Landscape Management Plan

Land East of Wandleys Lane, Fontwell,

Date: 10/06/2026

Ref: DD730R01

Rev	Revision Notes	Date
A	Plan updated to 25 years	12/08/2026
B	Updated appendices	14/08/2026

Prepared by:

Deacon Design Ltd
1 Purbeck House
1a Wallington Hill
Fareham
Hampshire
PO16 7BJ

[redacted]
www.deacondesign.co.uk

Written by: Tom Notley

DD Ref: DD730R01

Document Status: FOR PLANNING

Date: June 2026

Checked by: Philip Deacon CMLI

CONTENTS

1 Introduction 4
2 Preliminaries 6
3 Soft Landscape Specification 8
4 Soft Landscape Maintenance – General 12
All Planting 12
Ecological Enhancement and Dormouse Mitigation Area 12
Existing Trees 13
Existing vegetation 14
Grassland Areas 14
Proposed Tree planting 15
Proposed Native Ecological Enhancement Buffer Planting Buffer 15
Proposed Wetland Areas 16
Wildflower Meadow 16
Soft Landscape Maintenance – General Notes 18
5 Residential Amenity Planting 20
Tree planting 20
Proposed Native/ Ornamental Planting 21
Formal Hedgerow to property frontages 22
Mixed Species Native Hedgerow 23
Proposed Climbers and Wall Shrubs 23
Grassland / Amenity / Seeded Areas 23
6 Maintenance Schedule – Specific Activities to Plant Typologies 27
7 Maintenance Operations Matrices 40
8 Monitoring and Ongoing Review 47
9 Appendices (refer to latest revision) 48

1 Introduction

Background

1.1 This Landscape Management Plan (LMP)has been prepared for Bellway Homes Limited (Wessex) to inform the on-going landscape management and maintenance operations for the residential development at Land East of Wandleys Lane, Fontwell. The initial outline application Ref WA/35/23/OUT was refused in 2024, but following an appeal, permission was granted under APP/C3810/W/24/3349836 in 2025, subject to discharge of conditions. The relevant Landscape conditions comprise Condition 1 and Condition 8.

1.2 The appeal is allowed, and outline planning permission is granted for up to 95 dwellings (including 30% affordable) with all matters reserved apart from access, at Land East of Wandleys Lane, Fontwell, West Sussex in accordance with the terms of the application, Ref WA/35/23/OUT.

1.3 Deacon Design Ltd were appointed in Jan 2026 to progress the hard and soft landscape design. This LMP describes the range of proposed landscape mitigation, biodiversity planting and amenity planting, its objectives and post construction aftercare require to safeguard future establishment.

1.4 Alongside these reserved matters application, our client has submitted a non-material amendment under Section 96A of the Town and Country Planning Act 1990 to amend the wording of Condition 8 relating to the provision of new trees within the approved public open space strategy. From at a minimum of 200 new trees to at least 150 new trees. This document is prepared in anticipation of an approval of this non-material amendment.

This LMP is be submitted to satisfy the requirements of landscape condition no. 1 and 8 which states:

Condition 1 - requires submission and approval of details relating to access (internal circulation routes), appearance, landscaping, layout, and scale prior to commencement. These reserved matters must be submitted within two years of the permission date and implemented as approved.

Condition 8 - mandates that the layout and landscape details include full specifications for public open space (POS), play areas, and management arrangements. The provision must comprise:

- Community Orchard (min. 2,115 sqm)
- Allotments (min. 792 sqm
- Ecological Enhancement Areas (min. 13,000 sqm)
- Shared POS and Ecological Enhancement (min. 3,300 sqm)
- Public Open Space (min. 8,930 sqm), including LEAP and LAP

- A minimum of 200 new trees (in addition to those within the above areas)

Aims and Objectives

1.5 The landscape strategy responds appropriately to the inherent site character, topography, and proximity of woodland blocks.

1.6 The landscape design proposals provide a robust environment which is capable of withstanding human activity and associated construction implications which in time will enhance the setting of the residential development.

1.7 The Management Plan will ensure that the landscape vision is realised through a programme of regular maintenance that will deliver the following objectives:

- The successful establishment of the planting design using best horticultural practices to maintain healthy growth, seasonal interest, and legibility for the future enjoyment of residents.
- Protection, conservation and enhancement of existing trees, boundary vegetation, and associated habitats to improve the ecological value of the site, whilst increasing biodiversity, and ensuring a cohesive transition between more native public open space and the residential amenities.
- Introduce engineered Sustainable Drainage Systems (SuDS) such as attenuation basins and rain gardens to improve site drainage
- Increased connectivity via cycle or pedestrian links
- Improve connectivity to adjacent town of Fontwell

1.8 This Plan is intended to cover the first five years of the site's establishment and the 10–25 -year maintenance period.

1.9 It should be noted that as the establishment of the new planting progresses, the operation and management maybe altered from that included within this document. However, this document provides minimum standards to be achieved and a 'benchmark' system, which is capable of adjustment and fine tuning in order to achieve the stated objectives and standards.

2 Preliminaries

2.1 This management plan should be read in conjunction with the supporting landscape plans appended to this report and the latest ecological reports and recommendations carried out by **ECOSUPPORT Ltd (Ecological Design, Management & Monitoring Strategy Report issued May 2026).**

2.2 Subject to the relevant conveyancing information being agreed the landscape maintenance of the private areas will be the responsibility of the domestic owners with all remaining areas -not adopted by the local authority- managed by the appointed Management Company, the agreement for which shall be set up by the Developer where applicable.

2.3 The appointed Management Company shall be responsible for all periodic maintenance as set out in this document and replacements thereafter for all planted areas to which its management covers.

2.4 The maintenance of trees, shrubs, and other plants after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the Management Company.

2.5 In addition to the above, all planting must be carried out within the first planting season following occupation. Any tree and plant showing the following attributes must be replaced within a period of 5 years from the date of completion. These include those plants that:

- Dead, diseased, or dying
- Are missing or not in accordance with the specification
- Lack any vigour

Replacements must be carried out immediately, or in the next planting season, by the contractor at his own cost.

2.6 Any additional topsoil applied to the planting should be quality loam to BS 3882.

2.7 All loss or damage arising from theft or malicious damage will be resolved in accordance with the provisions within the Landscape Implementation or Landscape Management contract.

2.8 Inspection checks shall be carried out by a competent person, either a current member of BALI or the Landscape Institute, acting on behalf of the Management Company, at regular intervals and as appropriate work is carried out.

2.9 All site operatives to refer to O&M Manual for identified site risks.

2.10 No existing trees, shrubs or other plants shall be removed or cut without specific instructions from the Contract Administrator. Existing trees are to be retained,

protected and undisturbed throughout the contract, according to latest Arboricultural Survey carried out by Aspect Arboricultural (issued June 2026).

3 Soft Landscape Specification

3.1 It is the contractor's responsibility to check for services in this area before groundworks commence. Please refer to Project H&S file for specific site risks.

3.2 All materials and installation to be undertaken in line with best horticultural practice and in accordance with guidance set out in British Standards specified relevant to this note and current at time of installation. All landscape works to be undertaken by competent persons, with appropriate training and equipment.

3.3 All plants should be grown and sourced in the UK (where feasible) and should be supplied from a nursery approved in advance by the landscape architect. Any substitutes to be agreed prior to ordering.

3.4 All arisings to be removed from site at contractor's expense unless noted otherwise.

Growing Medium / Soil Depths

3.5 All topsoil and subsoil used in planting areas to be accordance with the latest versions of BS3882 (Topsoil), BS8601(Subsoil) and BS8545 (Tree from Nursery to Independence in the landscape). Soil analysis of all imported / onsite material to be approved by the landscape architect in advance of works.

3.6 Topsoil Heaps should be agreed with the site manager and stored no deeper than 2 metres to retain aeration and friable / dry properties prior to cultivation. Use a tracked machine to for heap and protect from wet weather once final height is achieved.

3.7 Ameliorants including all composts, mulches and soil conditioners used in planting should be peat-free. The use of pesticides (herbicides, insecticides, fungicides, and slug pellets) should be discouraged to prevent harm to wildlife. Any pesticides used should be non-residual.

3.8 Planting beds should be suitably cultivated and ripped to allow aeration and avoid waterlogging. Topsoil should be friable and the depth should not exceed 300mm. Topsoil varies depending on the planting type: 300mm for tree planting, 300mm shrub planting, 150mm for amenity grass/turf and 50mm for wildflower seeding to aid germination.

3.9 Suitable (loosened) subsoil should provide the remainder of the minimum rooting depth to achieve an overall depth of: 900mm for tree planting, 600mm shrub planting, 450mm for amenity grass/turf. Prior to spreading topsoil, the receiving area should be decompacted to increase permeability.

Planting

3.10 Trees and shrubs to be in accordance with NPS / BS 3936 British Standard BS 3936-1 1992, Nursery Stock Specification for Trees and Shrubs. Avoid planting during period of hard frost and ensure all field grown (bare root / rootball) stock is planted inside the planting season typically November to March. Container Plants can be planted throughout the year subject to the right conditions and ensure all plants are suitably watered during dry periods.

Tree Selection and Location

3.11 Tree Species and Locations should comply with the recommendations set out in NJUG Volume 4 Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees (National Joint Utilities Group) and Buildings Near Trees - NHBC Standards Chapter 4.2 (National House Building Council). Tree planting should be coordinated with street lighting design to avoid canopy clashes once mature.

Planting Trees

3.12 All trees should be provided with adequate space for future root growth. Where possible this should be through natural soil conditions or by using a proprietary structural tree soil / root cell system. Refer to Tree Pit Details, where provided.

3.13 Unless shown otherwise; tree pits to be 300mm larger than the rootball on all sides. Where necessary include a 100mm layer of horticultural grit to base of trench to aid free draining prior to backfilling with the approved subsoil / topsoil layer to the field grown/nursery height. Where the ground conditions result in the base of the tree pits being compacted or not free draining, pits and trenches will require positive drainage to all trees to thrive.

Tree Support and Accessories

3.14 Unless stated otherwise all tree should be provided with suitable supports and biodegradable tree tie as set out below:

- Standard Trees – Single Stake
- Heavy – Extra Heavy - Double Staked
- Extra Heavy to Semi Mature – Triple Staked
- Semi Mature – Proprietary underground guying.

3.15 All trees to be planted with proprietary aeration/irrigation pipe installed to manufacturers recommendations. Trees planted in formal grass / lawn areas to include 1m diameter bare circle and bark mulched to a depth of 75mm to avoid strimmer damage to trunk / water demand. Alternatively proprietary black strimmer guards should be fitted.

Root Barriers

3.16 Linear root barriers are to be installed in locations confirmed by the project engineer to protect services/surface treatments as required. Root barriers should be set min. 1.2m from the centre of the trunk and set as close to the surface as possible. Linear root barriers should be installed to the manufacturer's guidance, using a min. 600mm depth root barrier to protect adjacent surfaces. Where root barriers are for the protection of services or below ground attenuation, the root barrier should extend 300mm lower than the invert level of services. For details of services and any specific requirements, refer to engineer's drawings.

3.17 Planting Shrubs - to be planted in prepared beds, back filled, and firmed to nursery level. All plants to be set min 300mm from building/wall facades to enable access. Where turf abuts a building façade, a 300mm gravel strip should be provided (not drawn on the technical drawings).

3.18 Planting Formal Hedges - To be planted in double staggered rows (unless otherwise specified) along either side of a central timber post and 3 wire fences to aid establishment (unless adjacent to an alternative boundary treatment).

3.19 After planting, all trees and shrubs are to be well watered, lightly firmed, mulched with 75mm of medium grade FSC certified bark mulch ensuring no damage to the plants.

3.20 Rabbit proof fencing or spiral/canes maybe required to protect the establishment of the plants

3.21 Once planted all areas must be kept adequately watered to ensure establishment and all areas must be kept weed and litter free at all times.

Wildflower Meadows

3.22 Dig over or rotovate the soil to at least 100mm deep and rake over to create a reasonably fine tilth. Remove large stones, roots or clods of earth. Wildflowers can survive on fewer nutrients than conventional lawn grasses.

3.23 If the soil is highly fertile grasses and weeds tend to swamp out wildflowers as they are, generally, less competitive. Therefore, wildflowers will do better on poor soils than lawn grasses and it is important not to apply fertilizer to the soil prior to, or after laying the turf.

3.24 Where wildflowers are seeded, it may be necessary to remove good quality topsoil to increase the success rate of the seed. This is not necessary with the Wildflower Turf as it acts as a weed blanket and establishes before the weed seeds in the soil can become competitive with the more developed plants in the turf.

3.25 Turfing to occur in April-May or September-October subject to suitable weather conditions.

Implementation Programme

3.26 Unless agreed otherwise all planting to be undertaken in the first available planting season following construction of the adjacent building.

3.27 Establishment - Trees and shrubs will be watered to ensure they thrive through dry weather and re-firmed after strong winds or frost heave

3.28 Annual Maintenance - Trees and Shrubs - Tree ties to be adjusted, to be checked for damaged branches/stem and pruned in accordance with good horticultural practice, where they have died or failed to thrive, they will be replaced, incorporate a slow-release fertilizer as per manufactures rates, topping up mulch to ensure 75mm depth.

3.29 Wildflower - Once established the wildflower requires very little maintenance, however, there is one important task to carry out each autumn; to cut the plants and remove these cuttings.

3.30 Defects period to be instructed for planting works to ensure replacement of dead/dying planting stock (with same sized specimens) within subsequent planting season. Defects periods recommended: min two-year defects period for tree planting, min one year defects period for shrub/herbaceous planting and min 6 months for wildflower/grassed areas.

3.31 All planting works to conform to BS 4428:1989; Code of Practice for General Landscape Operations (Excluding Hard Landscape Operations).

3.32 All maintenance operations to conform to BS 7030:1993 Part 4 1993; Recommendations for Maintenance of Soft Landscape (Except Amenity Turf).

4 Soft Landscape Maintenance – General

All Planting

4.1 All planting beyond the boundaries of domestic ownership will be maintained in perpetuity by the management company unless adopted by the local authority.

Ecological Enhancement and Dormouse Mitigation Area

4.2 Attention has been given to prioritising the use of native species to support the existing site flora and fauna.

4.3 All existing habitats that will be retained will be protected from damage during the works. There will be a minimum of a 5 – 15m buffer from the retained mature trees, hedgerows, woodland which will be fenced using Heras fencing or similar to prevent access by machinery or contractors.

4.4 This buffer will ensure that all retained woodland / trees / hedgerows along the boundaries are appropriately protected. No vehicles will enter the protective ring fencing, and no materials will be stored within their circumference. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance within the retained habitats during the works and ensure the habitats and any wildlife species that may be using them are protected.

4.5 **Ancient Woodland Buffer**

Due to the presence of replanted ancient woodland at the south of the site, in line with the advice from the UK Gov website the following will be implemented:

"For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic."

4.6 Opportunities to create an enhanced habitat corridor include:

- Reinforcing the existing vegetation to the boundary of the site, enhancing the existing hedgerow and creating a visual buffer
- Wildflower meadow, thicket planting and grasslands to form natural edges to support wildlife corridors;
- Marginal and aquatic planting to the rain garden areas would provide infiltration and valuable habitat;

- Provision for bird and bat boxes with the inclusion of native fruit/ seed bearing trees and shrubs for commuting and nesting birds/bats.

Existing Trees

4.7 Management of existing trees will require periodic management.

4.8 During construction, all existing trees to be retained shall be protected by root protection fencing in accordance with 'British Standards 5837:2012 Trees in relation to design, demolition, and construction – Recommendations'.

4.9 Refer to the accompanying Arboricultural report for full details of which trees are to be retained and protected during construction.

4.10 Managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

4.11 Any works to trees protected by a Tree Preservation Order or within a Conservation Area will need to obtain the necessary approval from the Local Planning Authority prior to any works. Refer to general note 2.10 above.

4.12 All tree surgery works to be carried out between September and February. No works should be carried out between start of March and Mid-September to avoid the bird nesting season.

4.13 During construction, the existing hedgerow vegetation to be retained around the site, shall also be protected in accordance with the measures described in 'British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations' will be followed.

4.14 To enhance existing habitats for bats that commute and forage on site, bat tubes or bricks shall be provided, and the Ecologists details shall include the number, exact location, specification, and design of the habitats. The bat tubes, bricks or boxes shall be installed with the development prior to the first occupation of the building/s to which they form part or the first use of the space in which they are contained.

4.15 To enhance birdlife and mitigate nest removal, universal nesting bricks shall be provided, and the details shall include the number, exact location, specification, and design of the bricks. The bricks shall be installed within the development prior to the first occupation of the building/s to which they form part or the first use of the space in which they are contained.

4.16 Pruning operations should take place between November and February to avoid harm to nesting birds and plant health during the spring / summer growing period. During this period, no cutting of the hedgerow bases should take place to avoid harm to hibernating dormice. If bases require cutting this should occur in April after an appropriate check for nesting birds.

4.17 Any timber generated from the clearance of existing trees should be used to create log piles, these should be sited within the boundary vegetation in areas

less likely to be disturbed and with location agreed upon by ecologist. New material may be added in the future to maintain these log piles.

Existing vegetation

4.18 The site comprises approximately 7ha of land, supporting grazed grassland with areas of bracken and scrub, buildings, and treelines / hedgerow bordering the site.

4.19 The site is bound by ancient woodland, known as Wandleys Copse, to the south. The wider environment comprises of semi-urban settlements, agricultural land, and woodland.

Existing hedgerows

4.20 Existing trees and hedgerows will require periodic management.

4.21 The hedgerows should be managed in rotation, cutting only one side annually to ensure that there is a continuous supply of fruit during the winter months for species such as redwing, song thrush and starling.

