

**APPENDIX 9: PROPOSED LANDSCAPE MASTERPLAN**

## NATIVE TREE PLANTING

Strategic and Public Open Space Areas

| Species          | Form | Girth cm | Height cm | Root condition | Quantity |
|------------------|------|----------|-----------|----------------|----------|
| Acer campestre   | EHS  | 14-16    | 425-600   | 65/65 L        | 24       |
| Alnus glutinosa  | EHS  | 14-16    | 425-600   | 65/65 L        | 15       |
| Betula pendula   | EHS  | 14-16    | 425-600   | 65/65 L        | 17       |
| Betula pubescens | EHS  | 14-16    | 425-600   | 65/65 L        | 16       |
| Carpinus betulus | EHS  | 14-16    | 425-600   | 65/65 L        | 19       |
| Fagus sylvatica  | EHS  | 14-16    | 425-600   | 65/65 L        | 15       |
| Malus domestica  | EHS  | 14-16    | 425-600   | 65/65 L        | 6        |
| Prunus domestica | EHS  | 14-16    | 425-600   | 65/65 L        | 4        |
| Populus tremula  | EHS  | 14-16    | 425-600   | 65/65 L        | 16       |
| Tilia cordata    | EHS  | 14-16    | 425-600   | 65/65 L        | 10       |
| Quercus robur    | EHS  | 14-16    | 425-600   | 65/65 L        | 15       |
| Sorbus aucuparia | EHS  | 14-16    | 425-600   | 65/65 L        | 11       |

## ORNAMENTAL TREE PLANTING

Side Roads, On Plot and Car Parking Areas

| Species                           | Form | Girth cm | Height cm | Root condition | Quantity |
|-----------------------------------|------|----------|-----------|----------------|----------|
| Carpinus betulus 'Frans Fontaine' | EHS  | 14-16    | 425-600   | 65/65 L        | 15       |
| Tilia cordata 'Greenspire'        | EHS  | 14-16    | 425-600   | 65/65 L        | 24       |
| Sorbus commata 'Embley'           | EHS  | 14-16    | 425-600   | 65/65 L        | 20       |

## NATIVE HEDGING

| Species           | Height / Spread cm | Root condition | Quantity |
|-------------------|--------------------|----------------|----------|
| Carpinus betulus  | 60-80 2L           | Feathered      | 4        |
| Fagus sylvatica   | 60-80 2L           | Feathered      | 4        |
| Ligustrum vulgare | 60-80 2L           | Feathered      | 4        |

## NATIVE STRUCTURE MIX @ 1M CTRS

| Species                  | Root Condition | Age + Times Transpl | Height cm | Quantity Area 5 | Quantity Area 6 | Total Quantity |
|--------------------------|----------------|---------------------|-----------|-----------------|-----------------|----------------|
| Acer campestre (15%)     | Bagged         | 2x                  | 150-175   | 42              | 42              | 84             |
| Crataegus monogyna (20%) | Bagged         | 1+1                 | 40-60     | 56              | 56              | 112            |
| Corylus avellana (20%)   | Bagged         | 1+1                 | 40-60     | 56              | 56              | 112            |
| Cornus sanguineum (15%)  | Bagged         | 1+1                 | 40-60     | 42              | 42              | 84             |
| Malus sylvestris (10%)   | Bagged         | 1+2                 | 100-125   | 28              | 28              | 56             |
| Prunus spinosa (10%)     | Bagged         | 1+1                 | 40-60     | 28              | 28              | 56             |
| Sambucus nigra (10%)     | Bagged         | 1+1                 | 40-60     | 28              | 28              | 56             |

