

MITIGATION LANDSCAPE PHASING PLAN

(Revision A November 2025)

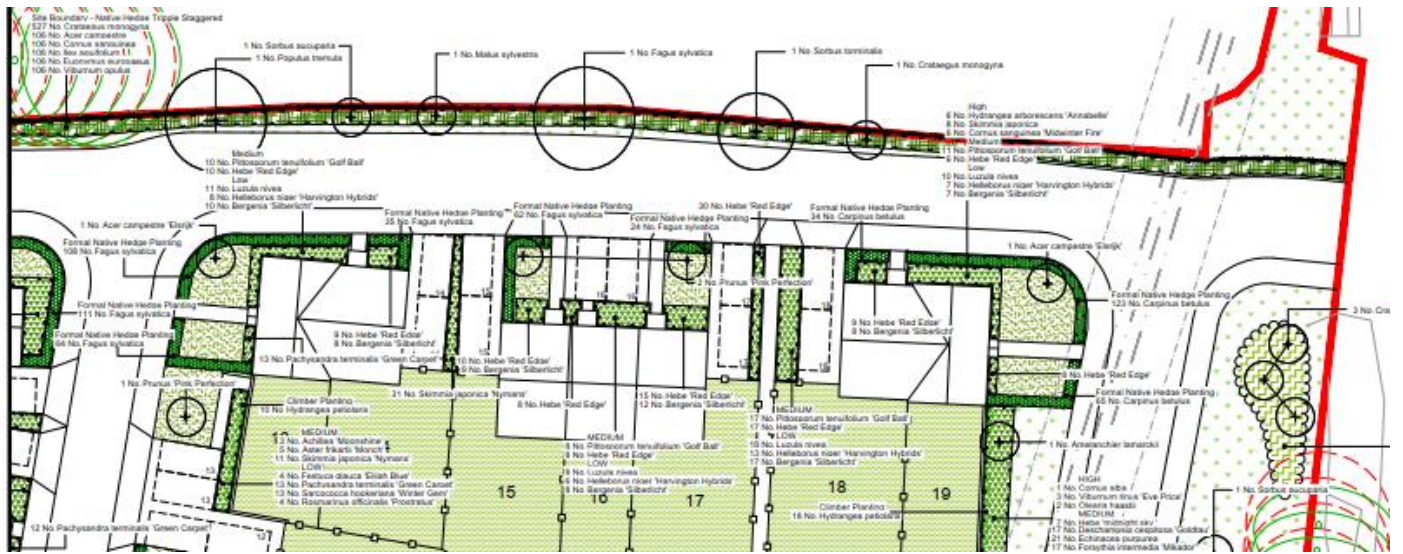
Condition 6 of the Reserved Matters approval (P/139/22/RES) requires a mitigation landscape phasing plan to be submitted:

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/seeded in the planting season prior to 75% of occupations of the phase in which it sits (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:





Work on the development is due to start in January 2026 and so the following timetable of events are proposed in relation to the planting of the hedge within the 20m strip, to ensure it is planted at the earliest opportunity and prior to any works commencing:

1. February/March '26 - Prior to any further development works being carried out (other than site start trigger), the ground immediately upon which the proposed hedge will sit, will be cleared, formed to the approved height and prepared for planting.
2. March '26 - The hedge is then planted within the November-March planting season
3. March '26 - 1.8m high Heras fencing with sheeting is installed immediately East of the hedge (on the development side of the site) to protect the hedge from construction activities. 'Keep Out' signs will be attached to the Heras fencing to warn of the newly planted landscaping areas. A photograph of the Heras fencing and sheeting in situ will be provided to the LPA for information.

The 1.8m high Heras fence mentioned at point 3 above, will be secured in place with wooden posts:



Non-branded sheeting will 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:



Only when the above steps are complete, can the site compound be set up and the balance of the development commence. This will be confirmed with the LPA prior to such works taking place.

During development, adequate monitoring and watering of the hedge will be undertaken to ensure the success of establishment.

During the construction period – and until such times as the development is complete - should any parts of the hedge need to be removed to facilitate works (or should any parts of the hedge die or fail to establish), a replacement hedge will be planted in the next available planting season. 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.

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.

