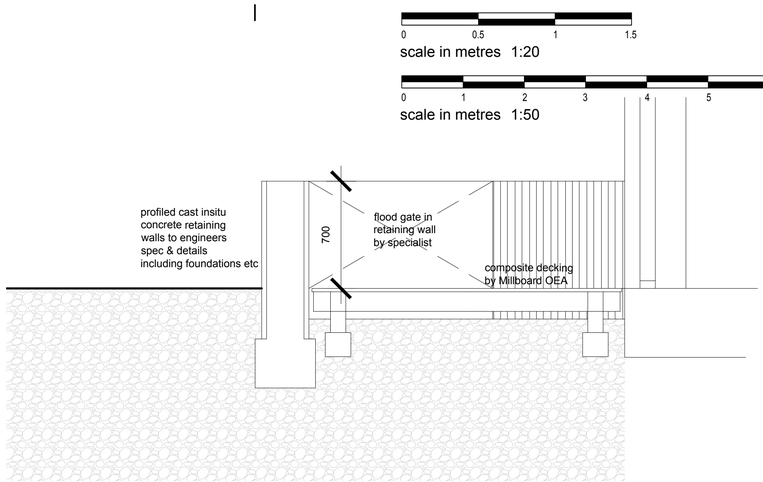


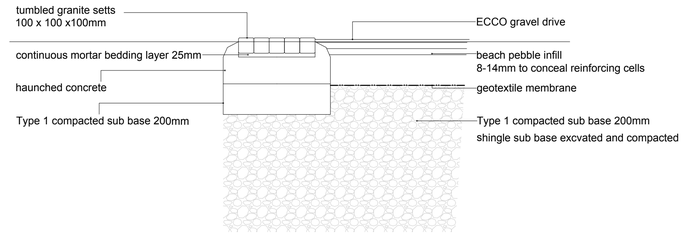
Flood wall elevation 1:20



Flood wall plan 1:20

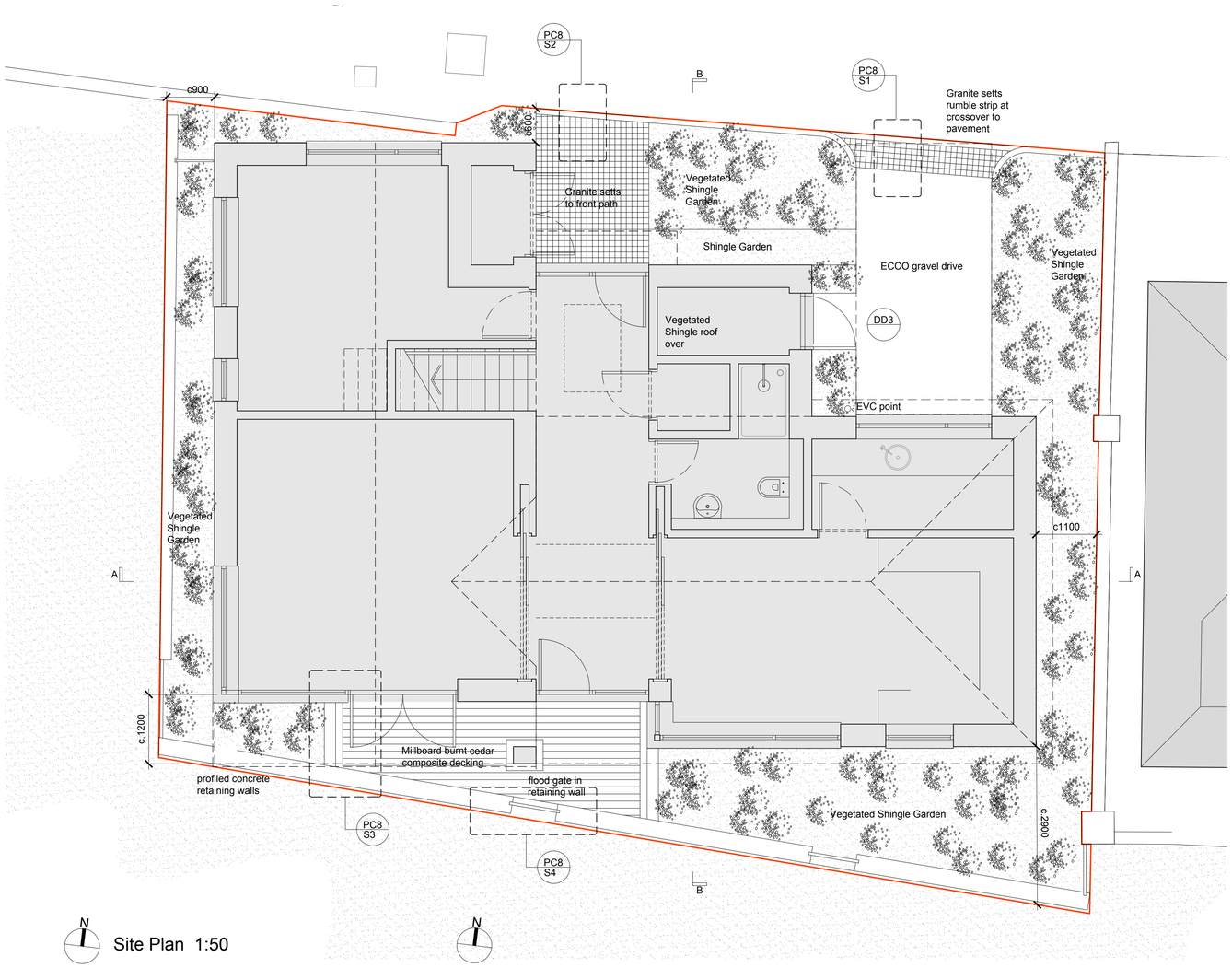


Flood wall section 1:20

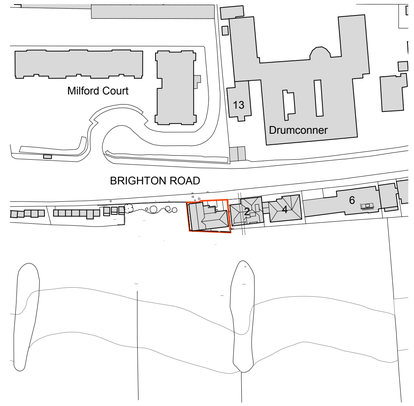


Crossover to drive 1:20

amendments				
rev.	date	comment	auth.	chkd.
-	-	-	-	-



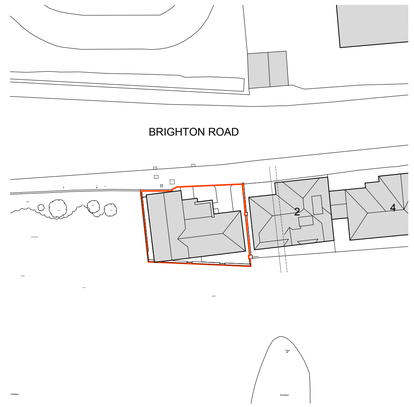
Site Plan 1:50



Location Plan 1:1250

0 25 50 75 100

scale in metres 1:1250



Block Plan 1:500

0 10 20 30 40

scale in metres 1:500

Appeal Decision APP/Y3805/W/25/3374094 - Planning Condition 8 :

8) No development above ground level shall take place until a scheme of hard and soft landscaping including boundary treatment has been submitted to and approved in writing by the local planning authority. Before the development is first occupied the landscaping works shall be carried out in accordance with the approved details and implementation programme.

Ground floor garden and flat roof to be seeded/populated with native vegetated shingle plant species to ecologists specification using seed/species of local provenance. Shingle to be locally sourced.

Roof depth behind parapet has been initially designed to allow for adequate growing substrate as well as root barrier and waterproofing layer on concrete slab. Detailed roof specification will be to specialists' specification and recommendations in conjunction with both the structural engineer and ecologist.

Ecologist to ensure the habitat is such that it is able to establish and mature whilst being protected (this applies to both the ground floor garden level as well as roofscape).

The proposals will include :

1. The planting of areas of native vegetated shingle habitat using species of local provenance. (see also note above).
2. Incorporation of bird boxes suitable for a range of species to the northern aspect of the proposed building.

Note - dimensions to boundaries approx./indicative and for planning application purposes only.

The ground floor garden level as well as flat roofscape to be vegetated shingle planting as follows -