## NATIVE HEDGE TRANSPLANTS at 7 per linear metre, triple staggered row

| Species                   | Root Condition | Age + Times Transpl | Height cm | Quantity Area 1 | Quantity Area 2 | Quantity Area 3 | Quantity Area 4 | Total Quantity |
|---------------------------|----------------|---------------------|-----------|-----------------|-----------------|-----------------|-----------------|----------------|
| Acer campestre (20%)      | Bagged         | 1+1                 | 40-60     | 568             | 242             | 244             | 123             | 1275           |
| Crataegus monogyna (30%)  | Bagged         | 1+1                 | 40-60     | 999             | 363             | 367             | 184             | 1813           |
| Corylus avellana (10%)    | Bagged         | 1+1                 | 40-60     | 333             | 121             | 122             | 61              | 637            |
| Cornus sanguineum (10%)   | Bagged         | 1+1                 | 40-60     | 333             | 121             | 122             | 61              | 637            |
| Eunonymus europaeus (10%) | Bagged         | 1+1                 | 40-60     | 333             | 121             | 122             | 61              | 637            |
| Ilex aquifolium (10%)     | 3L             | -                   | 40-60     | 333             | 121             | 122             | 61              | 637            |
| Prunus spinosa (10%)      | Bagged         | 1+1                 | 40-60     | 333             | 121             | 122             | 61              | 637            |

## SHRUB PLANTING - Inclusive species for the RHS Plants for Pollinators Lists

| Species                                 | Height / Spread cm | Root size (Lifes) | Habit     | No. of breaks | No. / m2 |
|-----------------------------------------|--------------------|-------------------|-----------|---------------|----------|
| Berberis 'Amstelveen'                   | 20-30              | 2L                | Bushy     | 3             | 3        |
| Bergenia cordifolia                     | 15-20              | 3L                | -         | -             | 5        |
| Purpurea                                | 30-40              | 3L                | Bushy     | 5             | 5        |
| Buxus sempervirens 'Faulkner'           | 20-30              | 2L                | Bushy     | 3             | 3        |
| Berberis thunbergii atropurpurea 'Nana' | 20-30              | 2L                | Bushy     | 3             | 3        |
| Cotinus coccinea                        | 30-40              | 3L                | Bushy     | 4             | 4        |
| Cornus alba 'Elegantissima'             | 40-60              | 3L                | Branched  | 3             | 1.5      |
| Cornus alba 'Elegantissima'             | 40-60              | 3L                | Branched  | 3             | 1.5      |
| Carex obovata 'Evergold'                | 20-30              | 2L                | -         | -             | 5        |
| Cotoneaster 'Skopholm'                  | 30-40              | 3L                | Spreading | 3             | 3        |
| Cistus 'Silver Pink'                    | 30-40              | 3L                | Bushy     | 4             | 4        |
| Cornus sanguinea                        | 40-60              | 3L                | Branched  | 3             | 4        |
| Choisya ternata                         | 30-40              | 3L                | Bushy     | 7             | 1.5      |
| Elaeagnus x oblongifolia                | 30-40              | 3L                | Bushy     | 3             | 1.5      |
| Eunonymus 'Emerald in Gold'             | 20-30              | 3L                | Bushy     | 7             | 5        |
| Eunonymus 'Emerald Gaiety'              | 20-30              | 3L                | Bushy     | 7             | 5        |
| Geranium Johnsons Blue                  | 20-30              | 2L                | -         | -             | 5        |
| Hebe albertiana 'Red Edge'              | 20-30              | 3L                | Bushy     | 5             | 3        |
| Hebe rakianaensis                       | 20-30              | 3L                | Bushy     | 5             | 3        |
| Hypericum 'Hidcote'                     | 30-40              | 3L                | Bushy     | 5             | 2        |
| Hebe 'Mrs Winder'                       | 20-30              | 3L                | Bushy     | 7             | 3        |
| Heuchera 'Sugar Frosting'               | 20-30              | 2L                | Bushy     | 3             | 2        |
| Lavandula 'Hidcote'                     | 20-30              | 3L                | Bushy     | 5             | 5        |
| Lonicera 'Maygreen'                     | 30-40              | 2L                | Bushy     | 3             | 3        |
| Mahonia 'Appalo'                        | 30-40              | 3L                | Bushy     | 3             | 2        |
| Oleandra hastata                        | 30-40              | 3L                | Bushy     | 2             | 3        |
| Osmanthus burkwoodii                    | 30-40              | 3L                | Bushy     | 5             | 1.5      |
| Potentilla 'Abbotswood'                 | 30-40              | 3L                | Bushy     | 4             | 2.5      |
| Potentilla 'Elizabeth'                  | 30-40              | 4L                | Bushy     | 6             | 2.5      |
| Potentilla 'Red Ace'                    | 30-40              | 3L                | Bushy     | 4             | 2.5      |
| Prunus 'Otto Luyken'                    | 30-40              | 3L                | Bushy     | 3             | 3        |
| Photinia x Fraser 'Red Robin'           | 40-60              | 3L                | Branched  | 6             | 1.5      |
| Rosa 'Kent'                             | 30-40              | 3L                | Bushy     | 4             | 3        |
| Rosa 'Hertfordshire'                    | 30-40              | 3L                | Bushy     | 3             | 3        |
| Rubus 'Betty Ashburner'                 | 30-40              | 3L                | Branched  | 5             | 3        |
| Spiraea 'Anthony Waterer'               | 30-40              | 3L                | Branched  | 5             | 3        |
| Spiraea 'Goldflame'                     | 20-30              | 2L                | Bushy     | 5             | 3        |
| Symphoricarpos 'Hancock'                | 40-60              | 3L                | Branched  | 2             | 2        |
| Sarcococca hookeriana                   | 30-40              | 3L                | Bushy     | 3             | 3        |
| Skimmia 'Kew White'                     | 30-40              | 3L                | Bushy     | 3             | 3        |
| Skimmia japonica 'Rubella'              | 30-40              | 3L                | Bushy     | 3             | 3        |
| Senecio 'Sunshine'                      | 30-40              | 3L                | Bushy     | 4             | 2        |
| Viburnum davidii                        | 30-40              | 3L                | Bushy     | 3             | 3        |
| Viburnum tinus 'Eve Price'              | 30-40              | 3L                | Bushy     | 7             | 1.5      |