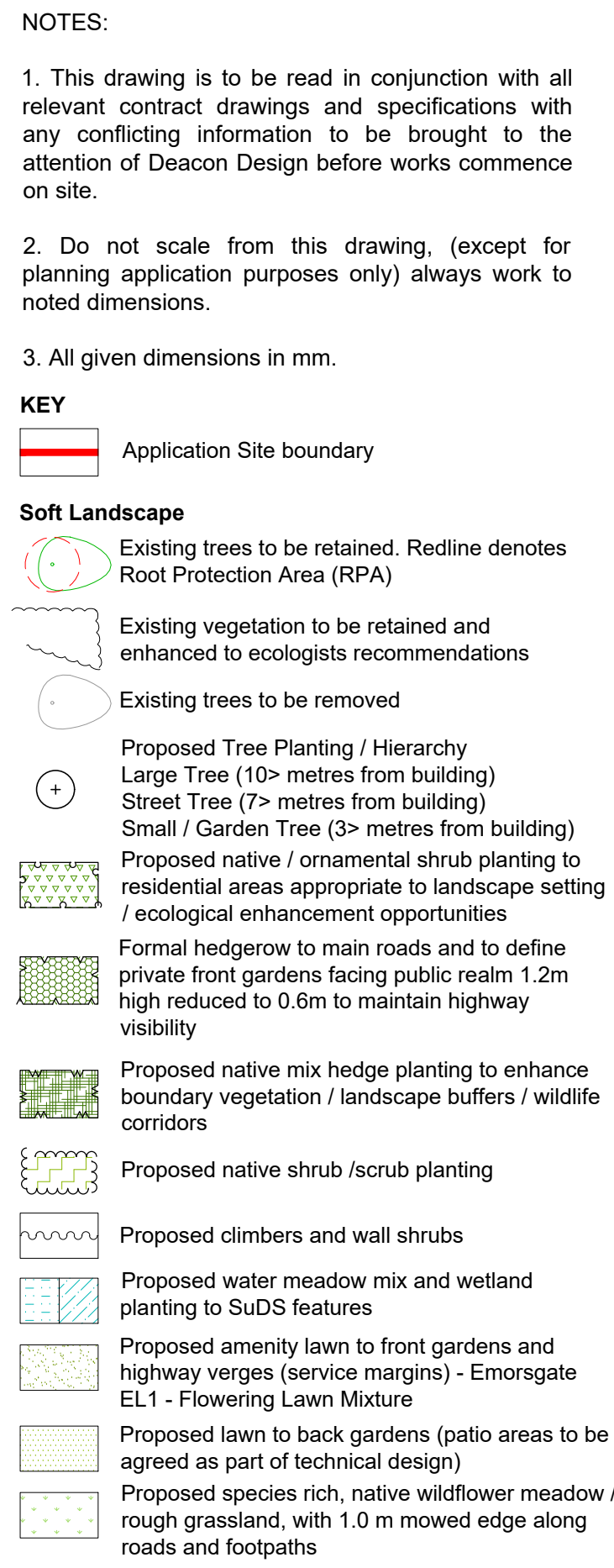
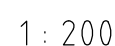
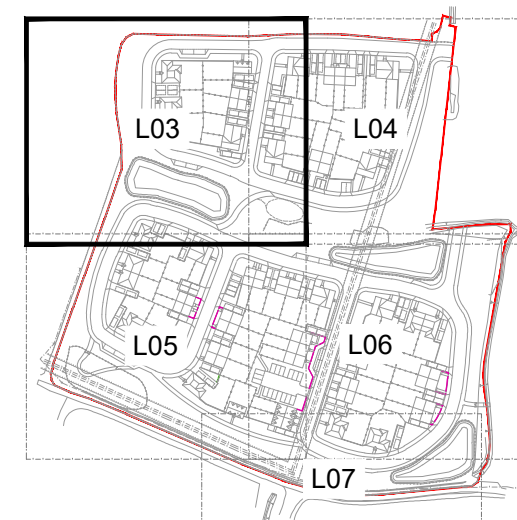
It is estimated, that the 1st occupation of the development, will take place around 11 months after commencement.

The development will take around 3 years to complete. As such, and by 100% occupation, the hedge will have been in situ for around 2 and a half years.