4.22 If necessary, managed thinning, significant pruning works and / or felling should be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

Grassland Areas

Existing grassland / Meadow Enhancements

4.23 On large open areas which have been allocated as Public Open Space the existing grassland, where levels allow, will be retained, and enhanced with pockets of native wildflower plug planting. These areas will require the grassland to be cut short to a minimum height of 100mm prior to planting and managed to allow the wildflower to establish and successfully set seed.

4.24 Grassland should be cut twice a year. Arisings from mowing must be removed from the mowed area and can be composted away from the grassland or removed off-site. The location of any on-site composting area must be approved to ensure that it does not affect the landscape amenity and/or ecological habitats. Removing the arisings will lower the nutrient content of the soil over time, favouring a range of wildflowers and reducing competition from grasses which may otherwise become dominant.

4.25 To control scrub and bramble development, tussocky areas are to be cut twice yearly on a 2-year rotation to a minimum height of 100mm between 1st November and 31st January to provide cover for reptiles and invertebrates. For wildlife protection, this cutting is best done on a rotational basis so that no more than half an area is cut in any one year leaving part as an undisturbed refuge. Cutting of the grassland should be undertaken on warm dry days in June or July to minimise risk of injury to any potential reptiles.

4.26 This grassland type can form a good habitat for insects, small mammals, birds, amphibians and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter.

4.27 Occasional native shrub / coppice planting will provide shelter for reptiles. This planting will need occasional cutting when spreading into the grassland, works to be carried out during the winter months to avoid harming reptiles.

Proposed Tree planting

4.28 Management operations for new tree planting will include periodic thinning to remove any deadwood and promote growth.

4.29 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

4.30 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife.

Proposed Native Ecological Enhancement Buffer Planting Buffer

Creation of a 5 – 15m wide Ecological Enhancement buffer along the site boundaries will ensure that all retained woodland / trees / hedgerows along the boundaries are appropriately protected.

This will also help to tie the character of the rural backdrop to the newly formed open space and residential areas. This will also reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge in hedgerow habitats.

4.31 Native planting varieties have been chosen for their native provenance, aesthetic value and their suitability to the wet and dry conditions. The proposed species will provide an attractive shelter and food source for wildlife.

4.32 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife; maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.

4.33 Management operations will include occasional thinning 'coppicing' to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

Proposed Wetland Areas

Proposed Wetland Planting Rain Garden Areas

4.34 As part of the ecological enhancements and SuDS strategy, native marginal and wildflower plug planting will be incorporated to the marginal areas and to the rain gardens. The plug planting will enhance the existing grassland, which will be left to grow high and establish a rich habitat.

4.35 These areas identified to incorporate the plug plantings should be cut short to a depth of 20-30mm in early autumn and planted with pot-grown or plug-plant perennial wildflowers. This will allow time for the roots to establish before the competing grass starts to grow again in spring.

4.36 Once established the maintenance of these areas will require only a yearly cut after flowering and programmed to allow the wildflowers to flower and set seed. Arisings should be left for around two weeks before removing to allow the seed to settle within the lower thatch.

Wildflower Meadow

Mowing Regimes

4.37 A variety of mowing regimes will seek to manage pedestrian access, tree protection areas and creation of a more species rich edge to the public open space an boundary vegetation. -The details below define these different areas in more detail and how they relate to the overall landscape strategy.

Meadow Areas to Public Open Space (Emorsgate EM4)

4.38 On large open areas which have been allocated as Public Open Space, the existing grassland has been retained and enhanced using Emorsgate EM4 Meadow Mixture for clay soils. A mowing regime will be implemented to create informal mown paths and closely mown areas for informal recreation.

Growing Guide

Ground Preparation

4.39 To prepare the seed bed first remove weeds, plough/ dig to bury the surface vegetation and then rake a medium tilth and roll/ tread to make a firm surface.

4.40 Preparation for a seed bed on clay can be difficult, especially on raw clay sub-soils in organic matter. Therefore, well-timed preparation and sowing is important to successful establishment, if the clay is very wet or very dry, autumn sowing may not be possible. It may be better to dig or plough the soil in the autumn, allow the winter frosts to break down clods and prepare the seed bed in the spring.

Sowing

4.41 Sow the seeds in the autumn or spring, however they can be sown at other times of the year if there is sufficient warmth and moisture. The seeds must be surface sown but can be sown using a machine or by hand.

4.42 To get an even distribution of seeds, divide them into parts and sow in overlapping sections. Do not cover the seeds but firm in with roll and treading to give good soil/seed contact

First Year Management

4.43 Most of the sown meadow is perennial and slow to establish. Soon after sowing there will be a flush of annual weeds that arise from the soil seed bank, these offer protection to the sown seedlings and will die after a year.

4.44 Resist cutting these annual weeds until the mid-late summer, especially if they contain Yellow Rattle, or cornfield annuals. Then cut, remove and compost these off-site preferably, in early August.

4.45 The young meadow below, can be kept short by grazing or mowing through the end of March to the following year, in this time dig out the residual perennial weeds such as docks.

Management once established

4.46 Meadow grassland should be mown on a rotational basis with areas being either mown annually in autumn. This would mimic traditional farming practices where spring grazing would be followed by a lengthy growing season before being cut for hay, providing wildflowers enough time to set seed.

4.47 Meadow grassland should not be cut or grazed from spring- late July/ August to give sown species opportunity to flower, following flowering a 'hay cut' may be undertaken using a scythe, petrol strimmer or tractor to c.50mm. After cutting, leave the hay to dry and shed seed for 1-7 days then remove from site.

4.48 Mow or graze the re-growth through late autumn-winter to around 50mm and again in spring if needed.

Source: Meadow Mixture for Clay Soils EM4 - Emorsgate Seeds (wildseed.co.uk)

Soft Landscape Maintenance – General Notes

4.49 The following maintenance activities should be carried out for all areas of soft landscaping under management control:

Item	Activities	Suggested Frequency
Watering	Water all areas of grass, perennials, shrub and tree planting to ensure healthy development and survival	As required during periods of dry weather
Plant replacements	All plant deaths should be replaced as soon as practical Remove dead plants within one week and replace within the next planting season, with originally specified species at a size to match maturity of established planting or a soon as practical	As required
Clearing of services	All plant material is to be kept clear of the following structural elements where present: ventilation ducts and openings, drainage channels and gullies, service access points, and light fittings	Once a month
Debris and Litter	Keep planting beds clear of litter, leaves and debris	Total 18 visits. Twice a month from May to October. Once a month from November to April.
Weed Control	Keep planting beds free from weeds at all times Remove weeds entirely, including roots Remove the minimum quantity of soil, and disturb plants, bulbs and mulch as little as possible Rake area to a neat and tidy condition Where present reinstate mulch. Do not mulch where ground cover planting has established, and no bare ground is visible	Total 18 visits.

	Treat all planting beds with a winter herbicide to control weed growth	Once a year before March
Soil Aeration	All areas of planting suffering compaction by pedestrian or vehicular movements should be lightly forked over Prick surface to a depth of 75mm Reduce soil to crumbs and level off Do not damage plant roots	Once every 2 months
Digging Over	All planting beds, should be lightly forked over to maintain health soil condition to a depth of 75mm	Once a year in Spring

5 Residential Amenity Planting

Tree planting

5.1 Native tree planting has been proposed on site where possible. Semi mature trees are located towards the site edges and existing boundary vegetation, whilst their more formal varieties were located to the streets, where the proximity of the building require smaller tree planting.

5.2 Management operations will include thinning to remove any deadwood and promote growth.

5.3 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

5.4 Any thinning works are to be carried out outside of the nesting season to avoid disturbance to birdlife; active nests will be left with a suitable buffer until nesting ends.

5.5 Trees planted within amenity grass areas to have a weed free circle of 1 metre diameter maintained for the first three years.

5.6 Tree stakes should be removed after 18-24 months. Any trees not able to support themselves after this period should be replaced in agreement with the landscape architect or local planning authority.

Watering

5.7 Watering should be applied to the base of the tree during the growing season (bud burst through to full leaf fall) and evenly distributed over the entirety of the root-ball and/or the irrigation pipe (where specified) to encourage even root development.

5.8 Newly planted trees will need watering dependant on the size of tree planted, soil type and species. Below is a guide estimation as to how much water is required in the first year of planting[1].

Size of Tree	Volume of Water per week
12-14 CMG	25 litres: 6 Gallons
14-16 CMG	35 litres: 9 Gallons
16-18 CMG	80 litres: 20 Gallons

18-20 CMG	80 litres: 20 Gallons
20-25 CMG	100 litres: 25 Gallons
25-40 CMG	120 litres: 30 Gallons
40-60 CMG	150 litres: 32 Gallons
60-80 CMG	200 litres: 43 Gallons
80-100 CMG	250 litres: 54 Gallons

[1] Hillier Trees Tree Aftercare Maintenance Checklist

Proposed Native/ Ornamental Planting

Shrub Planting

5.9 Shrub planting varieties have been chosen for their aesthetic value and their suitability to the site conditions / aspect. The proposed species will provide all year interest for residents, while attracting wildlife with shelter and food.

5.10 Management operations will include thinning of shrubs to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promotes new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

5.11 A programme of thinning will also maintain a balance between the shrub and perennial planting types, increasing biodiversity rather than allowing one to dominate and kill off the weaker which would potentially happen in a natural situation. This system is to be managed to maintain a point in succession, which provides a greater ecological and aesthetic benefit to the residential areas.

5.12 Appropriate deadwood produced to be retained as an ecological feature, log-piles will be established using timber taken from on-going management of trees and shrubs and will be situated in close to the site's extremities. Refer to Ecology report and Planting Strategy Plan for further details.

5.13 Any growth which will obscure windows, signs or sightlines shall be removed. Once established, any support canes shall be removed from the shrubs.

5.14 Any thinning works are to be carried out outside of the nesting season (March to Mid-September) to avoid disturbance to birdlife.

5.15 Operations are to be carried out by hand and waste is to be recycled as compost wherever possible or appropriate.

5.16 The density of planting will require that all weeding is carried out by hand (unless agreed with otherwise), using the appropriate tools. All resultant material should be removed from site.

5.17 The management company is responsible for litter picking in those areas that it manages. Litter should be cleared every two weeks.

5.18 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought.

5.19 If the local temperature exceeds 25 degrees centigrade, then planting should be watered daily during the first season, and at least every two days in the second and third seasons until the onset of natural rainfall.

5.20 Any failures due to drought shall be replaced by the management company at their own cost.

5.21 Bark mulch should be maintained at an even spread, no less than 50mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver.

5.22 Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.

Herbaceous Shrub Planting

5.23 Herbaceous plants will provide seasonal interest to the planting. The proposed species will provide flowers and attractive leaf structure.

5.24 Perennials will need selective cutting back in the autumn and early winter. Most herbaceous plants will need aesthetical pruning after their flowering period, although some species will provide winter interest when dry flower heads and long shoots are left on.

5.25 Any attractive dead stems or flowerheads can be left until early spring.

Ornamental Grasses

5.26 Similar to management of the herbaceous plant, attractive flower heads can be left on during winter. With this treatment, ornamental grasses will provide striking winter structure within the planting beds.

Formal Hedgerow to property frontages

5.27 A series of formal hedgerows will be established to provide protection to private front gardens.

5.28 These hedgerows should be kept neat and formal at a height no greater than 1.2 metres to retain a consistent form. Lateral growth to be trimmed at 1m wide, ensuring that growth does not obstruct highway visibility.

5.29 The maintenance regime for these hedgerows will aim to increase a dense structure for habitat provision while avoiding the creation of unsafe traffic routes with overgrown vegetation. Maintenance is limited to a yearly trim ensuring a consistent screen from ground level, and a suitable nesting habitat for birds.

Mixed Species Native Hedgerow

5.30 Creating new species rich hedgerows to the site boundary, as well as enhancing existing hedgerows across the site, will provide a buffer zone and protection for Wandleys Copse, Ancient Woodland and the adjacent residential properties. As well as from the noise pollution from Wandleys Lane on the western edge of the site adjacent. This will also reinforce the associated hedgerows habitats for wildlife to migrate around the site and seek refuge.

5.31 Adopting the management principles for a field hedgerow the maintenance regime will aim to increase flowering, nectar and berrying fruits for wildlife. Hedges should be trimmed on a three-year rotation not annually. Alternate sides should be cut in the first two years with the top cut within the third season. Trimming should ensure a consistent screen from ground level, and a suitable nesting habitat for birds.

5.32 Hedgerow planting will compromise of native species including field maple, holly, dog wood, guelder rose and honeysuckle. This planting will ensure green wildlife corridors between the newly created habitats and the adjacent site habitats.

5.33 Management operations will include occasional thinning 'coppicing' to remove any deadwood and promote growth and regular pruning to maintain a healthy and attractive form. Thinning promoted new dense growth thus encouraging a strong, more robust planting in the mid to long term, and increases air flow within the planting to maintain its good health.

Proposed Climbers and Wall Shrubs

5.34 Most climbers and wall shrubs need limited pruning, only to keep them trimmed against the wall structure.

5.35 Trailing and climbing material shall be assisted in its growth by securing growing leaders, where necessary.

Grassland / Amenity / Seeded Areas

Flowering Lawn/ Amenity Lawn to Private Gardens and Amenity Verges (Emorsgate EL1)

5.36 Provision has been made for well managed flowering lawn areas provided for private front gardens, rear gardens on Affordable homes and Highway Verges seeded with Emorsgate Flowering Lawn EL1.

Ground Preparation

5.37 The ground selected should not be highly fertile and should tolerate perennial weeds.

5.38 To prepare for the seed bed, remove the weeds through repeated cultivation. Then plough/ or dig to bury the surface vegetation and rake to produce a medium tilth and roll/ tread to produce a level firm surface.

Sowing

5.39 The seeds should be sown in autumn or spring and should be surface sown by hand or by machine. To get an even distribution divide the seeds up and sow in overlapping section.

5.40 Do not cover the seed, firm in with a roll or by treading to create good soil/seed contact.

Aftercare

First Year Management

5.41 The flowering lawn is perennial and slow to germinate and will not usually flower in their first growing season. This will often cause a flush of annual weeds in the first season which can be controlled through repeated mowing.

5.42 Mow newly sown flowering lawns regularly- ever 7-10 days during the growing season- throughout the first year. Cut them to a height between 40-60mm and remove cuttings in lawn is particularly dense. This will develop into a good sward structure, maintaining a good balance between fast growing grasses and slower growing wildflowers.

Management after established

5.43 Lawn areas shall be cut by means of ride-on or pedestrian guided motor cylinder mowers. Arisings should always be removed from site unless a suitable composting on site is agreed with the developer.

5.44 Frequency of cutting shall be regulated so that the grass, including any flowering stalks, does not exceed 50 mm in height at any time unless otherwise agreed. Machines shall be so adjusted to cut no lower than 25 mm.

5.45 When cut, the turf must not show any corrugated or 'washboarding' effect caused by travelling at excessive speed, incorrect gear selection or using cutting reels having insufficient blades. There must be no uncut grass due to failure to overlap adjacent passes on straight runs or at the turning points.

5.46 To allow flowering, mowing can be relaxed from late June, and cutting should only be done if the sward becomes untidy- 4-8 weeks later. Relaxing mowing earlier in the year allows cowslips to flower.

5.47 Any slight hollows which appear due to settlement or other causes shall be top dressed, early in the growing season, with fine compost lightly rolled in and the grass allowed to grow through before cutting.

5.48 Deeper hollows shall be treated by neatly cutting out a square of turf, building up beneath with the fine compost plus and equal quantity of sharp sand, and the turf replaced at the correct level for rolling. Cutting may proceed without interruption.

5.49 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

5.50 Nylon Line Grass Cutters. This specification refers to the hand-held machines which utilise horizontally revolving strips of nylon to cut grass and other herbage obstacles.

5.51 Care must be exercised when cutting grass and weed growth close to trees and shrubs. No damage is to be caused to the bark of such trees and shrubs by the nylon cutting line.

5.52 The nylon line is not to be allowed to touch the ground, thereby creating the danger of throwing soil and stones into the air.

5.53 The Contractor shall submit for Employer's approval a method statement for mowing and maintaining grass and planting on steep banks.

Source: EL1 - Flowering lawn mixture | Other grassland mixtures | Meadow and Grassland | Emorsgate Seeds – (01553) 829 028 (wildseed.co.uk)

Private Turf Lawns to Rear Gardens (Rolawns Medallion)

5.54 Provision has been made for well managed turfed lawns provided to the rear gardens with Rolawn Medallion turf or similar and approved.

Ground Preparation

5.55 Once the area is clear and free of weeds, ensure you have a minimum topsoil depth of 100mm, ideally 150mm, which is levelled and raked to a fine tilth, ideally with a rotovator to remove any weeds or larger stones.

5.56 Rolawn Soil improver can be used on the soil to improve the structure and add nutrients to existing topsoil. Alternatively, a soil improver can be used to enhance existing soil. This should be followed by mixing Rolawn GroRight Lawn Establishment Fertiliser into the soil.

5.57 The soil should be firmed by lightly rolling or treading and then raking to create a level finish.

Laying the turf

5.58 Start laying the turf, preferably along a straight edge, butting closely end to end. On subsequent rows stagger the joints in brickwork fashion. Always unroll turf across a slope, not down it.

5.59 Lightly firm down the turves with the head of a rake or piece of wood to ensure good contact between the underside of the turf and the soil. Any remaining cracks can be filled with a light soil (Turf & Lawn Seeding Topsoil is ideal) and tamped down. Trim the ends of the turf with a long knife, hand saw or cutting spade to shape around any trees, paths and beds.