## POND EDGE (planted randomly - up to 0.5m above settled water level)

| Species              | Root condition | No. / m2 | Area A | Area B | Area C | Area D | Area E | Area F | Area G | Total |
|----------------------|----------------|----------|--------|--------|--------|--------|--------|--------|--------|-------|
| Calluna palustris    | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Carex acutiformis    | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Filipendula ulmaria  | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Myosotis scorpioides | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |

## AQUATIC MARGINALS (planted randomly - to 0.3m below settled water level)

| Species                  | Root condition | No. / m2 | Area A | Area B | Area C | Area D | Area E | Area F | Area G | Total |
|--------------------------|----------------|----------|--------|--------|--------|--------|--------|--------|--------|-------|
| Allitriche stagnalis     | P9/0.5lt       | 2        | 4      | 5      | 3      | 7      | 7      | 7      | 3      | 36    |
| Hydrocharis morsus ranae | P9/0.5lt       | 2        | 4      | 5      | 3      | 7      | 7      | 7      | 3      | 36    |
| Ranunculus aquatilis     | P9/0.5lt       | 2        | 4      | 5      | 3      | 7      | 7      | 7      | 3      | 36    |
| Stratiotes aloides       | P9/0.5lt       | 2        | 4      | 5      | 3      | 7      | 7      | 7      | 3      | 36    |

