

MITIGATION LANDSCAPE PHASING PLAN

(Revision G – September 2025)

Condition 7 of the Reserved Matters approval (P/153/21/RES) requires a mitigation landscape phasing plan to be submitted:

Prior to the commencement of the development, a Mitigation Landscape Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable of when planting and fencing within 20m of the Western boundary are to be implemented in relation to commencement of development and pre-construction activities and details showing the measures to protect and maintain the works during the construction phase. The approved detail will be implemented in full.

The 20m section of landscaping includes native woodland planting, meadow grassland, wetland grassland, double/triple staggered native hedgerows, trees and a dog-proof fence and it is the planting of the double/triple staggered native hedgerow in particular (and any proposed trees within that hedgerow) that needs to be planted prior to any construction works taking place, so that it has time to establish. The idea being, that the hedgerow and trees can provide a visual screen of the development prior to occupation and - together with the fence - provide a physical deterrent for dogs and people using the neighbouring fields where Brent Geese have been recorded. All other landscape elements within the 20m buffer will be planted prior to 75% of occupations of the phase in which it sits, as mentioned in step 8 on page 5 of this document (and as per the timetable found at **Appendix 1**).

The hedgeline is annotated thus  on the approved landscape plans found at **Appendix 2**, but for ease of reference, is highlighted in red below with the remaining landscaping within the 20m buffer shown in blue:

North parcel



South parcel



Due to drainage related constraints - such as the location of basins, swales and attenuation tanks (and works to facilitate such) - that fall within 20m of the Western boundary, planting of the hedgerow prior to such works will not be feasible. The green areas shown below are within the 20m zone and will be directly affected by the installation of the drainage features shown hatched:

North



South



As the landscaping and post and rail fence cannot be installed prior to drainage works commencing, a 1.8m high Heras fence will be erected and secured along the furthestmost Western boundaries of the Northern and Southern parcels – highlighted green below - prior to *any* works taking place, including the installation of site compounds and the like.

North



South



The Heras fencing will be secured in place with wooden posts:



Non-branded sheeting will then be attached to the Heras fencing to help reduce the visual and noise impacts from construction activities and vehicles. These measures will provide an instant screening solution. The sheeting will be regularly inspected and repaired where necessary, to ensure that sheeting remains securely fixed to the heras fencing.

Example of non-branded Monarflex sheeting to be used:



The following timetable of events is proposed in relation to the 20m buffer (in particular, the hedge that is proposed along that strip) to ensure it is planted at the earliest opportunity:

1. Prior to any works being carried out, a 1.8m high Heras fence with sheeting will be installed and secured along the entire furthestmost Western boundaries of the Northern and Southern parcels. A photograph of the sheeting in situ will be provided to the Council for information.
2. Site compound set up

3. Initial Groundworks will thereafter commence, including the installation of drainage features as mentioned above. The installation of all the drainage features nearest the 20m buffer will be prioritised and take around 16 weeks from the date of commencement of the development to be completed (subject to weather conditions etc) and be ready for planting.
4. As and when a drainage feature nearest the 20m buffer is completed - and within 2 months of the start of the next available planting season - implementation of the hedge planting will commence. It is envisaged that the entire hedge planting will take around 6-8 weeks to complete.
5. On completion of the planting of the hedge, the Heras fencing (installed at point 1.) will be re-positioned immediately to the East of the planting, to protect them from ongoing construction activities. 'Keep Out' signs will be attached to the Heras fencing to warn of the newly planted landscaping areas.
6. Residential units to be built and occupied, during which time, adequate monitoring and watering will be undertaken to ensure the success of establishment.
7. During the construction period, should any parts of the hedge need to be removed to facilitate further works (or should any parts of the hedge die or fail to establish), a replacement hedge will be planted. The specification of the hedge will be of a size that the hedge would have been at the point of replanting had the hedge not been removed and will be agreed in writing with the Local Planning Authority prior to replanting.
8. Prior to the occupation of 75% of the dwellings in a phase that contains the 20m buffer - the Heras fencing will be removed, the remaining landscaping planted (in the next appropriate planting season) and the dog-proof post and rail fence installed.