5.60 Finally, where the outer edges of the new turf are exposed, cover with a light soil to prevent them drying out. This can be removed after a few weeks, once the turf is more established.

Aftercare

5.61 Medallion turf can and should be mown as soon as it needs it, which could even be within a week after laying, to encourage establishment.

5.62 The turf can be mown once it reaches a height of 50-80mm and gradually should be mown or trimmed to 25mm once the lawn thickens and becomes more established.

5.63 During the spring the lawn should be fed in spring and again in autumn to ensure that it continues to grow in a healthy structure without losing its nutrients, especially in autumn when the lawn needs to strengthen itself for winter. During this time, the damp conditions can lead to diseased such as fusarium patch, by feeding the lawn in early autumn this will combat diseases such as this from becoming established.

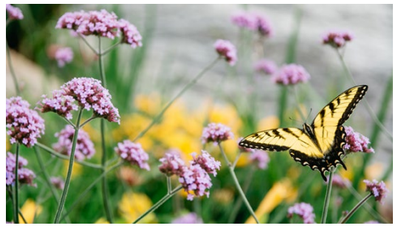
5.64 Coarse grasses and weeds that establish themselves within the grass during the autumn, should be removed by hand or spot treated in the sprung. Mowing can be completed throughout the year; however, this should be reduced in frequency in the autumn and winter months with no mowing being completed if the lawn is frozen or waterlogged.

Source: Turf | Finest Quality Medallion Turf From Rolawn

6 Maintenance Schedule – Specific Activities to Plant Typologies

6.1. Management of New Specimen Trees				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Specimen Trees 	**To ensure the successful establishment of new standard trees** Establish tree canopy and good root system quickly. Control competition from weeds Provide conditions that will ensure survival of trees. Provide visual variety and wildlife benefits	2 visits per annum: Check for dead or dying trees and replace with like for like (species/ specification). Water regularly using the irrigation pipe during establishment (first 24 months) and in drought conditions in first 5 years to ensure establishment and continued thriving of planting. Check tree and remove dead or damaged branches. Formative prune Years 3 &5 Check stakes to ensure that they are secure and are not causing damage to the tree. Check tree ties & adjust if required annually. Check tree guards and maintain tree integrity. Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Apply mulch on planting and top up as required thereafter. During spring apply fertiliser and top up bark mulch ring to tree to maintain a max of 50mm depth.	Remove stakes and ties after five years. 2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Replace/ Top up with bark mulch to 75mm depth.	2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Replace/ Top up with bark mulch to 75mm depth. Maintain as safe trees with adequate clearance to crown and without obstruction to vehicles or pedestrians/cyclists

6.2. Management of Hedging				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Proposed Hedging 	**To maintain healthy and safe hedge** **To define boundaries and offer privacy / screening** Provide conditions that will ensure survival, persistence and spread of plants. To ensure vigorous growth and effective screening Provide an attractive boundary feature. Increase opportunities for biodiversity	2 visits per annum: Check for dead or dying hedging plants and replace with like for like (species / specification). Check hedging support fencing and repair if damaged. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental & 1.5-2.0m for native) after bird nesting season. Cut back to previous seasons growth. 12 visits per annum: During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth. Remove litter off site after every site visit.	2 visits per annum: Check hedge for damaged limbs and remove and treat wounds where necessary. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth.	2 visits per annum: Check hedge for damaged limbs and remove and treat wounds where necessary. Trim hedge to height and shape as per original design (0.5-1.5m height for ornamental after bird nesting season & 1.5-2.0m for native during October) Cut back to previous seasons growth. 12 visits per annum: During spring apply fertiliser to hedges to manufacturers recommended rates and top up bark mulch to maintain a max of 75mm depth. Ensure all Health & Safety considerations are taken into account.

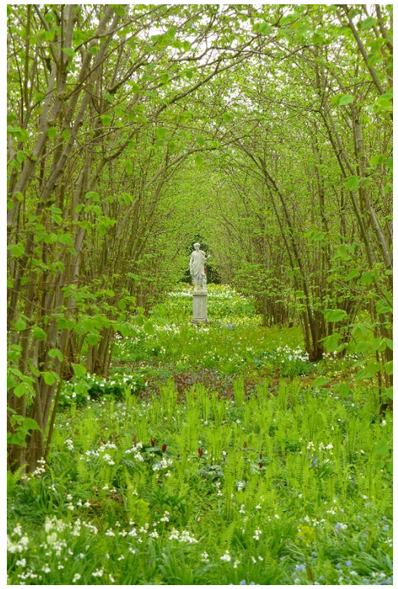
6.3. Management of Habitat Area				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Habitat Area Planting 	**Provide a range of ecologically rich and diverse habits to support priority species** **Provide conditions that will ensure survival, persistence and spread of plants** To reinforce the boundary and define screening edge. To maintain a healthy and safe habitat area. Define boundaries and offer privacy/ screening. To maximise opportunities for biodiversity and priority species.	2 visits per annum: Check for dead or dying plants and replace with like for like (species/ specification) in the next planting season. Water as necessary to ensure establishment and continued thriving of planting. Check for damaged limbs. Remove and treat wounds where necessary. Check tree ties & loosen if required annually. Check stakes to ensure that they are secure and are not causing damage to the tree. Check tree guards and maintain tree integrity. Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Remove litter off site after every site visit.	Remove stakes and ties after five years. 2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen or weak trees.	1 visit per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees. Ensure all Health & Safety considerations are taken into account.

6.4. Management of Ornamental Shrub Planting				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Ornamental Shrub Planting 	**Provide softening of the built environment and reflect and enhance local character and distinctiveness.** Establish plant cover quickly. Control competition from weeds Provide conditions that will ensure survival, persistence and natural spread of ground cover plants. Provide visual variety in the terms of height, colour, form and texture appropriate to local character.	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification) in the next available planting season. Maintain shrub planted areas free of weeds using combination of cultivation, mulching and suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Water as necessary to ensure establishment and continued thriving of planting	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification). Apply fertiliser at the rates used at the time of planting. Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth.	2 visits per annum: Check for dead or dying ornamental plants and replace with like for like (species/ specification). Apply fertiliser at the rates used at the time of planting. Clean out undesirable and unwanted growth especially in variegated species once per year. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Remove litter off site after every site visit. Divide herbaceous planting infilling into gaps as necessary. Replace/ Top up with bark mulch to 75mm depth. Maintain ornamental shrubs as to cause no obstruction to vehicles and or pedestrians/cyclists.

6.5 Management of Coppice species. **Management of Habitat Area**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Coppice Planting and shrub understorey. 	**Provide a range of ecologically rich and diverse habitats to support priority species.** **Provide conditions that will ensure survival, persistence and spread of plants.** To reinforce the green infrastructure and increase biodiversity. To maintain a healthy and safe habitat area. To shape and add interest to the public amenity space. To maximise opportunities for biodiversity and priority species.	2 visits per annum: Check for dead or dying plants and replace with like for like (species/ specification) in the next planting season. Water as necessary to ensure establishment and continued thriving of planting. Check for damaged limbs. Remove and treat wounds where necessary. Check tree guards and maintain tree integrity. Remove litter off site after every site visit.	2 visits per annum: Check for failing shrubs and remove/ replace with like for like (species/ specification). Check shrubs for damaged limbs and remove and treat wounds where necessary. Thin underplanting planting to approved horticultural standards as necessary. Bulb vegetation should be allowed to die back naturally and not cut. Lift and split healthy stock periodically to main tain good coverage. Coppice rotation: Frequency to suit species – Areas should be cut on a three-year rotation to maintain shelter across the site and allow for consistent fruit bearing. Coppice to ensure appropriate habit and form. Trim to a maximum height of 2 to 3 metres using suitable mechanical cutters. Carry out work to suit species to encourage healthy and bushy growth. Cutting to take place in autumn or early winter outside of bird nesting season. Do not prune during later winter or early spring sap flow period.	1 visit per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees. Ensure all Health & Safety considerations are taken into account.

6.6 **Management of Amenity Grass Areas**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Amenity Grass Areas 	**Provide usable lawn areas to support a variety of informal recreation activities and contribute to site character** Establish plant cover quickly. Control competition from weeds Provide conditions that will ensure survival, persistence and spread of grasses. Monitor establishment to maintain a grass sward to a height of between a minimum of 25mm and a maximum of 75mm. Provide usable open space.	Throughout year and as/ when required: Replace/ repair failed areas of turf and ensure sufficient watering is carried out to maintain thriving grass sward. Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150mm. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.	Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth. Trim edges to footpaths/ hard landscape Remove litter off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.	Throughout year and as/ when required: Maintain grass sward to a height of between a minimum of 25mm and a maximum of 150 mm to encourage vigorous growth. Trim edges to footpaths/ hard landscape Remove litter off site after every site visit. Apply annually, in spring and autumn a suitable fertiliser at manufacturers recommended rate.

6.7 **Management of Wildflower Meadows**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Wildflower Meadows 	**To establish attractive, diverse and locally appropriate wildflower areas to enhance character and biodiversity.** Control competition from weeds and invasive species. To benefit biodiversity. Provide usable open space. Final selection of wildflower and grass seed mix to be taken following soil testing of site won material. The maintenance regime adopted will be in accordance with the supplier's recommendations. Typical activities may include those identified in this schedule. To establish an even wildflower and grass sward quickly, that will provide a visual contrast to the adjacent amenity grass and hard surfaced areas.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a hay cut. Cut back with a scythe, petrol strimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a 'hay cut'. Cut back with a scythe, petrol strimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit.	Throughout year and as/ when required: Water with a fine spray during prolonged periods of drought to ensure survival and maintain thriving grass sward. Annually: After flowering in July or August take a 'hay cut'. Cut back with a scythe, petrol strimmer or tractor mower to 50mm. Leave the 'hay' to dry and shed seed for 7-14 days then remove from site. A second cut shall be carried out in October. Mow the re-growth through to late autumn/winter to 50mm and again in spring if required. Trim edges to footpaths/ hard landscape Remove litter & debris off site after every site visit.

6.8 **Management of Woodland or Native Scrub Planting**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Woodland Edge 	**To maintain appropriate, healthy and safe wooded edge** **To define boundaries and offer privacy/ screening** Provide conditions that will ensure survival, persistence and spread of plants. To reinforce boundary and define screening edge. Ensure appropriate layers of planting establish and thrive. To promote biodiversity To support local character	4 visits per annum: Check for dead or dying plants and replace with like for like (species/ specification) in the next planting season. Water during drought conditions in years 1-2. Check for damaged limbs. Remove and treat wounds where necessary. Check tree ties & loosen if required annually. Check stakes to ensure that they are secure and are not causing damage to the tree. Check tree guards and maintain tree integrity. Maintain weed free 1m diameter area at base of tree using suitable translocated herbicide. Apply during growing season in favourable weather conditions as per manufacturer's instructions. Note: Avoid spray drift. Remove litter off-site after every site visit.	Remove stakes and ties after five years. 2 visits per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Check for leaning trees and re-straighten. Remove litter & debris off site after every site visit.	1 visit per annum: Pruning where required to ensure appropriate habit and form. Check for failing or dangerous trees and remove/ replace with like for like (species/ specification). Remove all crossing branches. Check tree for damaged limbs and remove and treat wounds where necessary. Thin tree planting to approved horticultural standards, firstly removing misshapen and / or weak trees. Ensure all Health & Safety considerations are taken into account. Remove litter & debris off site after every site visit Remove litter & debris off site after every site visit

6.9 **Management of Retaining Walls, Structures and Steps**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Brick and Blockwork Walls. Concrete Benches & Steps 	**Provide visually attractive, safe and appropriate structures within the landscape** To provide robust retaining walls to raised terrace areas and changes in levels that will require minimal maintenance. Where remedial work needs to be carried out this should be done in accordance with the original specifications and details to ensure aesthetic character is retained and preserved. Ensure all Health & Safety considerations are taken into account. Prevent hazards, risks, trips and falls.	12 visits per annum: Inspect for: Structural integrity - conduct risk assessment and remedy any defects immediately Graffiti - remove as soon as possible. Inspect finishes for damage - repair / replace as required. Inspect climbing plant supports - re-tighten or repair as necessary	1 visit per annum: Inspect for structural integrity on a quarterly basis and repair. Inspect for graffiti and remove as soon as possible. Inspect finishes for damage on a and repair Inspect climbing plant supports on a monthly basis and re-tighten or repair as necessary	1 visit per annum: Inspect for structural integrity on a quarterly basis and repair. Inspect for graffiti and remove as soon as possible Inspect finishes for damage and repair Inspect climbing plant supports on a monthly basis and re-tighten or repair as necessary

6.10 **Management of Fences, Gates and Metal Railings**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Metal Railings, Fences and Gates 	**To provide robust and secure perimeters to prevent unwanted access and egress for safety and security reasons.** Provide visually attractive fencing, railings and gates, that are in keeping with local character. Ensure all gates are robust, effective and fit for purpose. Ensure screening and privacy is maintained.	12 visits per annum: Inspect for structural integrity on a monthly basis and repair to maintain protection against intruders. Inspect gates, fencing and metal railings for graffiti on a monthly basis and remove as soon as possible. Inspect gates, fencing and metal railings for damage on a monthly basis and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order on a monthly basis. Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).	6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders. Inspect gates, fencing and metal railings for graffiti and remove as soon as possible. Inspect gates, fencing and metal railings for damage and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order. 1 visit per annum: Inspect condition of paintwork annually and touch up as required. Repaint railings every 5 years. Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).	6 visits per annum: Inspect gates, fencing and metal railings for structural integrity on a 2 monthly basis and repair to maintain protection against intruders. Inspect gates, fencing and metal railings for graffiti and remove as soon as possible. Inspect gates, fencing and metal railings for damage and repair as necessary. Ensure all gate mechanisms work correctly and that all locking facilities are in working order. 1 visit per annum: Inspect condition of paintwork annually and touch up as required. Repaint railings every 5 years. Check for abuse of intended operation and report/repair as required (safety gates being propped or tied open, animal holes under playground railings etc).

6.11 **Management of Play Equipment**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
All fixed and natural play equipment, including safer surfacing and access routes. 	**To create a safe, fun, challenging, varied, exciting and engaging experience with a high play value that is fully accessible and inclusive.** All equipment and Impact Absorbing Surfacing (IAS) shall conform to BSEN 1176 & 1177 and be covered by warranties, and this includes workmanship too. All equipments shall be compliant with the required Minimum use zones (MUZ), and Critical fall heights (CFH). Regular interim inspections are to be carried out according to the use / misuse of the play area and in accordance with the manufacturers guidelines. ALL inspection reports must be retained for evidence and the inspections must be carried out by competent, trained personnel. The independent annual inspection must be carried out by an Inspector qualified to annual inspector status and on the register of Play Inspectors International (RPII). All equipment and safety surfacing should be checked in accordance with BS EN 1176:2008 - Playground Equipment.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.	A minimum 11 interim inspections per annum total, unless advised otherwise through the inspections and risk assessment process. 1 independent annual inspection (see objectives) Weekly maintenance visits to: Collect litter Check signage Check for and report any hazards Ensure all landscape elements maintained in accordance with these schedules.

6.12 **Management of Paved Surfaces**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
All hard surfaced areas within development 	**To provide clean, safe and attractive hard surfaced areas for pedestrian use** Provide even surfaces free from trip hazards. Provide clean surfaces free from debris or slip hazards. Ensure surfaces are adequately drained. Ensure all defects are deal with promptly	Minimum 12 visits per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair as necessary. Clean surfaces monthly by brushing, removing all litter, leaves, chewing gum etc. Carry out weed control as necessary using a selected spot herbicide treatment. Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required.	1 visit per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair. Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc. Annually: Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Maintenance to be carried out in accordance with BS7370	1 visit per annum: Inspect hard surfaced areas monthly for broken elements or uneven areas, dips and ponding and repair. Clean surfaces monthly by brushing, removal of chewing gum, litter and leaf etc. Annually: Wash surfaces annually as required. (Using high pressure wash) Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. Maintenance to be carried out in accordance with BS7370

6.13 **Management of Asphalt and Concrete Road Surfaces and Footpaths**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
All road surfaces within development - asphalt and concrete. 	**To provide clean, safe and attractive shard surfaced area for vehicular use.** Provide even surfaces for vehicular movement. Provide clean surfaces free from debris or hazards. Ensure surfaces are adequately drained - inspect gully traps	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification. Remove litter and debris from surfaces monthly or as necessary. Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification. Remove litter and debris from surfaces monthly or as necessary. Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.	Inspect surfaced areas once per annum for broken elements or uneven areas, dips and ponding and repair as per original specification. Remove litter and debris from surfaces monthly or as necessary. Carry out de-icing (spreading/ application of salt rock or similar) and snow clearance as and when required during winter months. In spring remove with cold water pressure washer. Apply proprietary moss and weed killer as and when required.

6.14 **Management of Street Furniture**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
Fixed furniture: Bollards, Litter bins, Bench seating etc 	**To provide attractive, robust and functional fixed furniture items that provide and support informal amenity and compliment local character** Ensure cleanliness and fitness for purpose at all time Ensure furniture is accessible and usable	1 visit per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visit per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse	1 visit per annum: Inspect for structural integrity, check fixings and repair accordingly 12 visits per annum: Inspect for graffiti and remove as soon as possible or as required Repair any damage as needed to manufacturers specifications Report and/or address any signs of misuse

6.15 **Management of Street Lighting**				
Area Type	Aims & Objectives	Post Construction Years 1-5	Maintenance Years 5-10	Maintenance Years 10-25
All external lighting fixtures, poles and bollards. 	**To provide a safe environment for residents and visitors without compromising privacy and ecological aims.** **Provide lighting infrastructure that is sustainable and of appropriate character.** Ensure lighting remains functional Ensure lighting infrastructure is kept in a manner that contributes positively to the street-scene and local character	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.	4 visits per annum: Repair any damage Replace bulbs as required Annually: Clear away any vegetation hindering the effectiveness of the light. As required: React promptly to any reports of broken or flickering bulb and 'day burners' and repair as required.