## Amenity Grass Areas

Emorsgate EL1 Flowering Lawn Mix sown at 4gms/m2

## Wild Flowers

| %   | Latin name           | Common name      |
|-----|----------------------|------------------|
| 4   | Galium verum         | Lady's Bedstraw  |
| 0.5 | Leontodon hispidus   | Rough Hawkbit    |
| 1   | Leucanthemum vulgare | Oxeye Daisy      |
| 3   | Lotus corniculatus   | Bedfoot Trefol   |
| 3   | Primula veris        | Cowslip          |
| 4   | Prunella vulgaris    | Selheal          |
| 3.5 | Ranunculus acris     | Meadow Buttercup |
| 0.3 | Trifolium pratense   | Wild Red Clover  |

## Grasses

| %  | Latin name          | Common name                |
|----|---------------------|----------------------------|
| 8  | Agrostis capillaris | Crested Dogtail            |
| 40 | Cynosurus cristatus | Slender-creeper Red-fescue |
| 28 | Festuca rubra       | Smaller Cat's-tail         |
| 4  | Pheum bertolonii    |                            |
| 8  | Pheum               |                            |

## Grassland Mixture - Adjacent Native Hedgerow Planting Areas

Emorsgate EH1 Hedgerow Mixture sown at 4gms/m2

| Species              | Root condition | No. / m2 | Area A | Area B | Area C | Area D | Area E | Area F | Area G | Total |
|----------------------|----------------|----------|--------|--------|--------|--------|--------|--------|--------|-------|
| Calluna palustris    | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Carex acutiformis    | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Filipendula ulmaria  | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Myosotis scorpioides | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |

## Wild Flowers

| %   | Latin name                      | Common name              |
|-----|---------------------------------|--------------------------|
| 0.5 | Achillea millefolium            | Yarrow                   |
| 1   | Agrostis capillaris             | Common Knapweed          |
| 1.5 | Alliaria petiolata              | Garlic Mustard           |
| 3   | Centaurea nigra                 | Common Knapweed          |
| 2   | Galium album - (Galium mollugo) | Hedge Bedstraw           |
| 2.2 | Geum urbanum                    | Wood Anemone             |
| 0.3 | Hypericum perforatum            | Perforate St John's Wort |
| 1.5 | Leucanthemum vulgare            | Oxeye Daisy              |
| 0.5 | Plantago lanceolata             | Ribwort Plantain         |
| 0.5 | Primula veris                   | Cowslip                  |
| 2   | Prunella vulgaris               | Selheal                  |
| 2   | Silene dioica                   | Red Campion              |
| 0.5 | Silene vulgaris                 | Bladder Campion          |
| 1   | Stachys sylvatica               | Hedge Woundwort          |
| 1   | Tortilis japonica               | Upright Hedge-parasley   |
| 0.5 | Tragopogon pratensis            | Goat's-beard             |
| 1.5 | Vicia cracca                    | Tufted Vetch             |

## Grasses

| %  | Latin name              | Common name                |
|----|-------------------------|----------------------------|
| 10 | Agrostis capillaris     | Common Bent                |
| 1  | Anthoxanthum odoratum   | Sweet Vernal-grass (w)     |
| 6  | Brachypodium sylvaticum | False Brome (w)            |
| 35 | Cynosurus cristatus     | Crested Dogtail            |
| 2  | Deschampsia cespitosa   | Tufted Hair-grass (w)      |
| 26 | Festuca rubra           | Slender-creeper Red-fescue |
| 80 |                         |                            |

