per engineers details
- Reed Bed Channel**
Reed beds to be included. Planting details as per drainage engineers and ecologist

D	20.02.26	Ditches amended as per drainage strategy	MJB	GM
C	16.02.26	Revised in line with latest BNG strategy	MJB	GM
B	15.05.25	Native scrub added as per ecology advice	MJB	GM
A	30.04.25	Updated in line with comments	MJB	GM

Rev	Date	Description	Drawn	Checked
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Client
AY Developers Ltd

Project
Residential Development of Land
Rear of 74 Old Shoreham Road
Lancing

Title
Proposed Landscaping Scheme

Drawing Status
FOR PLANNING APPROVAL

Drawn	MB	Checked	LB
Date	08.04.25	Scale (A1)	1:250

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Job Number	Drawing Number	Rev
A6656	01	D