7 Maintenance Operations Matrices

7.1. Tree Planting														
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Watering				X	X	X	X	X	X				Weekly if required in summer.
2.	Check ties, staking and strimmer guard			X						X				Replace if damaged. Consider removal after 5yrs
3.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
4.	Application of mulch					X					X			To 75mm as required
5.	Apply fertiliser			X										
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Replacement planting (trees)	X	X	X								X	X	By agreement as schedule

7.2. Formal Hedging

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2.	Watering				X	X	X	X	X	X				Weekly, if required in summer
3.	Top up mulch					X					X			To 75mm as required
4.	Apply fertiliser			X										
5.	Firm up plants			X						X				
6.	Pest and disease control			X	X	X	X	X	X	X	X			As required
7.	Trimming hedgerows						X			X				As required to maintain shape

7.3. Habitat Area / Native Scrub Planting

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Invasive Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
2.	Watering				X	X	X	X	X	X				Weekly, if required in summer
3.	Firm up plants			X						X				As required
4.	Pest & disease control			X	X	X	X	X	X	X	X			As required
5.	Pruning (to maintain height no greater than 5 metres (Three Year Rotation)	X	X							X	X	X	X	As required (outside bird nesting season)
6.	Coppicing to maintain balance between woody plants and ground flora	X	X							X	X			As required (outside bird nesting season)
7.	Replacement Planting	X	X								X	X	X	By agreement as schedule

7.4. Shrub Planting

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2.	Weed control (by hand)	X	X	X	X	X	X	X	X	X	X	X	X	As specified
3.	Weed control (Biodegradable Weedkiller only)					X		X						As necessary
4.	Watering				X	X	X	X	X	X				Daily if required in summer
5.	Top up mulch					X					X			To 75mm as required
6.	Firm up plants			X						X				
7.	Pest and disease control			X	X	X	X	X	X	X	X			As required
8.	Trimming out and trimming planting		X							X				As required
9.	Replacement planting (all plant types)	X	X	X	X						X	X	X	By agreement as schedule (avoid frost periods)

7.5.	Amenity Grass Areas													
#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1.	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2.	Watering of newly turfed areas until established				X	X	X	X	X	X				Daily if required in very dry conditions
3.	Apply suitable fertiliser (not too high in Nitrogen) and weed control, water thoroughly			X			X			X				Do not apply when weather is excessively dry and sunny as to avoid burning of grass
4.	Mow to a height of 25 - 35mm, remove arisings		X	X	X	X	X	X	X	X	X	X		Gradually reduce mowing height to required level, min 25mm high

7.6. Wildflower Meadows

First Year Establishment

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
2	Carry out first Mow to a height of 40-60 mm during dry weather, remove arisings.								X					Avoid compacting the ground - don't mow in wet conditions. Carry out first mow in August.
3	Maintain 'Short cut' to a height of 75 mm, remove arisings	X	X	X						X	X	X	X	Avoid compacting the ground - don't mow in wet conditions

7.7. Wildflower Meadows

Wildflower Meadow, Subsequent Years

#	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Notes
	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
	Sectional Mowing – To maximise habitat enhancements mow Mow to a height of 50mm during dry weather, remove arisings.							X	X	X				Traditional Mowing - Leave to dry for 1-7 days before removing off site or to approved compost area.
	Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.	X	X	X							X	X	X	Avoid compacting the ground - don't mow in wet conditions
	Hand removal of persistent perennial weeds					X	X	X	X	X	X			As required

8 Monitoring and Ongoing Review

8.1 During the construction period it is recommended, where appropriate, that a suitably qualified Landscape Architect and Ecologist monitor the success of the scheme implementation and ongoing maintenance of the works during Year 1. Thereafter a Landscape Manager will be required to manage the prescription operations for Years 2-5 to ensure compliance and appropriate development of the scheme and remedial action is taken with regard to plant replacements and habitat creation.

8.2 Close monitoring of the environmental indicators, watering requirements and species identification will provide a clearer view of the actual performance of the landscape and will form a closer indicator of possible changes in management focus.

8.3 Before the end of this Plan period the management objectives and maintenance prescriptions should be reviewed, and any refinements incorporated into an updated management plan for on-going medium and long-term management.

8.4 Methods and techniques identified in these documents will be updated where relevant to respond to updated best practices in landscape and ecological management.

8.5 The results of all any monitoring surveys/reports will feed back into the general management of the site, and management strategies will be altered where necessary to ensure the long-term objectives for the landscape and ecological planting is achieved.

8.6 Where possible management undertaken in conjunction with local residents should be encouraged to instil a sense of ownership and value to the landscape.

9 Appendices (refer to latest revision)

9.1 DD730L01_ Landscape General Arrangement Plan (Deacon Design Ltd)

9.2 DD730L02_Detailed Planting Plan 1 of 8 (Deacon Design Ltd)

9.3 DD730L03_Detailed Planting Plan 2 of 8 (Deacon Design Ltd)

9.4 DD730L04_Detailed Planting Plan 3 of 8 (Deacon Design Ltd)

9.5 DD730L05_Detailed Planting Plan 4 of 8 (Deacon Design Ltd)

9.6 DD730L06_Detailed Planting Plan 5 of 8 (Deacon Design Ltd)

9.7 DD730L07_Detailed Planting Plan 6 of 8 (Deacon Design Ltd)

9.8 DD730L08_Detailed Planting Plan 7 of 8 (Deacon Design Ltd)

9.9 DD730L09_Detailed Planting Plan 8 of 8 (Deacon Design Ltd)

Appendix 9.1

DD730L01_Landscape General Arrangement Plan (Deacon Design Ltd)

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.

0 10 20 30 40 50m

1:500

Barnfield Cottages
Mission Vaticiniale
Les Fleurs
Lanes End
Woodland
Little Haven
Freshacre
Larchfield
The Holly
Cedar Cottage
The Roundel
Wandleys Cottage
Woodlea Cottage
Hollybrook
Brookside
Spinneys
Kingfisher
Findon House
Woodside
Stansfield
WEST WALBERTON LANE
Tottingly
Willows
Pantiles
Chilterns
The Pines
Ecological Enhancement Area
G16
G11
L.A.P
designed by others
L.E.A.P
designed by others
Allotments
Pump Station
Public Open Space with Mown Paths
Attenuation Basin
Attenuation Basin
Ecological Enhancement and Dormouse Mitigation Area
Ancient Woodland
Pond
Pond
Lashburn
Pant y Blodau
lers Cottage
Folie House

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (RPA) see Aspect Arboricultures drawings for details

Existing trees to be removed see Aspect Arboricultures drawings for details

Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors

Proposed Tree Planting

Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)

Proposed specimen shrub planting

Proposed wall shrubs / climbers

Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities

Proposed Formal clipped hedgerow

Proposed native mix hedgerow to site entrance

Proposed Ecological Enhancement and Dormouse Mitigation Area

Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved

Proposed Earthworks mound to Public Open Space , 1:3 gradient banks and 575mm high , with footpath at top of the bank

Proposed mown paths through the Public Open Space

Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved

Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved

Proposed rain garden mix

Hard Landscape

Note:

- Surfacing through RPA to apply 'no-dig' construction techniques.
- Refer to Engineer's drainage proposals for permeability requirements

Indicative paving finishes and laying patterns to be agreed at Technical Stage

- For layouts to back garden including bin storage area and paths and garden sheds see Carlton Design Partnership drawing 2505/15/SL01 rev: AN

Proposed tarmac surfacing to highways and visitor parking bays

Proposed tarmac surfacing to pathways

Proposed permeable block paving to private parking bays and shared driveways. Marshalls Tegula Paving, or similar and approved

Proposed slab paving to private entrances and rear garden access,

Proposed block paving to setts to thresholds. Marshalls Tegula Paving, or similar and approved

Proposed blister tactile paving (refer to engineers drawings for details)

Boundary Treatments

Proposed masonry wall (to match architectural treatment), 1.8m high, to garden walls facing public realm

Proposed 1.8m high timber close-board fence to private rear gardens, including hedgehog highways to improve wildlife connectivity throughout the site.

Proposed timber gate for rear garden access.

Lighting

Lighting columns to roads.Refer to DFLA Consultants drawings for details

Ecological Features

Note: For full range and locations of Bat Boxes, Bird Boxes, Hedgehog Homes & Log Piles, refer to The Ecology Partnership reports

Location Plan
Not to scale



FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
16.06.26	GD	Amended to planners comments	B	TN
12.06.26	GD	Updated layout/schedule to planners comments	A	TN

DRAWING STATUS:

FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk

Copyright Deacon Design Ltd

PROJECT TITLE :
Land off Wandleys Lane
Fontwell

PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:500
APPROVED BY : MM
PAPER SIZE : A0
DRAWN BY : TN

DRAWING TITLE :
Landscape General Arrangement Plan

-

DRAWING NUMBER : DD730L01
REVISION LETTER : B

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\BIM\Drawings\Autocad_Revit\dwfx-Landscape Dwgs\DD730L01_Landscape General Arrangement Plan.dwg

Appendix 9.2

DD730L02-09_Detailed Planting Plan (Deacon Design Ltd)

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.

Woodside

0 10 20 30 40 50m

1:500

Semi-Mature
2 No. Sambucus nigra

1 No. Sorbus aucuparia

2 No. Corylus avellana

Native Hedge
76 No. Carpinus betulus

1 No. Ilex koehneana 'Chestnut Leaf'

Medium
4 No. Euonymus fortunei 'Silver Queen'
4 No. Nepeta 'Six Hills Giant'
Low
8 No. Luzula sylvatica
6 No. Vinca minor 'Alba'
3 No. Carex oshimensis 'Evergold'
6 No. Bergenia cordifolia 'Purpurea'

Semi-Mature
1 No. Betula pendula

Semi-Mature
2 No. Betula pendula

Native Scrub Mix - Ecological Enhancement Area
43 No. Corylus avellana
15 No. Crataegus monogyna
86 No. Sorbus aucuparia
86 No. Euonymus europaeus
43 No. Ilex aquifolium
43 No. Carpinus betulus
43 No. Taxus baccata
15 No. Acer campestre

1 No. Magnolia 'Galaxy'

Medium
2 No. Euonymus fortunei 'Silver Queen'
2 No. Nepeta 'Six Hills Giant'
Low
4 No. Luzula sylvatica
3 No. Vinca minor 'Alba'
2 No. Carex oshimensis 'Evergold'
3 No. Bergenia cordifolia 'Purpurea'

1 No. Magnolia grandiflora

Semi-Mature
1 No. Alnus glutinosa

Semi-Mature
2 No. Sambucus nigra

1 No. Magnolia grandiflora

1 No. Ilex koehneana 'Chestnut Leaf'

1 No. Ilex koehneana 'Chestnut Leaf'

Medium
4 No. Euonymus fortunei 'Silver Queen'
4 No. Nepeta 'Six Hills Giant'
Low
6 No. Luzula sylvatica
5 No. Vinca minor 'Alba'
3 No. Carex oshimensis 'Evergold'
5 No. Bergenia cordifolia 'Purpurea'

Medium
6 No. Viburnum davidii
5 No. Tellima grandiflora
2 No. Polystichum setiferum
2 No. Anemone hybrida 'Queen Charlotte'
7 No. Sarcococca hookeriana digyna
LOW
5 No. Liriope muscari
2 No. Helleborus orientalis 'Maroon Shades'
4 No. Vinca minor 'Bowles' Variety'
5 No. Asplenium scolopendrium

Native Hedge
56 No. Carpinus betulus

1 No. Sorbus aucuparia

Medium
6 No. Euonymus fortunei 'Silver Queen'
6 No. Nepeta 'Six Hills Giant'
Low
11 No. Luzula sylvatica
8 No. Vinca minor 'Alba'
4 No. Carex oshimensis 'Evergold'
8 No. Bergenia cordifolia 'Purpurea'

Medium
11 No. Euonymus fortunei 'Silver Queen'
11 No. Nepeta 'Six Hills Giant'
Low
19 No. Luzula sylvatica
14 No. Vinca minor 'Alba'
7 No. Carex oshimensis 'Evergold'
14 No. Bergenia cordifolia 'Purpurea'

Medium
4 No. Viburnum davidii
4 No. Tellima grandiflora
2 No. Polystichum setiferum
2 No. Anemone hybrida 'Queen Charlotte'
5 No. Sarcococca hookeriana digyna
LOW
4 No. Liriope muscari
2 No. Helleborus orientalis 'Maroon Shades'
3 No. Vinca minor 'Bowles' Variety'
4 No. Asplenium scolopendrium

1 No. Prunus avium 'Stella'

1 No. Magnolia grandiflora

Medium
4 No. Euonymus fortunei 'Silver Queen'
4 No. Nepeta 'Six Hills Giant'
Low
6 No. Luzula sylvatica
5 No. Vinca minor 'Alba'
3 No. Carex oshimensis 'Evergold'
5 No. Bergenia cordifolia 'Purpurea'

Medium
15 No. Euonymus fortunei 'Silver Queen'
15 No. Nepeta 'Six Hills Giant'
Low
27 No. Luzula sylvatica
20 No. Vinca minor 'Alba'
10 No. Carex oshimensis 'Evergold'
20 No. Bergenia cordifolia 'Purpurea'

Medium
4 No. Viburnum davidii
3 No. Tellima grandiflora
2 No. Polystichum setiferum
1 No. Anemone hybrida 'Queen Charlotte'
4 No. Sarcococca hookeriana digyna
LOW
3 No. Liriope muscari
2 No. Helleborus orientalis 'Maroon Shades'
2 No. Vinca minor 'Bowles' Variety'
3 No. Asplenium scolopendrium

Climbers
7 No. Lonicera periclymenum

Climbers
4 No. Clematis 'Jackmanii'
5 No. Passiflora caerulea
4 No. Hedera helix

Native Scrub Mix - Ecological Enhancement Area
69 No. Corylus avellana
23 No. Crataegus monogyna
138 No. Sorbus aucuparia
138 No. Euonymus europaeus
69 No. Ilex aquifolium
69 No. Carpinus betulus
69 No. Taxus baccata
23 No. Acer campestre

3 No. Malus 'Red Sentinel'

Climbers
6 No. Hydrangea petiolaris
4 No. Hedera helix

Formal Clipped Hedge
11 No. Ligustrum ovalifolium

1 No. Amelanchier lamarckii

Formal Clipped Hedge
26 No. Ligustrum ovalifolium

Medium
7 No. Tellima grandiflora
8 No. Hakonechloa macra
8 No. Daphne 'Perfume Princess'
Low
8 No. Helleborus orientalis 'Maroon Shades'

Climbers
4 No. Clematis 'Jackmanii'
5 No. Passiflora caerulea
4 No. Hedera helix

Climbers
4 No. Lonicera periclymenum

3 No. Malus tschonoskii

1 No. Malus tschonoskii

2 No. Betula pendula

5 No. Malus 'Evereste'

6 No. Malus 'Evereste'

4 No. Malus 'Red Sentinel'

Formal Clipped Hedge
29 No. Ligustrum ovalifolium

Formal Clipped Hedge
41 No. Ligustrum ovalifolium

Formal Clipped Hedge
19 No. Ligustrum ovalifolium

Formal Clipped Hedge
44 No. Ligustrum ovalifolium

Formal Clipped Hedge
26 No. Ligustrum ovalifolium

Formal Clipped Hedge
19 No. Ligustrum ovalifolium

3 No. Magnolia grandiflora

1 No. Magnolia grandiflora

3 No. Malus 'Red Sentinel'

1 No. Amelanchier lamarckii

Native Hedge
66 No. Carpinus betulus

Native Hedge
66 No. Carpinus betulus

Native Hedge
49 No. Carpinus betulus

4 No. Malus tschonoskii

Medium
10 No. Daphne 'Perfume Princess'
Low
9 No. Helleborus orientalis 'Maroon Shades'

Climbers
8 No. Lonicera periclymenum

Formal Clipped Hedge
19 No. Ligustrum ovalifolium

1 No. Morus nigra

1 No. Magnolia grandiflora

Wet Zone
11 No. Carex acutiformis
9 No. Juncus effusus
8 No. Iris pseudacorus
8 No. Lythrum salicaria
Moist Zone
9 No. Filipendula ulmaria
8 No. Deschampsia cespitosa
7 No. Geum rivale
7 No. Succisa pratensis
Dry Edge Zone
6 No. Achillea millefolium
6 No. Leucanthemum vulgare
6 No. Knautia arvensis
6 No. Festuca rubra

4 No. Malus 'Evereste'

1 No. Amelanchier lamarckii

Formal Clipped Hedge
26 No. Ligustrum ovalifolium

Formal Clipped Hedge
19 No. Ligustrum ovalifolium

1 No. Morus nigra

Medium
6 No. Daphne 'Perfume Princess'
Low
5 No. Helleborus orientalis 'Maroon Shades'

Medium
43 No. Daphne 'Perfume Princess'
Low
40 No. Helleborus orientalis 'Maroon Shades'

Formal Clipped Hedge
26 No. Ligustrum ovalifolium

3 No. Malus tschonoskii

4 No. Malus 'Red Sentinel'

Medium
29 No. Daphne 'Perfume Princess'
Low

Formal Clipped Hedge
26 No. Ligustrum ovalifolium

MP

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with Aspect Tree Report

Existing trees to be removed see Aspect Arboricultures drawings for details

Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors

Proposed Tree Planting

Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)

Proposed specimen shrub planting

Proposed wall shrubs / climbers

Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed native mix hedgerow to the boundary of the entrance

Proposed Scrub Mix Dormouse Mitigation and Ecological Enhancement Area

Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved

Proposed Earthworks mound to Public Open Space , 1;3 gradient banks and 600mm high , with footpath at top of the bank

Proposed mown paths through the Public Open Space

Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved

Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved

Attenuation Basin

Proposed Wetland Seed Mix to swales and SuDs Basins - Emorsgate EM8: Meadow Mixture for Wetlands, or similar and approved

Coir pallets: 2mx1m positioned along the Mean Water Level (1 metre below water line, 1 metre above water line), Salix Coir Pallets or similar and approved: 83 L/m

Location Plan
Not to scale



FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
14.08.26	OD	Amended to planners comments	B	TN
12.08.26	OD	Updated layout/schedule to planners comments	A	TN

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk
Copyright Deacon Design Ltd

PROJECT TITLE :
Land off Wandleys Lane
Fontwell

PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:200
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : TN

DRAWING TITLE :
Detailed Planting Plan

1 of 8

DRAWING NUMBER : DD730L02
REVISION LETTER : B

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\04-Drawings\Autocad_Keyscape\IL-Landscape Dwgs\DD730L02-L09_Detailed Planting Plan.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.