## Grassland Mixture - Adjacent Suds Basins and Swales

Emorsgate EP1 Pond Edge Mix sown at 1.5gms/m2

## Wildflower

| %   | Latin name               | English name                 |
|-----|--------------------------|------------------------------|
| 0.5 | Achillea ptarmica        | Sneezewort                   |
| 1.6 | Alisma plantago-aquatica | Water plantain               |
| 2.5 | Angelica sylvestris      | Wild angelica                |
| 0.5 | Eupatorium cannabinum    | Hemp agrimony                |
| 3.0 | Filipendula ulmaria      | Meadowweet                   |
| 1.2 | Geum rivale              | Water avens                  |
| 0.5 | Hypericum tetragetrum    | Square-stalked St Johns wort |
| 0.5 | Iris pseudacorus         | Yellow iris                  |
| 1.2 | Lotus pedunculatus       | Greater birdsfoot trefol     |
| 1.2 | Lychnis flos-cuculi      | Ragged robin                 |
| 1.0 | Lycopus europaeus        | Glaisywort                   |
| 0.5 | Lythrum salicaria        | Purple loosestrife           |
| 0.3 | Pulicaria dysenterica    | Fliebane                     |
| 0.5 | Scutellaria galericulata | Skullcap                     |
| 1.0 | Thalictrum flavum        | Common meadow rue            |
| 1.5 | Vicia cracca             | Tufted vetch                 |

## Grassland Mixture - Strategic Open Space Area to East (Floodplain)

Emorsgate EMS Special General-Purpose Meadow Mixture sown at 4gms/m2

| Species              | Root condition | No. / m2 | Area A | Area B | Area C | Area D | Area E | Area F | Area G | Total |
|----------------------|----------------|----------|--------|--------|--------|--------|--------|--------|--------|-------|
| Calluna palustris    | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Carex acutiformis    | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Filipendula ulmaria  | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |
| Myosotis scorpioides | P9/0.5lt       | 3        | 5      | 6      | 4      | 8      | 8      | 8      | 4      | 43    |

## Wild Flowers

| %   | Latin name                               | Common name      |
|-----|------------------------------------------|------------------|
| 0.5 | Achillea millefolium                     | Yarrow           |
| 0.5 | Centaurea nigra                          | Common Knapweed  |
| 1.8 | Centaurea scabiosa                       | Greater Knapweed |
| 0.6 | Daucus carota                            | Wild Carrot      |
| 0.5 | Filipendula ulmaria                      | Hedge Bedstraw   |
| 1   | Galium album - (Galium mollugo)          | Wood Anemone     |
| 1   | Knautia anvensis                         | Field Scabious   |
| 0.2 | Leontodon hispidus                       | Rough Hawkbit    |
| 1   | Leucanthemum vulgare                     | Oxeye Daisy      |
| 1   | Lotus corniculatus                       | Bedfoot Trefol   |
| 0.2 | Plantago media                           | Hoary Plantain   |
| 0.5 | Potium sanguisorba - (Sanguisorba minor) | Salad Burnet     |
| 0.6 | Primula veris                            | Cowslip          |
| 1.5 | Prunella vulgaris                        | Selheal          |
| 2.5 | Ranunculus acris                         | Meadow Buttercup |
| 1   | Ranunculus bulbosus                      | Yellow Rattle    |
| 0.4 | Rumex acetosa                            | Common Sorrel    |
| 1.5 | Silene dioica                            | Red Campion      |
| 1   | Silene vulgaris                          | Bladder Campion  |
| 20  | Vicia cracca                             | Tufted Vetch     |

## Grasses

| %  | Latin name          | Common name                |
|----|---------------------|----------------------------|
| 8  | Agrostis capillaris | Crested Dogtail            |
| 40 | Cynosurus cristatus | Slender-creeper Red-fescue |
| 28 | Festuca rubra       | Smaller Cat's-tail         |
| 4  | Pheum bertolonii    |                            |
| 80 |                     |                            |

## KEY

### Soft Landscaping

- Existing Trees/Vegetation Retained
- Proposed Tree Planting
- Proposed Native Structure Mix Planting
- Proposed Mixed Native Hedge Transplants
- Proposed Single Species Native Hedge
- Proposed Shrub Planting - On plot hardy, mixed shrub planting, including species from RHS Plants for Pollinators
- Proposed Amenity and Rear Garden Grass - Hardy flowering lawn mixture for amenity areas and turf for rear gardens
- Proposed Grassland - Native wildflower mixes and grassland mixes, for adjacent Suds features and aligning new buffer planting and open space area to east
- Proposed Grassland - Damp Tolerant Native wildflower mixes and grassland mixes for Suds features
- Proposed Lawn Mixture - Flowering Lawn Mixture
- Proposed Marginal Planting - Aquatic marginals planted 0.5m above and below anticipated water line