Appendix 1

Current planned timeline of events as of Oct '25		2026												2027			Beyond March	
		Dec/Jan	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	2027
1	Ground clearance and preparation of land where hedge will be planted	YES																
2	Planting of hedge				YES													
3	1.8m high heras fencing installed to protect the hedge				YES													
4	Site set up and commencement of development (roads and infrastrucure)			YES														
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 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

Location Plan
NTS

FINAL

28.11.23	MM	Hedges, wetland planting - LPA comments	D	MM
13.10.23	NG	Hedgegrow along site boundaries - LPA comments	C	MM
19.09.23	MM	Revised Drainage	B	MM
19.09.23	MM	Revised layout - LPA comments	A	PD
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS

FOR PLANNING



DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
www.deacondesign.co.uk | info@deacondesign.co.uk
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PROJECT TITLE :
Church Barton House,
Paqham

PROJECT NUMBER :	PLOT DATE :
DD585	09.08.22

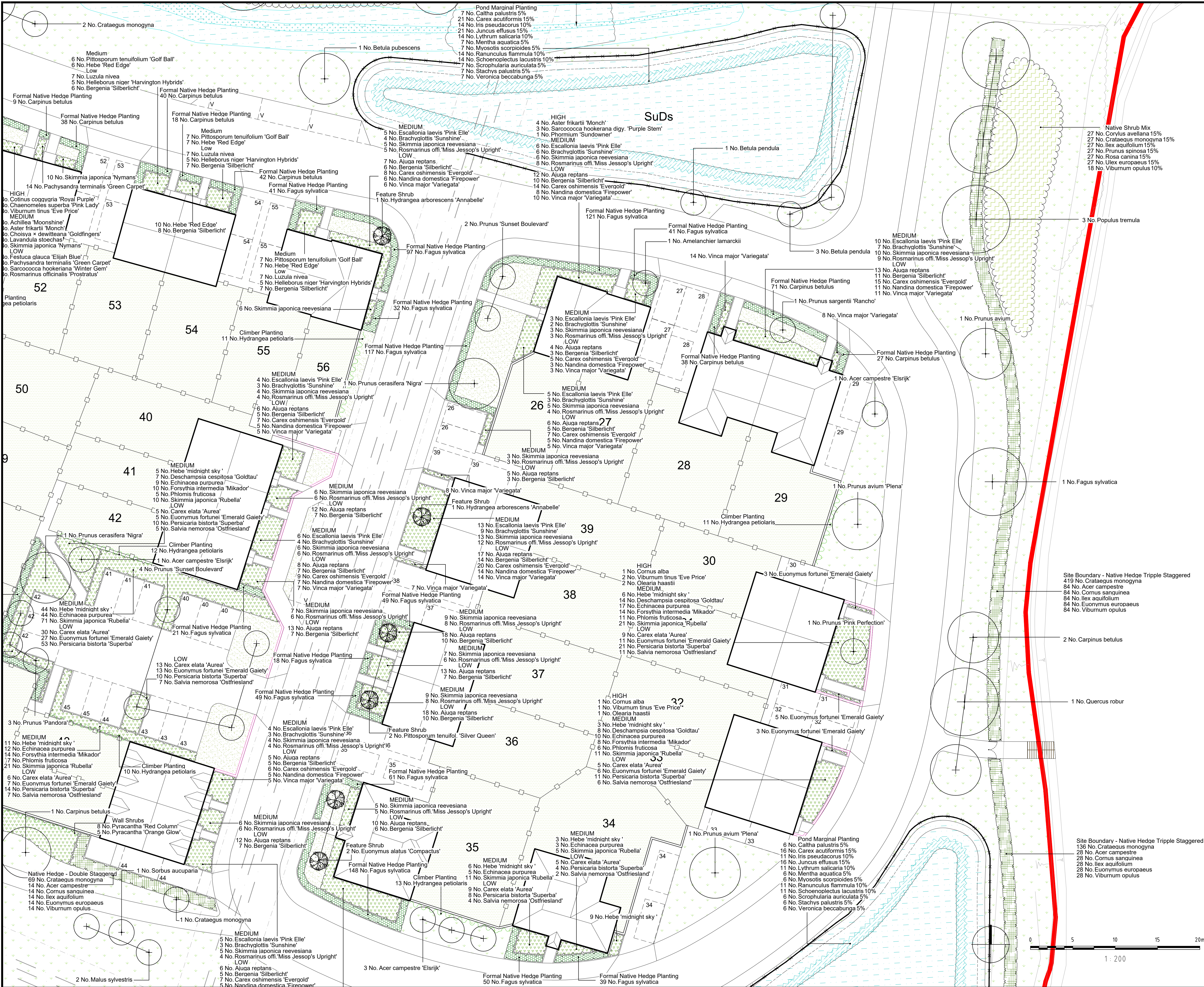
DRAWING SCALE : 1:200

PAPER SIZE : **A1** DRAWN BY : **SL**

Detailed Planting Plan
Sheet 1 of 5

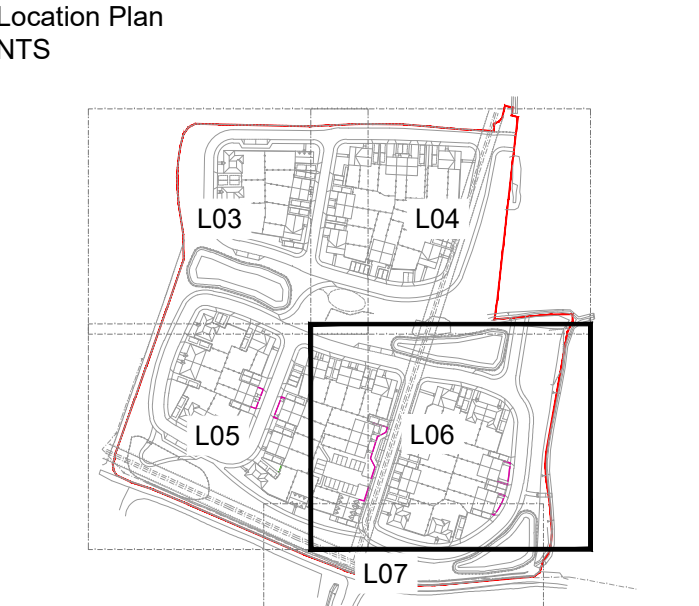
DRAWING NUMBER :	REVISION LETTER :
DD585L03	D

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Plans.dwg



- NOTES:
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
 2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.
 3. All given dimensions in mm.
- KEY**
- Application Site boundary
- Soft Landscape**
- Existing trees to be retained. Redline denotes Root Protection Area (RPA)
 - Existing vegetation to be retained and enhanced to ecologists recommendations
 - Existing trees to be removed
 - Proposed Tree Planting / Hierarchy
 - Large Tree (10+ metres from building)