Wet Zone
13 No. Carex acutiformis
11 No. Juncus effusus
10 No. Iris pseudacorus
10 No. Lythrum salicaria
Moist Zone
11 No. Filipendula ulmaria
10 No. Deschampsia cespitosa
9 No. Geum rivale
9 No. Succisa pratensis
Dry Edge Zone
8 No. Achillea millefolium
7 No. Leucanthemum vulgare
7 No. Knautia arvensis
7 No. Festuca rubra

0 10 20 30 40 50m

Semi-Mature
2 No. Prunus avium 'Stella'

2 No. Salix caprea

Semi-Mature
2 No. Betula pendula

Semi-Mature
1 No. Alnus glutinosa

1 No. Amelanchier lamarckii

Semi-Mature
1 No. Acer rubrum 'October Glory'

Medium
15 No. Daphne 'Perfume Princess'
Low
14 No. Helleborus orientalis 'Maroon Shades'

1 No. Magnolia grandiflora

Medium
4 No. Euonymus fortunei 'Silver Queen'
4 No. Nepeta 'Six Hills Giant'
Low
8 No. Luzula sylvatica
6 No. Vinca minor 'Alba'
3 No. Carex oshimensis 'Evergold'
6 No. Bergenia cordifolia 'Purpurea'

Medium
7 No. Euonymus fortunei 'Silver Queen'
7 No. Nepeta 'Six Hills Giant'
Low
12 No. Luzula sylvatica
9 No. Vinca minor 'Alba'
5 No. Carex oshimensis 'Evergold'
9 No. Bergenia cordifolia 'Purpurea'

Climbers
7 No. Lonicera periclymenum

Medium
6 No. Euonymus fortunei 'Silver Queen'
6 No. Nepeta 'Six Hills Giant'
Low
11 No. Luzula sylvatica
8 No. Vinca minor 'Alba'
4 No. Carex oshimensis 'Evergold'
8 No. Bergenia cordifolia 'Purpurea'

Medium
3 No. Euonymus fortunei 'Silver Queen'
3 No. Nepeta 'Six Hills Giant'
Low
5 No. Luzula sylvatica
4 No. Vinca minor 'Alba'
2 No. Carex oshimensis 'Evergold'
4 No. Bergenia cordifolia 'Purpurea'

1 No. Ilex koehneana 'Chestnut Leaf'

Medium
13 No. Daphne 'Perfume Princess'
Low
12 No. Helleborus orientalis 'Maroon Shades'

Medium
12 No. Daphne 'Perfume Princess'
Low
11 No. Helleborus orientalis 'Maroon Shades'

Medium
5 No. Daphne 'Perfume Princess'
Low
5 No. Helleborus orientalis 'Maroon Shades'

Medium
13 No. Daphne 'Perfume Princess'
Low
13 No. Helleborus orientalis 'Maroon Shades'

Medium
17 No. Daphne 'Perfume Princess'
Low
16 No. Helleborus orientalis 'Maroon Shades'

Medium
22 No. Daphne 'Perfume Princess'
Low
20 No. Helleborus orientalis 'Maroon Shades'

High
5 No. Skimmia japonica 'Kew White'
Medium
5 No. Salvia nemorosa 'Caradonna'
6 No. Nepeta 'Six Hills Giant'
5 No. Rhododendron 'Bloombux'
Low
4 No. Hedera helix

High
5 No. Skimmia japonica 'Kew White'
Medium
5 No. Salvia nemorosa 'Caradonna'
7 No. Nepeta 'Six Hills Giant'
5 No. Rhododendron 'Bloombux'
Low
4 No. Hedera helix

Native Hedge
71 No. Carpinus betulus

1 No. Magnolia grandiflora

2 No. Magnolia 'Galaxy'

Climbers
13 No. Lonicera periclymenum

Native Hedge
32 No. Carpinus betulus

3 No. Morus nigra

Formal Clipped Hedge
No. Ligustrum ovalifolium

Formal Clipped Hedge
21 No. Ligustrum ovalifolium

Formal Clipped Hedge
11 No. Ligustrum ovalifolium

Formal Clipped Hedge
21 No. Ligustrum ovalifolium

1 No. Amelanchier lamarckii

Native Hedge

Medium
16 No. Hebe 'Caledonia'
Low
15 No. Geranium macrorrhizum
Plant in random groups

Medium
17 No. Hebe 'Caledonia'
Low
16 No. Geranium macrorrhizum
Plant in random groups

Climbers
4 No. Hydrangea petiolaris
3 No. Hedera helix

1 No. Magnolia grandiflora

Climbers
6 No. Hydrangea petiolaris
4 No. Hedera helix

1 No. Amelanchier lamarckii

Medium
5 No. Hebe 'Caledonia'
3 No. Salvia nemorosa 'Rosenwein'
3 No. Echinacea purpurea 'Magnus'
Low
9 No. Geranium macrorrhizum
6 No. Stipa tenuissima
7 No. Ajuga reptans 'Alba'
Plant in random groups

Low
3 No. Luzula sylvatica
2 No. Vinca minor 'Alba'
2 No. Carex oshimensis 'Evergold'

Medium
5 No. Hebe 'Caledonia'
3 No. Salvia nemorosa 'Rosenwein'
3 No. Echinacea purpurea 'Magnus'
Low
9 No. Geranium macrorrhizum
6 No. Stipa tenuissima
7 No. Ajuga reptans 'Alba'
Plant in random groups

Low
3 No. Luzula sylvatica
2 No. Vinca minor 'Alba'
2 No. Carex oshimensis 'Evergold'

Medium
11 No. Hebe 'Caledonia'
7 No. Salvia nemorosa 'Rosenwein'
6 No. Echinacea purpurea 'Magnus'
Low
18 No. Geranium macrorrhizum
11 No. Stipa tenuissima
15 No. Ajuga reptans 'Alba'
Plant in random groups

Low
3 No. Luzula sylvatica
2 No. Vinca minor 'Alba'
2 No. Carex oshimensis 'Evergold'

Medium
16 No. Hebe 'Caledonia'
10 No. Salvia nemorosa 'Rosenwein'
8 No. Echinacea purpurea 'Magnus'
Low
27 No. Geranium macrorrhizum
17 No. Stipa tenuissima
22 No. Ajuga reptans 'Alba'
Plant in random groups

Low
3 No. Luzula sylvatica
2 No. Vinca minor 'Alba'
3 No. Carex oshimensis 'Evergold'

Medium
11 No. Hebe 'Caledonia'
7 No. Salvia nemorosa 'Rosenwein'
6 No. Echinacea purpurea 'Magnus'
Low
18 No. Geranium macrorrhizum
11 No. Stipa tenuissima
15 No. Ajuga reptans 'Alba'
Plant in random groups

Low
3 No. Luzula sylvatica
2 No. Vinca minor 'Alba'
2 No. Carex oshimensis 'Evergold'

Medium
10 No. Tellima grandiflora
12 No. Hakonechloa macra
12 No. Daphne 'Perfume Princess'
Low
11 No. Helleborus orientalis 'Maroon Shades'

Medium
7 No. Tellima grandiflora

Semi-Mature
1 No. Prunus avium 'Stella'

1 No. Salix caprea

1 No. Salix caprea

High
6 No. Viburnum davidii
Medium
9 No. Tellima grandiflora
4 No. Polystichum setiferum
9 No. Sarcococca hookeriana digyna
Low
9 No. Helleborus orientalis 'Maroon Shades'
6 No. Vinca minor 'Bowles' Variety'

High
7 No. Viburnum davidii
Medium
12 No. Tellima grandiflora
6 No. Polystichum setiferum
12 No. Sarcococca hookeriana digyna
Low
13 No. Helleborus orientalis 'Maroon Shades'
9 No. Vinca minor 'Bowles' Variety'

1 No. Magnolia grandiflora

Medium
12 No. Tellima grandiflora
21 No. Sarcococca hookeriana digyna
Low
20 No. Vinca minor 'Bowles' Variety'

2 No. Magnolia 'Galaxy'

High
7 No. Viburnum davidii
Medium
11 No. Tellima grandiflora
5 No. Polystichum setiferum
11 No. Sarcococca hookeriana digyna
Low
12 No. Helleborus orientalis 'Maroon Shades'
8 No. Vinca minor 'Bowles' Variety'

High
7 No. Viburnum davidii
Medium
12 No. Tellima grandiflora
6 No. Polystichum setiferum
12 No. Sarcococca hookeriana digyna
Low
13 No. Helleborus orientalis 'Maroon Shades'
9 No. Vinca minor 'Bowles' Variety'

Medium
6 No. Hebe 'Caledonia'
4 No. Salvia nemorosa 'Rosenwein'
3 No. Echinacea purpurea 'Magnus'
Low
9 No. Geranium macrorrhizum
6 No. Stipa tenuissima
8 No. Ajuga reptans 'Alba'
Plant in random groups

High
12 No. Viburnum davidii
Medium
20 No. Tellima grandiflora
9 No. Polystichum setiferum
20 No. Sarcococca hookeriana digyna
Low
21 No. Helleborus orientalis 'Maroon Shades'
14 No. Vinca minor 'Bowles' Variety'

Medium
9 No. Tellima grandiflora
16 No. Sarcococca hookeriana digyna
Low
15 No. Vinca minor 'Bowles' Variety'

Climbers
9 No. Lonicera periclymenum

Medium
9 No. Tellima grandiflora
11 No. Hakonechloa macra
11 No. Daphne 'Perfume Princess'
Low
10 No. Helleborus orientalis 'Maroon Shades'

Medium
7 No. Tellima grandiflora
8 No. Hakonechloa macra
8 No. Daphne 'Perfume Princess'
Low
8 No. Helleborus orientalis 'Maroon Shades'

1 No. Magnolia x soulangeana

1 No. Skimmia japonica 'Rubella'

Climbers
16 No. Lonicera pe

Medium
10 No. Tellima grandiflora
12 No. Hakonechloa macra
12 No. Daphne 'Perfume Princess'
Low
11 No. Helleborus orientalis 'Maroon Shades'

Medium
8 No. Phlox paniculata 'Mount Fuji'
7 No. Pittosporum tenuifolium 'Golf Ball'
Low
16 No. Vinca minor 'Bowles' Variety'
8 No. Nepeta faassenii

Medium
6 No. Phlox paniculata 'Mount Fuji'
5 No. Pittosporum tenuifolium 'Golf Ball'
Low
12 No. Vinca minor 'Bowles' Variety'
6 No. Nepeta faassenii

2 No. Magnolia x soulangeana

Medium
7 No. Phlox paniculata 'Mount Fuji'
6 No. Pittosporum tenuifolium 'Golf Ball'
Low
14 No. Vinca minor 'Bowles' Variety'
7 No. Nepeta faassenii

Medium
7 No. Phlox paniculata 'Mount Fuji'
6 No. Pittosporum tenuifolium 'Golf Ball'
Low
14 No. Vinca minor 'Bowles' Variety'
7 No. Nepeta faassenii

2 No. Magnolia grandiflora

Medium
10 No. Tellima grandiflora
12 No. Hakonechloa macra
12 No. Daphne 'Perfume Princess'
Low
11 No. Helleborus orientalis 'Maroon Shades'

Medium
7 No. Tellima grandiflora

Semi-Mature
2 No. Alnus glutinosa

Semi-Mature
1 No. Prunus padus

Semi-Mature
1 No. Betula nigra

Medium
7 No. Tellima grandiflora
9 No. Hakonechloa macra
9 No. Daphne 'Perfume Princess'
Low
8 No. Helleborus orientalis 'Maroon Shades'

High
8 No. Skimmia confusa 'Kew Green'
Medium
8 No. Tellima grandiflora
8 No. Hakonechloa macra
8 No. Daphne 'Perfume Princess'
Low
9 No. Helleborus orientalis 'Maroon S
6 No. Vinca minor 'Bowles' Variety'

Climbers
4 No. Clematis 'Jackmanii'
5 No. Passiflora caerulea
4 No. Hedera helix

High
Thalictrum delavayi
Skimmia confusa 'Kew Green'
Medium
Phlox paniculata 'Mount Fuji'
Stipa tenuissima
Pittosporum tenuifolium 'Golf Ball'
Low
Vinca minor 'Bowles' Variety'
Nepeta faassenii

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with Aspect Tree Report

Existing trees to be removed see Aspect Arboricultures drawings for details

Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors

Proposed Tree Planting

Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)

Proposed specimen shrub planting

Proposed wall shrubs / climbers

Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed native mix hedgerow to the boundary of the entrance

Proposed Scrub Mix Dormouse Mitigation and Ecological Enhancement Area

Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved

Proposed Earthworks mound to Public Open Space , 1;3 gradient banks and 600mm high , with footpath at top of the bank

Proposed mown paths through the Public Open Space

Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved

Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved

Attenuation Basin

Proposed Wetland Seed Mix to swales and SuDs Basins - Emorsgate EM8: Meadow Mixture for Wetlands, or similar and approved

Coir pallets: 2mx1m positioned along the Mean Water Level (1 metre below water line, 1 metre above water line), Salix Coir Pallets or similar and approved: 83 L/m

Location Plan
Not to scale



FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
14.08.26	OD	Amended to planners comments	B	TN
12.08.26	OD	Updated layout/schedule to planners comments	A	TN

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk
Copyright Deacon Design Ltd

PROJECT TITLE :
Land off Wandleys Lane
Fontwell

PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:200
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : TN
DRAWING TITLE :
Detailed Planting Plan

2 of 8

DRAWING NUMBER : DD730L03
REVISION LETTER : B
DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\04-Drawings\Autocad_Keyscape\L-Landscape Dwgs\DD730L02-L09_Detailed Planting Plan.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.

0 10 20 30 40 50m

1 : 500

Stansted

Tottingly

Willows

Pantiles

Wet Zone
20 No. Carex acutiformis
16 No. Juncus effusus
15 No. Iris pseudacorus
15 No. Lythrum salicaria
Moist Zone
16 No. Filipendula ulmaria
15 No. Deschampsia cespitosa
13 No. Geum rivale
13 No. Succisa pratensis
Dry Edge Zone
12 No. Achillea millefolium
10 No. Leucanthemum vulgare
10 No. Knautia arvensis
10 No. Festuca rubra

1 No. Magnolia grandiflora

Medium
12 No. Tellima grandiflora
21 No. Sarcococca hookeriana digyna
Low
20 No. Vinca minor 'Bowles' Variety'

High
12 No. Viburnum davidii
Medium
20 No. Tellima grandiflora
9 No. Polystichum setiferum
20 No. Sarcococca hookeriana digyna
Low
21 No. Helleborus orientalis 'Maroon Shades'
14 No. Vinca minor 'Bowles' Variety'

Medium
13 No. Tellima grandiflora
24 No. Sarcococca hookeriana digyna
Low
22 No. Vinca minor 'Bowles' Variety'

Native Scrub Mix - Ecological Enhancement Area
359 No. Corylus avellana
120 No. Crataegus monogyna
717 No. Sorbus aucuparia
717 No. Euonymus europaeus
359 No. Ilex aquifolium
359 No. Carpinus betulus
359 No. Taxus baccata
120 No. Acer campestre

1 No. Salix caprea

1 No. Prunus avium 'Stella'

Medium
9 No. Tellima grandiflora
16 No. Sarcococca hookeriana digyna
Low
15 No. Vinca minor 'Bowles' Variety'

Climbers
9 No. Lonicera periclymenum

Medium
12 No. Tellima grandiflora
20 No. Sarcococca hookeriana digyna
Low
19 No. Vinca minor 'Bowles' Variety'

Medium
7 No. Tellima grandiflora
8 No. Hakonechloa macra
8 No. Daphne 'Perfume Princess'
Low
8 No. Helleborus orientalis 'Maroon Shades'

Climbers
16 No. Lonicera periclymenum

Medium
10 No. Tellima grandiflora
18 No. Sarcococca hookeriana digyna
Low
17 No. Vinca minor 'Bowles' Variety'

1 No. Magnolia x soulangeana

1 No. Skimmia japonica 'Rubella'

Medium
10 No. Tellima grandiflora
17 No. Sarcococca hookeriana digyna
Low
16 No. Vinca minor 'Bowles' Variety'

High
6 No. Viburnum davidii
Medium
10 No. Tellima grandiflora
5 No. Polystichum setiferum
10 No. Sarcococca hookeriana digyna
Low
10 No. Helleborus orientalis 'Maroon Shades'
7 No. Vinca minor 'Bowles' Variety'