### Hard Landscaping

- Proposed Highway Access and Paths - Tarmac path with conservation kerb edging
- Proposed Shared Surface, Driveways and Parking - 'Burnt Ochre' Tegula Priora Block Paving' stretcher bond
- Proposed Shared Surface, Driveways and Parking - 'Harvest' Tegula Priora Block Paving' stretcher bond
- Proposed Transitions Paving - 'Pearl Grey' Tegula Priora Block Paving' stretcher bond
- Proposed Paving - Front garden paths, Textured 'Buff' 450x450mm
- Proposed Path - Wayfarer Gravel, Surfacing TBC.
- Proposed Bench
- Proposed Play Area - Grass Safety Surfacing
- Proposed 0.5m High Cleft Natural Style Treated Timber Knee Rail

- BS: 5837: 2012 Root Protection Area
- Existing Water Main with 3m buffer either side
- Existing Foul Sewer with 3m buffer either side

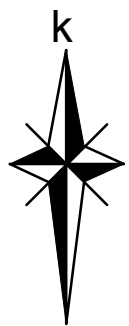


| Revision | Description  | Date     |
|----------|--------------|----------|
| -        | First issue  | 20/11/20 |
| A        | Second issue | 14/12/20 |
| B        | Third issue  | 3/01/21  |
| C        | Fourth issue | 6/01/21  |
| D        | Fifth issue  | 2/01/21  |

## LANDARB SOLUTIONS

Project:  
Land at Woodgate Centre, Westergate  
Description:  
Hard and Soft Landscape Proposals Plan - Sheet 1 of 2  
Status:  
For Planning  
Scale:  
1:500 @A0  
Job Number:  
LAS 103  
Drawn I Checked  
DP MP  
Drawing Number:  
05  
Date:  
02/08/2021  
Revision:  
D

**APPENDIX 10: DRAINAGE PLAN**



|    |                                                                                                                                                                                                                                                                                                           |                                                                          |
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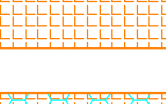