Provide and establish native coastal shingle vegetation to areas identified on the drawings as Vegetated Shingle Planting. The objective is to ensure the local characteristic vegetated shingle habitat is provided and maintained and integrated with the existing Lancing Beach shingle environment, rather than a conventional ornamental planting scheme.

The works shall be undertaken in accordance with the approved ecological the recommendations of the project Ecologist.

Proposed vegetated shingle habitat comprising a mix of Sea Kale, Yellow Horned-poppy, Sea Campion, Sea Holly and Curled Dock.
In advance of commencement on site, implementation scheme and management plan is to be drawn up by client's / contractor's specialist landscape consultant in conjunction with the ecologist and to broadly comprise the following stages -

1. Existing site survey to be completed and any species identified of worth by ecologist to be salvaged to be set aside in temporary holding area as necessary ready for replanting at appropriate time.
2. Site to be prepared by contractor for construction of new dwelling and subsequently in advance of landscaping works preparation of shingle habitat to be carried out.
3. Following settlement period, contractor to plant species as agreed with ecologist ensuring bare shingle is maintained between groups.
4. contractor to provide appropriate temporary fencing/ markers and controlled access during establishment time of new planting with regular monitoring during low seasons.
5. contractor to proovide a 2 year aftercare programme in conjunction with ecologist (including annual ecologist survey), with a 3-5 year management programme agreed.

client		drawing number	revision
Mr and Mrs Creasey		0640.PL.1001	-
project		drawing title	
Land to West of 2 Brighton Road		Proposed Landcape Plan & Details	
Lancing		Appeal Ref: APP/Y3805/W/25/3374094	
BN15 8RH		PLANNING CONDITION 8	
drawn by	checked by	riba work stage	date	scale/original sheet size
MR/ES	MR/GI	3	Oct '26	As Shown @ A1

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