3 No. Corylus avellana

1 No. Salix caprea

2 No. Prunus avium 'Stella'

Medium
7 No. Tellima grandiflora
9 No. Hakonechloa macra
9 No. Daphne 'Perfume Princess'
Low
8 No. Helleborus orientalis 'Maroon Shades'

High
3 No. Skimmia confusa 'Kew Green'
Medium
3 No. Tellima grandiflora
3 No. Hakonechloa macra
3 No. Daphne 'Perfume Princess'
Low
4 No. Helleborus orientalis 'Maroon Shades'
3 No. Vinca minor 'Bowles' Variety'

Medium
16 No. Phlox paniculata 'Mount Fuji'
14 No. Pittosporum tenuifolium 'Golf Ball'
Low
33 No. Vinca minor 'Bowles' Variety'
16 No. Nepeta faassenii

High
8 No. Skimmia confusa 'Kew Green'
Medium
8 No. Tellima grandiflora
8 No. Hakonechloa macra
8 No. Daphne 'Perfume Princess'
Low
9 No. Helleborus orientalis 'Maroon Shades'
6 No. Vinca minor 'Bowles' Variety'

High
8 No. Skimmia confusa 'Kew Green'
Medium
8 No. Tellima grandiflora
7 No. Hakonechloa macra
8 No. Daphne 'Perfume Princess'
Low
9 No. Helleborus orientalis 'Maroon Shades'
6 No. Vinca minor 'Bowles' Variety'

1 No. Sorbus aucuparia

Medium
12 No. Phlox paniculata 'Mount Fuji'
11 No. Pittosporum tenuifolium 'Golf Ball'
Low
25 No. Vinca minor 'Bowles' Variety'
12 No. Nepeta faassenii

Climbers
4 No. Clematis 'Jackmanii'
5 No. Passiflora caerulea
4 No. Hedera helix

High
8 No. Viburnum davidii
Medium
13 No. Tellima grandiflora
6 No. Polystichum setiferum
13 No. Sarcococca hookeriana digyna
Low
14 No. Helleborus orientalis 'Maroon Shades'
10 No. Vinca minor 'Bowles' Variety'

1 No. Magnolia grandiflora

3 No. Corylus avellana

Semi-Mature
No. Alnus glutinosa

Semi-Mature
1 No. Prunus padus

Semi-Mature
1 No. Betula nigra

Semi-Mature
2 No. Sambucus nigra

Semi-Mature
1 No. Acer rubrum 'October Glory'

1088

1108

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with Aspect Tree Report

Existing trees to be removed see Aspect Arboricultures drawings for details

Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors

Proposed Tree Planting

Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)

Proposed specimen shrub planting

Proposed wall shrubs / climbers

Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed native mix hedgerow to the boundary of the entrance

Proposed Scrub Mix Dormouse Mitigation and Ecological Enhancement Area

Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved

Proposed Earthworks mound to Public Open Space , 1;3 gradient banks and 600mm high , with footpath at top of the bank

Proposed mown paths through the Public Open Space

Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved

Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved

Attenuation Basin

Proposed Wetland Seed Mix to swales and SuDs Basins - Emorsgate EM8: Meadow Mixture for Wetlands, or similar and approved

Coir pallets: 2mx1m positioned along the Mean Water Level (1 metre below water line, 1 metre above water line), Salix Coir Pallets or similar and approved: 83 L/m

Location Plan
Not to scale



FINAL

14.08.26	OD	Amended to planners comments	B	TN
12.08.26	OD	Updated layout/schedule to planners comments	A	TN
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk

Copyright Deacon Design Ltd

PROJECT TITLE :
Land off Wandleys Lane
Fontwell

PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:200
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : TN

DRAWING TITLE :
Detailed Planting Plan

3 of 8

DRAWING NUMBER : DD730L04
REVISION LETTER : B

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\04-Drawings\Autocad_Keyscape\L-Landscape Dwgs\DD730L02-L09_Detailed Planting Plan.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.

0 10 20 30 40 50m

1 : 500

Ffynnon Bloda

Ashburn

ouse

3 No.Malus tschonoskii
4 No.Malus 'Red Sentinel'
4 No.Malus 'Evereste'
3 No.Malus 'Red Sentinel'
4 No.Malus 'Evereste'
1 No.Malus tschonoskii
2 No.Malus 'Red Sentinel'
6 No.Malus 'Evereste'

1 No.Magnolia grandiflora

Medium
43 No.Daphne 'Perfume Princess'
Low
40 No.Helleborus orientalis 'Maroon Shades'

Medium
29 No.Daphne 'Perfume Princess'
Low
27 No.Helleborus orientalis 'Maroon Shades'

1 No.Sarcococca hookeriana
1 No.Sarcococca hookeriana

1 No.Skimmia japonica 'Rubella'

Wet Zone
14 No.Carex acutiformis
12 No.Juncus effusus
11 No.Iris pseudacorus
11 No.Lythrum salicaria
Moist Zone
12 No.Filipendula ulmaria
11 No.Deschampsia cespitosa
10 No.Geum rivale
10 No.Succisa pratensis
Dry Edge Zone
8 No.Achillea millefolium
7 No.Leucanthemum vulgare
7 No.Knautia arvensis
7 No.Festuca rubra

2 No.Amelanchier lamarckii

Medium
17 No.Tellima grandiflora
21 No.Hakonechloa macra
21 No.Daphne 'Perfume Princess'
Low
19 No.Helleborus orientalis 'Maroon Shades'

1 No.Amelanchier lamarckii

Medium
10 No.Tellima grandiflora
12 No.Hakonechloa macra
12 No.Daphne 'Perfume Princess'
Low
11 No.Helleborus orientalis 'Maroon Shades'

Medium
20 No.Hebe 'Caledonia'
Low
19 No.Geranium macrorrhizum
Plant in random groups

Medium
18 No.Hebe 'Caledonia'
Low
17 No.Geranium macrorrhizum
Plant in random groups

Medium
4 No.Hebe 'Caledonia'
Low
4 No.Geranium macrorrhizum
Plant in random groups

Medium
4 No.Hebe 'Caledonia'
Low
4 No.Geranium macrorrhizum
Plant in random groups

2 No.Morus nigra

1 No.Magnolia x soulangeana

Medium
11 No.Tellima grandiflora
13 No.Hakonechloa macra
13 No.Daphne 'Perfume Princess'
Low
13 No.Helleborus orientalis 'Maroon Shades'

1 No.Magnolia 'Galaxy'

Semi-Mature
2 No.Betula nigra

Wet Zone
55 No.Carex acutiformis
46 No.Juncus effusus
42 No.Iris pseudacorus
42 No.Lythrum salicaria
Moist Zone
46 No.Filipendula ulmaria
42 No.Deschampsia cespitosa
37 No.Geum rivale
37 No.Succisa pratensis
Dry Edge Zone
32 No.Achillea millefolium
28 No.Leucanthemum vulgare
28 No.Knautia arvensis
28 No.Festuca rubra

Medium
9 No.Salvia nemorosa 'Rosenwein'
8 No.Echinacea purpurea 'Magnus'
Low
16 No.Stipa tenuissima
16 No.Ajuga reptans 'Alba'
Plant in random groups

Medium
9 No.Salvia nemorosa 'Rosenwein'
8 No.Echinacea purpurea 'Magnus'
Low
16 No.Stipa tenuissima
16 No.Ajuga reptans 'Alba'
Plant in random groups

Medium
9 No.Salvia nemorosa 'Rosenwein'
8 No.Echinacea purpurea 'Magnus'
Low
16 No.Stipa tenuissima
16 No.Ajuga reptans 'Alba'
Plant in random groups

Medium
9 No.Salvia nemorosa 'Rosenwein'
8 No.Echinacea purpurea 'Magnus'
Low
16 No.Stipa tenuissima
16 No.Ajuga reptans 'Alba'
Plant in random groups

19 No.Ligustrum ovalifolium
Formal Clipped Hedge
26 No.Ligustrum ovalifolium

Formal Clipped Hedge
26 No.Ligustrum ovalifolium

Formal
19 No.Ligustru

Medium
5 No.Euonymus
5 No.Nepeta 'Six
Low
9 No.Luzula sylva
6 No.Vinca minor
3 No.Carex oshim
6 No.Bergenia cor

Medium
4 No.Euo
4 No.Nep
Low
7 No.Luz
5 No.Vin
3 No.Car
5 No.Ber

MEDIUM
10 No.Viburnum dav
LOW
17 No.Stipa tenuissi
17 No.Ajuga reptans
Plant in rando

1 No.Sarcococca hookeria

Medium
50 No.Daphne 'Perf
Low
46 No.Helleborus o

Semi-Mat
1 No.Prunus pa

KEY

- Application Site boundary

Soft Landscape

- Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with Aspect Tree Report
- Existing trees to be removed see Aspect Arboricultures drawings for details
- Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors
- Proposed Tree Planting
- Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)
- Proposed specimen shrub planting
- Proposed wall shrubs / climbers
- Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities
- Formal hedgerow to main roads and to define private front gardens facing public realm
- Proposed native mix hedgerow to the boundary of the entrance
- Proposed Scrub Mix Dormouse Mitigation and Ecological Enhancement Area
- Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved
- Proposed Earthworks mound to Public Open Space , 1;3 gradient banks and 600mm high , with footpath at top of the bank
- Proposed mown paths through the Public Open Space
- Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved
- Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved
- Attenuation Basin
- Proposed Wetland Seed Mix to swales and SuDs Basins - Emorsgate EM8: Meadow Mixture for Wetlands, or similar and approved
- Coir pallets: 2mx1m positioned along the Mean Water Level (1 metre below water line, 1 metre above water line), Salix Coir Pallets or similar and approved: 83 L/m

Location Plan
Not to scale



FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
14.08.26	OD	Amended to planners comments	B	TN
12.08.26	OD	Updated layout/schedule to planners comments	A	TN

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk
Copyright Deacon Design Ltd

PROJECT TITLE :
Land off Wandleys Lane
Fontwell

PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:200
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : TN

DRAWING TITLE :
Detailed Planting Plan

4 of 8

DRAWING NUMBER : DD730L05
REVISION LETTER : B

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\004-Drawings\Autocad_Keyscape\L-Landscape Dwgs\DD730L02-L09_Detailed Planting Plan.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.

0 10 20 30 40 50m

1:500

26 No. Ligustrum ovalifolium

Native Hedge
44 No. Carpinus betulus

Native Hedge
47 No. Carpinus betulus

1 No. Magnolia grandiflora

Native Hedge
92 No. Carpinus betulus

Native Hedge
27 No. Carpinus betulus

Native Hedge
114 No. Carpinus betulus

Native Hedge
41 No. Carpinus betulus

Native Hedge
27 No. Carpinus betulus

Climbers
7 No. Lonicera periclymenum

1 No. Sambucus nigra

2 No. Morus nigra

Formal Clipped Hedge
11 No. Ligustrum ovalifolium

Formal Clipped Hedge
21 No. Ligustrum ovalifolium

Formal Clipped Hedge
11 No. Ligustrum ovalifolium

Formal Clipped Hedge
21 No. Ligustrum ovalifolium

Formal Clipped Hedge
11 No. Ligustrum ovalifolium

Formal Clipped Hedge
21 No. Ligustrum ovalifolium

Formal Clipped Hedge
11 No. Ligustrum ovalifolium

Formal Clipped Hedge
21 No. Ligustrum ovalifolium

Medium
7 No. Tellima grandiflora
9 No. Hakonechloa macra
9 No. Daphne 'Perfume Princess'
Low
8 No. Helleborus orientalis 'Maroon Shades'

High
22 No. Skimmia confusa 'Kew Green'
Medium
22 No. Tellima grandiflora
20 No. Hakonechloa macra
22 No. Daphne 'Perfume Princess'
Low
23 No. Helleborus orientalis 'Maroon Shades'
16 No. Vinca minor 'Bowles' Variety'

2 No. Magnolia x soulangeana

4m Formal Hedge
5 No. Taxus baccata

Semi-Mature
1 No. Prunus padus

Semi-Mature
1 No. Betula nigra

11380

Climbers
5 No. Hydrangea petiolaris
4 No. Hedera helix

1 No. Magnolia grandiflora

7m Formal Hedge
8 No. Taxus baccata

Medium
11 No. Euonymus fortunei 'Silver Queen'
11 No. Nepeta 'Six Hills Giant'
Low
20 No. Luzula sylvatica
14 No. Vinca minor 'Alba'
7 No. Carex oshimensis 'Evergold'
14 No. Bergenia cordifolia 'Purpurea'

Medium
4 No. Euonymus fortunei 'Silver Queen'
4 No. Nepeta 'Six Hills Giant'
Low
7 No. Luzula sylvatica
5 No. Vinca minor 'Alba'
3 No. Carex oshimensis 'Evergold'
5 No. Bergenia cordifolia 'Purpurea'

Medium
6 No. Viburnum davidii
Low
11 No. Stipa tenuissima
11 No. Ajuga reptans 'Alba'
Plant in random groups

Medium
7 No. Viburnum davidii
Low
13 No. Stipa tenuissima
13 No. Ajuga reptans 'Alba'
Plant in random groups

2 No. Amelanchier lamarckii

ROOT CELLS

Medium
8 No. Viburnum davidii
Low
13 No. Stipa tenuissima
13 No. Ajuga reptans 'Alba'
Plant in random groups

High
9 No. Sarcococca hookeriana digy. 'Purple Stem'
Medium
9 No. Skimmia japonica 'Fragrans'
9 No. Dryopteris dilatata
Low
5 No. Euonymus fortunei 'Dart's Blanket'
9 No. Luzula nivea
9 No. Brunnera macrophylla

High
16 No. Sarcococca hookeriana digy. 'Purple Stem'
Medium
16 No. Skimmia japonica 'Fragrans'
16 No. Dryopteris dilatata
Low
8 No. Euonymus fortunei 'Dart's Blanket'
17 No. Luzula nivea
17 No. Brunnera macrophylla

Low
5 No. Luzula sylvatica
3 No. Vinca minor 'Alba'
4 No. Carex oshimensis 'Evergold'

Low
5 No. Luzula sylvatica
3 No. Vinca minor 'Alba'
4 No. Carex oshimensis 'Evergold'

High
16 No. Sarcococca hookeriana digy. 'Purple Stem'
Medium
16 No. Skimmia japonica 'Fragrans'
16 No. Dryopteris dilatata
Low
8 No. Euonymus fortunei 'Dart's Blanket'
17 No. Luzula nivea
17 No. Brunnera macrophylla

Medium
11 No. Hebe 'Caledonia'
7 No. Salvia nemorosa 'Rosenwein'
6 No. Echinacea purpurea 'Magnus'
Low
19 No. Geranium macrorrhizum
12 No. Stipa tenuissima
16 No. Ajuga reptans 'Alba'
Plant in random groups

Medium
15 No. Hebe 'Caledonia'
9 No. Salvia nemorosa 'Rosenwein'
8 No. Echinacea purpurea 'Magnus'
Low
26 No. Geranium macrorrhizum
16 No. Stipa tenuissima
21 No. Ajuga reptans 'Alba'
Plant in random groups

Medium
4 No. Euonymus fortunei 'Silver Queen'
4 No. Nepeta 'Six Hills Giant'
Low
7 No. Luzula sylvatica
5 No. Vinca minor 'Alba'
3 No. Carex oshimensis 'Evergold'
5 No. Bergenia cordifolia 'Purpurea'

2 No. Ilex koehneana 'Chestnut Leaf'

Climbers
5 No. Clematis 'Jackmanii'
6 No. Passiflora caerulea
5 No. Hedera helix

MEDIUM
10 No. Viburnum davidii
LOW
17 No. Stipa tenuissima
17 No. Ajuga reptans 'Alba'
Plant in random groups

1 No. Sarcococca hookeriana

1 No. Magnolia 'Galaxy'

Climbers
3 No. Clematis 'Jackmanii'
4 No. Passiflora caerulea
3 No. Hedera helix

High
8 No. Thalictrum delavayi
11 No. Skimmia confusa 'Kew Green'
Medium
11 No. Phlox paniculata 'Mount Fuji'
11 No. Stipa tenuissima
9 No. Pittosporum tenuifolium 'Golf Ball'
Low
11 No. Vinca minor 'Bowles' Variety'
11 No. Nepeta faassenii

Medium
31 No. Daphne 'Perfume Princess'
Low
29 No. Helleborus orientalis 'Maroon Shades'

Medium
16 No. Daphne 'Perfume Princess'
Low
15 No. Helleborus orientalis 'Maroon Shades'

Medium
34 No. Daphne 'Perfume Princess'
Low
32 No. Helleborus orientalis 'Maroon Shades'

Medium
19 No. Daphne 'Perfume Princess'
Low
18 No. Helleborus orientalis 'Maroon Shades'

1 No. Magnolia x soulangeana

Medium
50 No. Daphne 'Perfume Princess'
Low
46 No. Helleborus orientalis 'Maroon Shades'

1 No. Morus nigra

Climbers
5 No. Hydrangea petiolaris
3 No. Hedera helix

High
13 No. Viburnum davidii
Medium
21 No. Tellima grandiflora
10 No. Polystichum setiferum
21 No. Sarcococca hookeriana digyna
Low
22 No. Helleborus orientalis 'Maroon Shades'
15 No. Vinca minor 'Bowles' Variety'

Medium
10 No. Tellima grandiflora
12 No. Hakonechloa macra
12 No. Daphne 'Perfume Princess'
Low
11 No. Helleborus orientalis 'Maroon Shades'