 - Street Tree (7+ metres from building)
 - Small / Garden Tree (3+ metres from building)
 - Proposed native / ornamental shrub planting to residential areas appropriate to landscape setting / ecological enhancement opportunities
 - Formal hedgerow to main roads and to define private front gardens facing public realm 1.2m high reduced to 0.6m to maintain highway visibility
 - Proposed native mix hedge planting to enhance boundary vegetation / landscape buffers / wildlife corridors
 - Proposed native shrub / scrub planting
 - Proposed climbers and wall shrubs
 - Proposed water meadow mix and wetland planting to SuDS features
 - Proposed amenity lawn to front gardens and highway verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture
 - Proposed lawn to back gardens (patio areas to be agreed as part of technical design)
 - Proposed species rich, native wildflower meadow / rough grassland, with 1.0 m mowed edge along roads and footpaths

To be read in conjunction with dwg. no. DD585L07 for Typical Plot Planting Matrix Detail, Detailed Planting Schedule and Tree Pit Detail



FINAL

28.11.23	MM	Hedges, wetland planting - LPA comments	D	MM
13.10.23	WG	Hedgerow along site boundaries - LPA comments	C	MM
19.09.23	MM	Revised Drainage	B	MM
19.09.23	MM	Revised layout - LPA comments	A	PD

DATE DRAWN DESCRIPTION OF REVISION REVISION LETTER CHECKED BY

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DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
12a The Square, Wickham, Hampshire PO17 5JQ
www.deacondesign.co.uk | info@deacondesign.co.uk
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PROJECT TITLE: Church Barton House, Pagham		PLOT DATE: 09.08.22	
PROJECT NUMBER: DD585			
DRAWING SCALE: 1:200		APPROVED BY: MM	
PAPER SIZE: A1		DRAWN BY: SL	
DRAWING TITLE: Detailed Planting Plan Sheet 4 of 5			
DRAWING NUMBER: DD585L06		REVISION LETTER: D	
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