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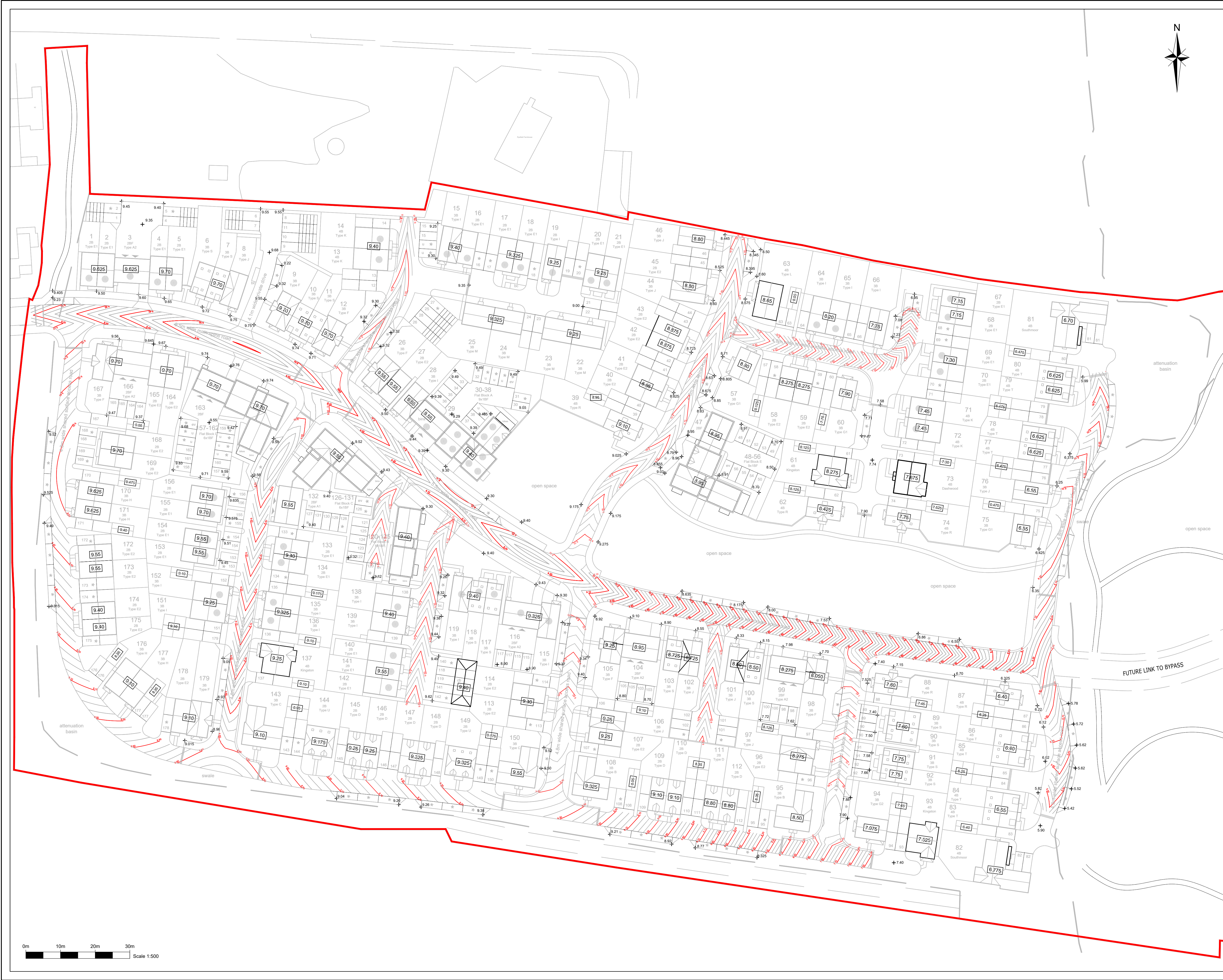
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## APPENDIX 11: SITE LEVELS



NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE SHOWN.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS. DRAWING BASED ON TOPOGRAPHICAL SURVEY PROVIDED BY OTHERS; C&A ARE NOT RESPONSIBLE FOR ANY INACCURACIES.
- THE CONTOUR AND LEVELS SHOWN ON THIS DRAWING ARE SUBJECT TO CHANGE THROUGHOUT THE PROJECTS DEVELOPMENT

Legend:

7.58

Preliminary finished floor level

+ 9.70

Preliminary spot level

9.00

Preliminary highway contours

|     |                                       |    |     |     |          |
|-----|---------------------------------------|----|-----|-----|----------|
| A   | Updated Layout (02K), levels amended. | JT | MR  | GAC | Jan 2021 |
| Rev | Amendments                            | Dm | Chk | App | Date     |

**Charles & Associates**

☒ Issued by

☐ Park House  
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East Malling Trust Estate  
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Hock  
Hampshire  
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Job Title

Land East of Woodgate Lane

Drawing Title

Preliminary Finished levels

Client

Pye Homes

|        |        |            |            |          |     |
|--------|--------|------------|------------|----------|-----|
| Scale  | 1:500  | Date       | Jan 21     | Designed | JT  |
| Drawn  | JT     | Checked    | MR         | Approved | GAC |
| Job No | 20-061 | Drawing No | 20-061-006 | Rev      | A   |

0m 10m 20m 30m Scale 1:500

ARUN DISTRICT COUNCIL AL007020PL