Semi-Mature
1 No. Alnus glutinosa

Wet Zone
15 No. Carex acutiformis
13 No. Juncus effusus
11 No. Iris pseudacorus
11 No. Lythrum salicaria
Moist Zone
13 No. Filipendula ulmaria
11 No. Deschampsia cespitosa
10 No. Geum rivale
10 No. Succisa pratensis
Dry Edge Zone
9 No. Achillea millefolium
8 No. Leucanthemum vulgare
8 No. Knautia arvensis
8 No. Festuca rubra

Semi-Mature
1 No. Prunus padus

Semi-Mature
1 No. Sambucus nigra

10m

4m Formal Hedge
5 No. Taxus baccata

8m Formal Hedge
8 No. Taxus baccata

17m Formal Hedge
17 No. Taxus baccata

2 No. Magnolia 'Galaxy'

8m Formal Hedge
9 No. Taxus baccata

14m

Semi-Mature
2 No. Betula pendula

Semi-Mature
1 No. Prunus padus

Semi-Mature
1 No. Betula pendula

10m Formal Hedge
11 No. Taxus baccata

10m

Semi-Mature
1 No. Sambucus nigra

8m Formal Hedge
9 No. Taxus baccata

Semi-Mature
2 No. Prunus padus

Semi-Mature
1 No. Prunus padus

Semi-Mature
1 No. Salix caprea

Semi-Mature
1 No. Sorbus aucuparia

1 No. Prunus avium 'Stella'

2 No. Corylus avellana

Semi-Mature
1 No. Betula pendula

Semi-Mature
1 No. Alnus glutinosa

Semi-Mature
1 No. Sambucus nigra

Semi-Mature
1 No. Betula pendula

Semi-Mature
1 No. Sambucus nigra

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with Aspect Tree Report

Existing trees to be removed see Aspect Arboricultures drawings for details

Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors

Proposed Tree Planting

Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)

Proposed specimen shrub planting

Proposed wall shrubs / climbers

Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed native mix hedgerow to the boundary of the entrance

Proposed Scrub Mix Dormouse Mitigation and Ecological Enhancement Area

Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved

Proposed Earthworks mound to Public Open Space , 1;3 gradient banks and 600mm high , with footpath at top of the bank

Proposed mown paths through the Public Open Space

Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved

Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved

Attenuation Basin

Proposed Wetland Seed Mix to swales and SuDs Basins - Emorsgate EM8: Meadow Mixture for Wetlands, or similar and approved

Coir pallets: 2mx1m positioned along the Mean Water Level (1 metre below water line, 1 metre above water line), Salix Coir Pallets or similar and approved: 83 L/m

Location Plan
Not to scale



FINAL

14.08.26	OD	Amended to planners comments	B	TN
12.08.26	OD	Updated layout/schedule to planners comments	A	TN
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk

Copyright Deacon Design Ltd

PROJECT TITLE :
Land off Wandleys Lane
Fontwell

PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:200
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : TN

DRAWING TITLE
Detailed Planting Plan

5 of 8

DRAWING NUMBER : DD730L06
REVISION LETTER : B

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\04-Drawings\Autocad_Keyscape\L-Landscape Dwgs\DD730L02-L09_Detailed Planting Plan.dwg

Semi-Mature
No. Alnus glutinosa
1 No. Prunus padus
Semi-Mature
1 No. Betula nigra
Semi-Mature
2 No. Sambucus nigra
10880
11084
13 No. Tellima grandiflora
6 No. Polystichum setiferum
13 No. Sarcococca hookeriana digyna
Low
14 No. Helleborus orientalis 'Maroon Shades'
10 No. Vinca minor 'Bowles' Variety'
Semi-Mature
1 No. Acer rubrum 'October Glory'
Semi-Mature
2 No. Alnus glutinosa
Semi-Mature
3 No. Betula nigra
Semi-Mature
1 No. Sambucus nigra
Semi-Mature
1 No. Prunus padus
Semi-Mature
No. Betula nigra
Wet Zone
16 No. Carex acutiformis
13 No. Juncus effusus
12 No. Iris pseudacorus
12 No. Lythrum salicaria
Moist Zone
13 No. Filipendula ulmaria
12 No. Deschampsia cespitosa
11 No. Geum rivale
11 No. Succisa pratensis
Dry Edge Zone
9 No. Achillea millefolium
8 No. Leucanthemum vulgare
8 No. Knautia arvensis
8 No. Festuca rubra
Wet Zone
34 No. Carex acutiformis
29 No. Juncus effusus
26 No. Iris pseudacorus
26 No. Lythrum salicaria
Moist Zone
29 No. Filipendula ulmaria
26 No. Deschampsia cespitosa
23 No. Geum rivale
23 No. Succisa pratensis
Dry Edge Zone
20 No. Achillea millefolium
17 No. Leucanthemum vulgare
17 No. Knautia arvensis
17 No. Festuca rubra
Wet Zone
8 No. Carex acutiformis
7 No. Juncus effusus
6 No. Iris pseudacorus
6 No. Lythrum salicaria
Moist Zone
7 No. Filipendula ulmaria
6 No. Deschampsia cespitosa
6 No. Geum rivale
6 No. Succisa pratensis
Dry Edge Zone
5 No. Achillea millefolium
4 No. Leucanthemum vulgare
4 No. Knautia arvensis
4 No. Festuca rubra
Wet Zone
5 No. Carex acutiformis
3 No. Juncus effusus
1 No. Iris pseudacorus
1 No. Lythrum salicaria
Moist Zone
3 No. Filipendula ulmaria
1 No. Deschampsia cespitosa
0 No. Geum rivale
0 No. Succisa pratensis
Dry Edge Zone
9 No. Achillea millefolium
8 No. Leucanthemum vulgare
8 No. Knautia arvensis
8 No. Festuca rubra
Semi-Mature
1 No. Betula pendula
Semi-Mature
1 No. Sambucus nigra
Semi-Mature
2 No. Alnus glutinosa
Semi-Mature
2 No. Betula pendula

0 10 20 30 40 50m
1:500

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) to be read in accordance with Aspect Tree Report

Existing trees to be removed see Aspect Arboricultures drawings for details

Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors

Proposed Tree Planting

Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)

Proposed specimen shrub planting

Proposed wall shrubs / climbers

Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed native mix hedgerow to the boundary of the entrance

Proposed Scrub Mix Dormouse Mitigation and Ecological Enhancement Area

Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved

Proposed Earthworks mound to Public Open Space , 1;3 gradient banks and 600mm high , with footpath at top of the bank

Proposed mown paths through the Public Open Space

Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved

Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved

Attenuation Basin

Proposed Wetland Seed Mix to swales and SuDs Basins - Emorsgate EM8: Meadow Mixture for Wetlands, or similar and approved

Coir pallets: 2mx1m positioned along the Mean Water Level (1 metre below water line, 1 metre above water line), Salix Coir Pallets or similar and approved: 83 L/m

Location Plan
Not to scale



FINAL

12.08.26	OD	Updated layout/schedule to planners comments	A	TN

DATE | DRAWN | DESCRIPTION OF REVISION | REVISION LETTER | CHECKED BY

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk
Copyright Deacon Design Ltd

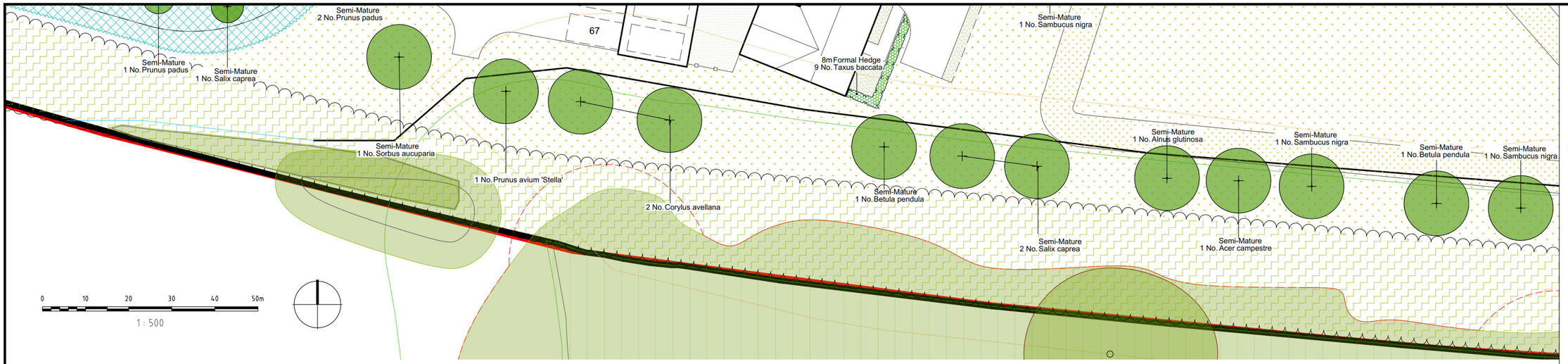
PROJECT TITLE :
Land off Wandleys Lane
Fontwell

PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:200
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : TN

DRAWING TITLE :
Detailed Planting Plan
6 of 8

DRAWING NUMBER : DD730L07
REVISION LETTER : A

DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\04-Drawings\Autocad_Keyscape\L-Landscape Dwgs\DD730L02-L09_Detailed Planting Plan.dwg



Plant Schedule

Trees Planting

No.	Species Name	Common Name	Specification	Density	Girth	Pot Size	Height
1 -	Acer campestre	Common Maple	Semi-Mature :RB	Counted	25-30cm		3.5-4.0m
2 -	Acer rubrum 'October Glory'		Semi-Mature :RB	Counted	25-30cm		5.0-6.0m
8 -	Alnus glutinosa	Common Alder	Semi-Mature :RB	Counted	25-30cm		5.0-6.0m
3 -	Alnus glutinosa	Common Alder	Semi-Mature :RB	Counted	30-35cm		5.0-6.0m
11 -	Amelanchier lamarckii	Juneberry	Standard :C	Counted	8-10cm	30L	2.5-3.0m
7 -	Betula nigra	River Birch	Semi-Mature :RB	Counted	25-30cm		5.0-6.0m
12 -	Betula pendula	Common Silver Birch	Semi-Mature :RB	Counted	30-35cm		5.0-6.0m
2 -	Betula pendula	Common Silver Birch	Half Standard :RB	Counted	12-14cm		3.5-4.0m
10 -	Corylus avellana	European Hazelnut	Multi-Stemmed :C	Counted		30L	125-150cm
6 -	Ilex koehneana 'Chestnut Leaf'		Standard :C	Counted	8-10cm	30L	2.5-3.0m
10 -	Magnolia 'Galaxy'	Galaxy Magnolia	Heavy Standard :C	Counted	12-14cm	50L	3.5-4.0m
18 -	Magnolia grandiflora		Heavy Standard :C	Counted	12-14cm	50L	3.5-4.0m
7 -	Magnolia x soulangeana	White Tulip Magnolia	Heavy Standard :C	Counted	12-14cm	50L	3.5-4.0m
25 -	Malus 'Evereste'	Crab Apple 'Evereste'	M111 Root Stock :BR	Counted			1.2m
19 -	Malus 'Red Sentinel'	Crab Apple 'Red Sentinel'	M111 Root Stock :BR	Counted			1.2m
12 -	Malus tschonoskii	Pillar Apple	M111 Root Stock :BR	Counted			1.2m
12 -	Morus nigra		Standard :C	Counted	8-10cm	30L	2.5-3.0m
5 -	Prunus avium 'Stella'	Cherry (Sweet) 'Stella'	Heavy Standard :RB	Counted	12-14cm	30L	3.5-4.0m
3 -	Prunus avium 'Stella'	Cherry (Sweet) 'Stella'	Semi-Mature :RB	Counted	25-30cm		5.0-6.0m
7 -	Prunus padus	Bird Cherry	Semi-Mature :RB	Counted	25-30cm		3.5-4.0m
6 -	Salix caprea	Goat Willow	Multi-Stemmed :C	Counted		30L	125-150cm
3 -	Salix caprea	Goat Willow	Semi-Mature :RB	Counted	30-35cm		550-600cm
10 -	Sambucus nigra	Elder	Semi-Mature :RB	Counted	30-35cm		3.5-4.0m
1 -	Sambucus nigra	Elder	Half Standard :RB	Counted	12-14cm		3.5-4.0m
3 -	Sambucus nigra	Elder	Semi-Mature :RB	Counted	25-30cm		5.0-6.0m
1 -	Sorbus aucuparia	Rowan	Semi-Mature :RB	Counted	20-25cm	30L	5.0-6.0m
3 -	Sorbus aucuparia	Rowan	Standard :C	Counted	8-10cm	30L	2.5-3.0m

Total :207 -

Native Scrub Mix Planting

No.	Species Name	Common Name	Specification	Density	Girth	Pot Size	Height
158 -	Acer campestre	Common Maple		1/m²		2L	60-80cm
471 -	Carpinus betulus	Common Hornbeam		1/m²			
1094 -	Crataegus monogyna	Common Hawthorn	Whip :Scrub Planting	1/m²		2L	60-80cm
158 -	Crataegus monogyna	Common Hawthorn		1/m²	12-14cm		1.0-1.2m
1094 -	Prunus spinosa	Sloe	Whip :Scrub Planting	1/m²		2L	60-80cm
941 -	Sorbus aucuparia	Rowan		2/m²			

Total :3916 -

Hedge Planting

No.	Species Name	Common Name	Specification	Density	Girth Pot Size Height
808 -	Carpinus betulus	Common Hornbeam	Hedge Planting: Whip	0.3Ctr Double Staggered at 0.4m offset	80-100cm
578 -	Ligustrum ovalifolium	Green Privet	Hedge Planting: Whip	0.3Ctr Double Staggered at 0.4m offset	80-100cm
72 -	Taxus baccata	Common Yew	Instant Hedge; 1m Trough	1/m	80-100cm

Total :1458 -

Conifers

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
471 -	Taxus baccata	Common Yew		1/m²		

Total :471 -

Shrubs (Plant in random groups of 1,3,5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
471 -	Corylus avellana	Common Hazel	Whip :Scrub Planting	1/m²		60-80cm
530 -	Daphne 'Perfume Princess'	Daphne	C	5/m²	3L	40-60cm
941 -	Euonymus europaeus	Common Spindle Tree	Whip :Scrub Planting	2/m²		60-80cm
21 -	Euonymus fortunei 'Dart's Blanket'	Euonymus 'Dart's Blanket'	C	5/m²	3L	30-40cm
101 -	Euonymus fortunei 'Silver Queen'	Euonymus 'Silver Queen'	C	5/m²	3L	20-30cm
159 -	Hebe 'Caledonia'		C	5/m²	3L	30-40cm
1346 -	Ilex aquifolium	Common Holly	Whip :Scrub Planting	1/m²		60-80cm
63 -	Pittosporum tenuifolium 'Golf Ball'	Tawhiwhi 'Golf Ball'	C	3/m²	5L	60-80cm
10 -	Rhododendron 'Bloombux'	Rhododendron	C	5/m²	3L	40-60cm
1750 -	Rosa canina	Dog Rose	Whip :Scrub Planting	2/m²		60-80cm
219 -	Rubus fruticosus	Blackberry	Climber	1/m²	2L	60-80cm
3 -	Sarcococca hookeriana		C: Feature Shrub	Counted	15-20L	80-100cm
41 -	Sarcococca hookeriana digy. 'Purple Stem'		C	5/m²	3L	60-80cm
246 -	Sarcococca hookeriana digyna	Sweet Box 'Digyna'	C	5/m²	3L	30-40cm
58 -	Skimmia confusa 'Kew Green'	Skimmia 'Kew Green'	C	5/m²	3L	40-60cm
41 -	Skimmia japonica 'Fragrans'		C	5/m²	3L	60-80cm
10 -	Skimmia japonica 'Kew White'		C	5/m²	5L	60-80cm
2 -	Skimmia japonica 'Rubella'	Skimmia 'Rubella'	C: Feature Shrub	Counted	15-20L	80-100cm
19 -	Viburnum davidii	David Viburnum	C	4/m²	3L	40-60cm
66 -	Viburnum davidii	David Viburnum	C	3/m²	3L	40-60cm
31 -	Viburnum davidii	David Viburnum	C	3/m²	3L	
146 -	Vinca minor 'Alba'		C	5/m²	3L	20-30cm
12 -	Vinca minor 'Bowles' Variety'		C	5/m²	3L	20-30cm
349 -	Vinca minor 'Bowles' Variety'		C	7/m²	3L	20-30cm

Total :6635 -

Climbers

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
20 -	Clematis 'Jackmanii'	Jackman's Clematis	Caned	1/m	2L	100-150cm
38 -	Hedera helix	Common Ivy	Caned	1/m	2L	100-150cm
8 -	Hedera helix	Common Ivy	C	5/m²	2L	30-40cm
26 -	Hydrangea petiolaris	Climbing Hydrangea	Caned	1/m	2L	100-150cm
82 -	Lonicera periclymenum	European Honeysuckle	Caned	1/m	2L	100-150cm
219 -	Lonicera periclymenum	European Honeysuckle	Climber	1/m²	2L	60-80cm
25 -	Passiflora caerulea		Caned	1/m	2L	100-150cm

Total :418 -

Herbaceous (Plant in random groups of 1,3,5 and 7's)