Points 1 and 2 will take place in October '25 to enable the initial groundworks and for the installation of the drainage features to commence. This means the hedge will have been planted in full within 2 months of completion of the drainage, as can be seen within the timetable at **Appendix 1** of this document. Should there be any delays to the drainage, the timetable shows a period of one month where the planting can take place in tandem to ensure its completion.

It is estimated, that the 1st occupation of the development, will take place around 11 months after commencement

The development will take around 5 years to complete. As such, and by 100% occupation, the hedge will have been in situ for 4 and a half years.

Appendix 1

					2026												2027			Beyond March 2027
		OCT	NOV	DEC	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	
1	1.8m high heras fencing (with sheeting) installed along Western boundary																			
2	Site compound set up																			
3	Groundworks (incl. drainage installations and formation of basins etc.)						Allowance for possible delays													
4	Planting of hedge																			
5	1.8m high heras fencing to be moved to development side of hedge																			
6	Construction of residential units and subsequent occupations																			Until completion of development
7	Replacement planting of hedge should any parts die, be damaged or removed to facilitate extra works																			Every year until development is complete
8	Dog-proof fence installed, remaining landscaping planted and heras removed																Prior to occupation of 75% of dwellings in that phase			

Appendix 2

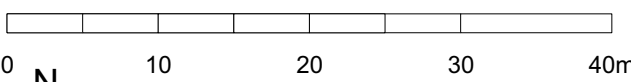
P07	31/10/2023	Added pond planting.	SDO	TCM
P06	24/10/2023	Fencing extended on western boundary.	SDO	TCM
P05	13/10/2023	Label removed from plan	PIM	TCM
P04	12/10/2023	Changed tree sizes added fencing	SDO	TCM
rev	date	description	dmr	chk



NOTES

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Ordnance Survey base mapping - supplied by client.



KEY

- Site Boundary
- Existing Vegetation to be Retained
- Existing Vegetation to be Removed
- Proposed Drainage Easements
(see drainage drawings D1915-PL3021 Proposed FW & SW Drainage Strategy (South) Sht 1 & 2 and (North) Sht 1 & 2)
- Existing Ditch Easements
(3m offset from top of bank)
- Proposed SUDs Pond Easements
(3m offset from top of bank)
- Overhead Cables
(8m easement no tree planting within)
- Headwalls
- Play Area
- Native Woodland Planting
- Native Shrub Planting
- Individual Semi-mature Trees
- Individual Extra Heavy Standard Trees
- Individual Heavy Standard Trees
- Individual Standard Trees
- Orchard Trees
- Triple Staggered Native Hedgerows
- Double Staggered Native Hedgerows
- Single Species Hedgerows
- Amenity Grassland
(to be Naturescape NL4 'Hardwearing Lawn Mixture' or similar approved)
- Meadow Grassland
(to be Naturescape N1 'General Purpose Meadow Mixture' or similar approved)
- Wetland Grassland
(to be Naturescape N7 'Wetland Meadow Mixture' or similar approved)
- Areas to hold permanent water
- Amenity Planting Mix
- Bulb Planting within Long Grass Areas
- Allotments

For planting schedule and notes see 10095-FPCR-XX-XX-DR-L-0015

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masterplanning

environmental assessment

landscape design

urban design

ecology

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client
Foreman Homes

project
Land West of Pagham Road,
Pagham

drawing title
DETAILED POS LANDSCAPE PROPOSALS
(Sheet 3 of 5)

scale
1:500 @ A1

project number
10095

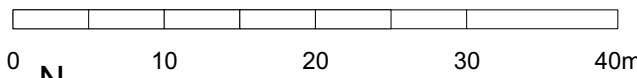
document number
10095-FPCR-XX-XX-DR-L-0018

Project Code: L:\10000\10095\LANDS\Drawings\10095 - Planting Plan POS P05 vxx

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client

Foreman Homes

project

Land West of Pagham Road,
Pagham

drawing title

DETAILED POS LANDSCAPE PROPOSALS
(Sheet 4 of 5)

scale 1:500 @ A1 dm CC chk TCM date created 18 July 2023

project number 10095 status S3 issue P07

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Project Code Originator Zone Level Type Risk Drawing Number

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