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
229 -	Ajuga reptans 'Alba'		C	7/m²	2L	
7 -	Anemone hybrida 'Queen Charlotte'		C	5/m²	2L	30-40cm
132 -	Bergenia cordifolia 'Purpurea'	Elephant's Ears 'Purpurea'	C	5/m²	2L	20-30cm
43 -	Brunnera macrophylla	Siberian Buglass	C	7/m²	2L	
75 -	Echinacea purpurea 'Magnus'	Purple Coneflower 'Magnus'	C	5/m²	2L	30-40cm
210 -	Geranium macrorrhizum		C	7/m²	2L	30-40cm
8 -	Helleborus orientalis 'Maroon Shades'		C	6/m²	2L	20-30cm
614 -	Helleborus orientalis 'Maroon Shades'		C	7/m²	2L	20-30cm
16 -	Liriope muscari	Lilyturf	Full Pot	7/m²	2L	
101 -	Nepeta 'Six Hills Giant'	Catmint 'Six Hills Giant'	C	5/m²	2L	40-60cm
13 -	Nepeta 'Six Hills Giant'	Catmint 'Six Hills Giant'	C	5/m²	2L	
73 -	Nepeta faassenii		C	5/m²	2L	
73 -	Phlox paniculata 'Mount Fuji'	Phlox	C	5/m²	2L	
10 -	Salvia nemorosa 'Caradonna'	Balkan clary 'Caradonna'	C	5/m²	2L	
86 -	Salvia nemorosa 'Rosenwein'		C	6/m²	2L	20-30cm
345 -	Tellima grandiflora		C	5/m²	2L	30-40cm
12 -	Thalictrum delavayi		C	5/m²	2L	

Total :2047 -

Wildflowers

No.	Seed Mix Name	Species Name	Common Name	Specification	Density	Height
109 -		Achillea millefolium	Yarrow		1/m²	
95 -		Knautia arvensis	Field Scabious		1/m²	
95 -		Leucanthemum vulgare			1/m²	
126 -		Succisa pratensis	Devil's-bit Scabious		1/m²	

Total :425 -

Ferns

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
16 -	Asplenium scolopendrium	Hart's Tongue Fern	Full Pot	7/m²	2L	
41 -	Dryopteris dilatata	Spreading wood fern	Full Pot	5/m²	2L	
8 -	Polystichum setiferum	Soft Shield Fern	Full Pot	6/m²	2L	
51 -	Polystichum setiferum	Soft Shield Fern	Full Pot	3/m²	2L	

Total :116 -

Marginal / Aquatics

No.	Species Name	Common Name	Specification	Density	Pot Size	Height
156 -	Filipendula ulmaria	Meadowsweet		1/m²		
126 -	Geum rivale			1/m²		
141 -	Iris pseudacorus	Yellow Flag Iris		1/m²		
156 -	Juncus effusus			1/m²		
141 -	Lythrum salicaria	Purple Loosestrife		1/m²		

Total :720 -

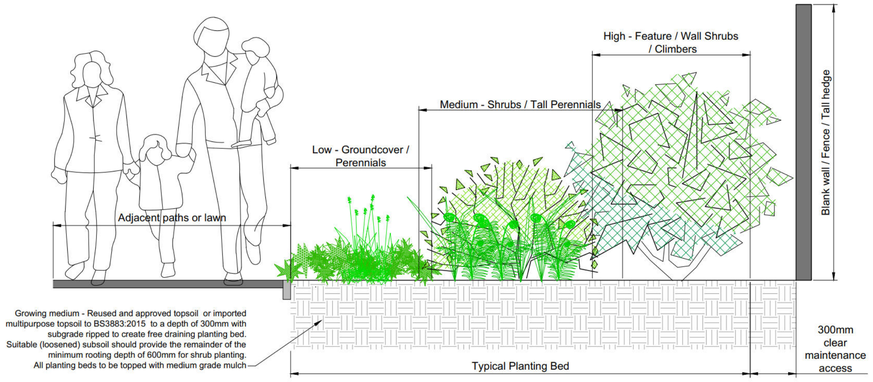
Grasses (Plant in random groups of 1,3,5 and 7's)

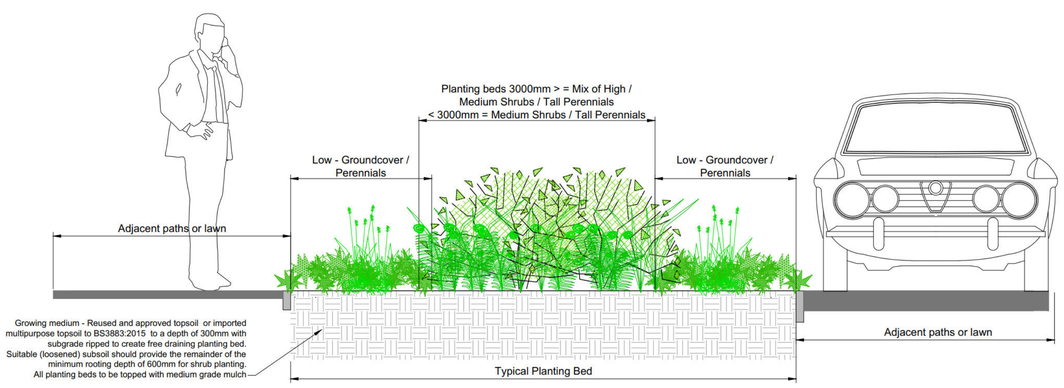
No.	Species Name	Common Name	Specification	Density	Pot Size	Height
186 -	Carex acutiformis	Lesser pond sedge		1/m²		
87 -	Carex oshimensis 'Evergold'	Japanese Sedge 'Evergold'	Full Pot	5/m²	2L	
141 -	Deschampsia cespitosa	Tufted Hair Grass		1/m²		
95 -	Festuca rubra	Red fescue		1/m²		
175 -	Hakonechloa macra	Japanese forest grass	C	6/m²	2L	
43 -	Luzula nivea	Snowy wood rush	Full Pot	7/m²	2L	
201 -	Luzula sylvatica		Full Pot	7/m²	2L	
203 -	Stipa tenuissima	Mexican Feather Grass	Full Pot	7/m²	2L	
17 -	Stipa tenuissima	Mexican Feather Grass	C	5/m²	2L	

Total :1148 -

Planting Guide:

The mix of plants for each plot has been divided based on height and position within the border (high, medium, low).
Plants in the low category should be planted in the front of the bed, plants in the medium category in the mid area and the high category in the rear area against blank walls or in the middle of any island beds.
Where space allow plants should be planted in same species groups in odd numbers to create bold drifts of planting.
Refer to DD planting plans and schedules for planting bed matrixes.





01 Planting guide
L08 1:20 @ A1

KEY

Application Site boundary

Soft Landscape

Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with Aspect Tree Report

Existing trees to be removed see Aspect Arboricultures drawings for details

Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors

Proposed Tree Planting

Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)

Proposed specimen shrub planting

Proposed wall shrubs / climbers

Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed native mix hedgerow to the boundary of the entrance

Proposed Scrub Mix Dormouse Mitigation and Ecological Enhancement Area

Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved

Proposed Earthworks mound to Public Open Space , 1;3 gradient banks and 600mm high , with footpath at top of the bank

Proposed mown paths through the Public Open Space

Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved

Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved

Attenuation Basin

Proposed Wetland Seed Mix to swales and SuDs Basins - Emorsgate EM8: Meadow Mixture for Wetlands, or similar and approved

Coir pallets: 2mx1m positioned along the Mean Water Level (1 metre below water line, 1 metre above water line), Salix Coir Pallets or similar and approved: 83 L/m

Location Plan
Not to scale



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.

FINAL

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
14.08.26	OD	Amended to planners comments	B	TN
12.08.26	OD	Updated layout/schedule to planners comments	A	TN

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk
Copyright Deacon Design Ltd

PROJECT TITLE :
Land off Wandleys Lane
Fontwell

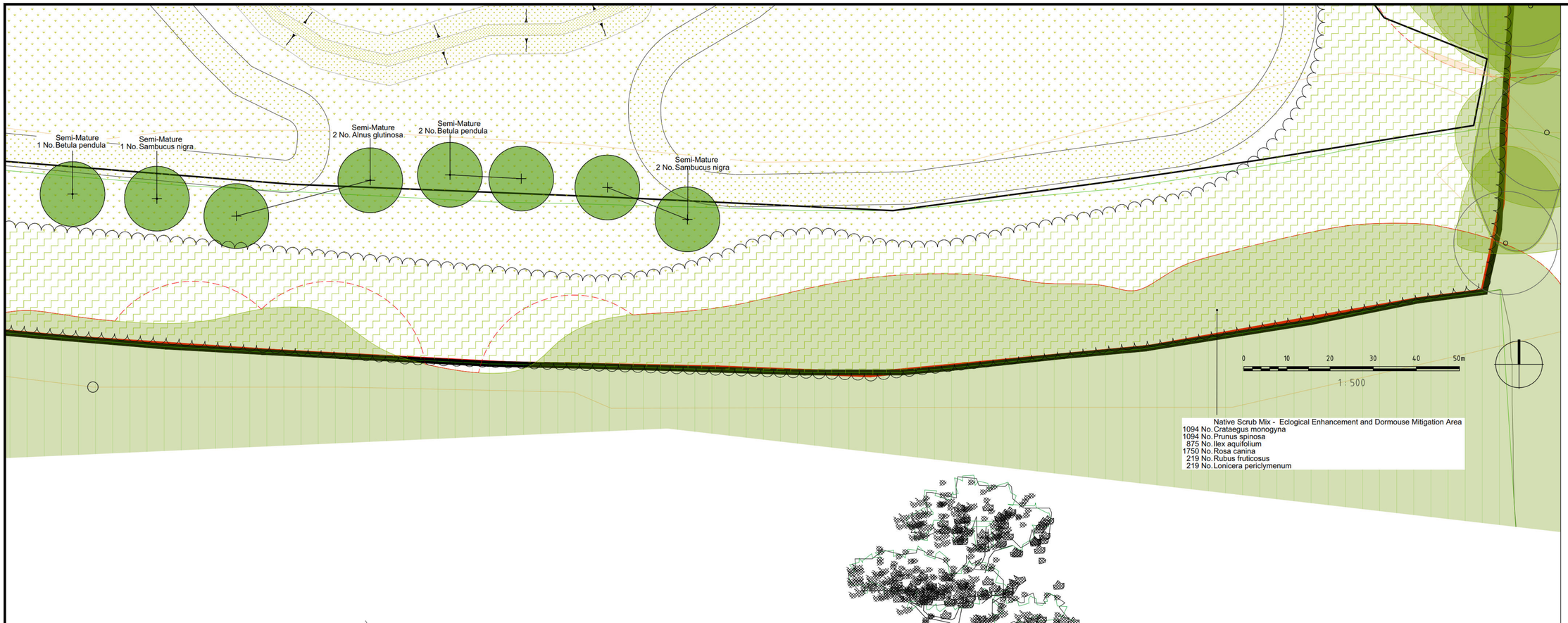
PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:200
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : TN

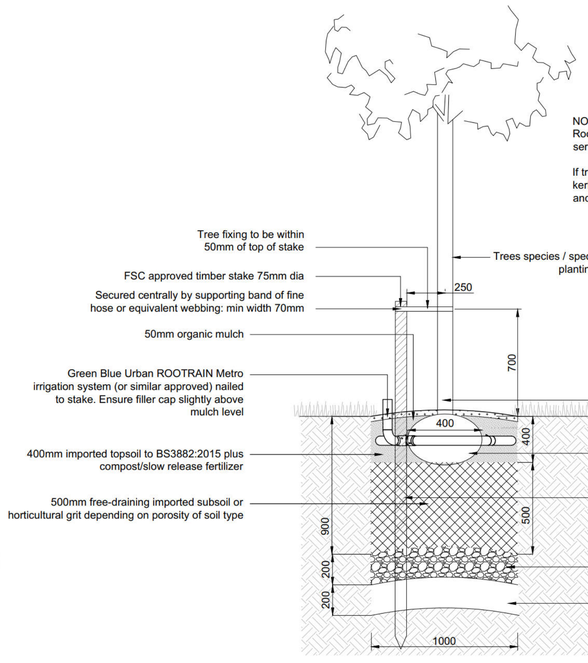
DRAWING TITLE :
Detailed Planting Plan

7 of 8

DRAWING NUMBER : DD730L08
REVISION LETTER : B

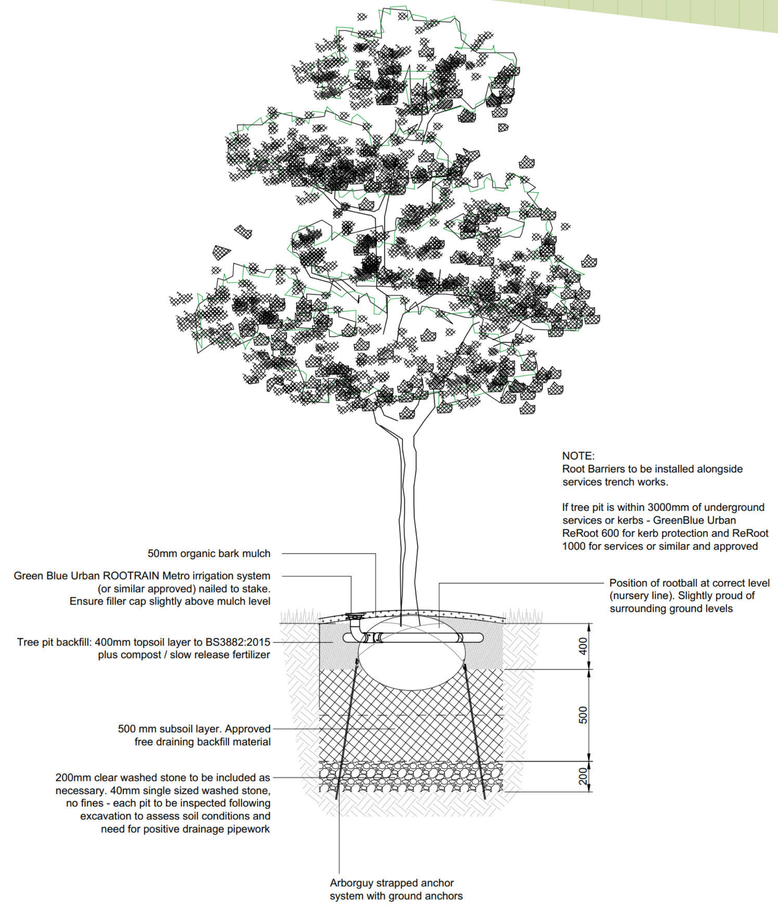
DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\04-Drawings\Autocad_Keyscape\L-Landscape Dwgs\DD730L02-L09_Detailed Planting Plan.dwg





NOTE 1 The functioning of topsoil within a landscape depends not only on the quality of the topsoil but also on the care given to the preparation of the receiving area, which will often have been compacted by the passage of vehicles or storage of materials.
NOTE 2 It is particularly important that the topsoil is not over-compacted during spreading. Over-compaction prevents plant root growth and function, and reduces water attenuation and the ability of excess water to drain away. It is one of the most common reasons for plant failures in landscape schemes, and it increases the risk of erosion and runoff. Placement of soil by tracked hydraulic excavators working in strips from ground not yet loosened (the "loose-tipping" method) is a way to avoid this.

02 Standard Tree - Single Stake
L09 1:20 @ A1



03 Semi Mature - Proprietary underground guying
L09 1:20 @ A1

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) to be read in accordance with Aspect Tree Report

Existing trees to be removed see Aspect Arboricultures drawings for details

Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors

Proposed Tree Planting

Proposed Orchard Tree Planting in Community Orchard (min. 2,115 sqm)

Proposed specimen shrub planting

Proposed wall shrubs / climbers

Proposed native / ornamental shrub planting Species mix appropriate to landscape setting / ecological enhancement opportunities

Formal hedgerow to main roads and to define private front gardens facing public realm

Proposed native mix hedgerow to the boundary of the entrance

Proposed Scrub Mix Dormouse Mitigation and Ecological Enhancement Area

Proposed meadow mix to public open space. Emorsgate EM4, Meadow Mixture for Clay Soils, or similar and approved

Proposed Earthworks mound to Public Open Space , 1;3 gradient banks and 600mm high , with footpath at top of the bank

Proposed mown paths through the Public Open Space

Proposed amenity lawn to verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture or similar and approved

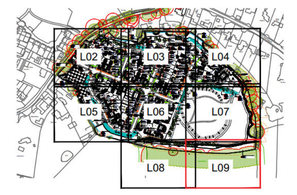
Proposed amenity grass to rear garden lawns - Emorsgate EM1 or similar and approved

Attenuation Basin

Proposed Wetland Seed Mix to swales and SuDs Basins - Emorsgate EM8: Meadow Mixture for Wetlands, or similar and approved

Coir pallets: 2mx1m positioned along the Mean Water Level (1 metre below water line, 1 metre above water line), Salix Coir Pallets or similar and approved: 83 L/m

Location Plan
Not to scale



FINAL

12.08.26	OD	Updated layout/schedule to planners comments	A	TN
DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS
FOR PLANNING

DEACON DESIGN
Landscape Architecture | Masterplanning | Urban Design
1 Purbeck House, 1a Wallington Hill, Fareham, PO16 7BJ
www.deacondesign.co.uk | info@deacondesign.co.uk
Copyright Deacon Design Ltd

PROJECT TITLE :
Land off Wandleys Lane
Fontwell

PROJECT NUMBER : DD730
PLOT DATE : 10.06.26
DRAWING SCALE : 1:200
APPROVED BY : MM
PAPER SIZE : A1
DRAWN BY : TN
DRAWING TITLE :
Detailed Planting Plan

8 of 8

DRAWING NUMBER : DD730L09
REVISION LETTER : A
DRAWING FILE LOCATION :
Z:\Deacon Design Ltd Dropbox\03 PROJECTS 700+\DD730_Land East Of Wandleys Lane Fontwell\04-Drawings\Autocad_Keyscape\-Landscape Dwgs\DD730L02-L09_Detailed Planting Plan.dwg