

PROPOSED PLANTING SCHEDULE

Barclays House, 20–24 Upper Market Street, Eastleigh, SO50 9FD
Section 73 Application — Planning Reference F/24/97665
May 2026 |

1. Introduction

This planting schedule supports the Section 73 application to vary Condition 2 (approved drawings) of planning permission F/24/97665. It accompanies the amended drawing 2401_A_00_302 (Proposed External Amenity), which introduces a low brick boundary wall combined with soft landscaping along the Upper Market Street frontage.

2. Design Approach

The boundary wall passes through the planters, dividing each into two clearly defined planting zones with distinct functional and aesthetic roles:

- **Garden-side (back) zone** — facing the private gardens of Flats 1 and 2. Densely planted with two evergreen shrub species selected to provide a continuous, year-round privacy screen at standing eye-level.
- **Streetside (front) zone** — facing Upper Market Street and the public realm. Planted with three layered evergreen flowering shrubs selected to provide year-round colour, fragrance and seasonal interest, contributing positively to the streetscene as referenced in the supporting Planning Statement (Section 4).

The planters sit approximately 600mm above pavement level, with the boundary wall capping at 1200mm. Plants have been specified to achieve a mature height of approximately 1m above the soil level of the planter — equivalent to approximately 1.6m above the public footway — providing meaningful privacy screening at standing eye-level whilst remaining at a domestic scale appropriate to the streetscene.

3. Garden-Side Planting Schedule (Privacy Zone)

Located behind the 1200mm boundary wall, facing the private gardens of Flats 1 and 2. Two species selected for dense evergreen mass, year-round privacy screening, and minimal maintenance.

Ref	Species (Botanical / Common)	Pot Size	Mature Ht	Spread	Form & Habit
S1	Prunus laurocerasus 'Etna' Cherry Laurel 'Etna'	5L	1.3–1.5m	1.2m	Dense, bushy, evergreen — full from base. Glossy mid-green leaves with bronze new growth in spring.
S2	Sarcococca confusa Sweet Box (Christmas Box)	3L	1.0–1.2m	0.8m	Compact, rounded evergreen — dark glossy small leaves. Highly fragrant white winter flowers (Jan–Feb).

4. Streetside Planting Schedule (Public Realm Zone)

Located in front of the boundary wall, facing Upper Market Street. Three flowering evergreen species arranged in a layered scheme to provide successional colour and fragrance throughout the year.

Ref	Species (Botanical / Common)	Pot Size	Mature Ht	Spread	Form & Flowering Interest
S3	Choisya ternata 'Aztec Pearl' Mexican Orange Blossom	5L	1.2–1.5m	1.5m	Dense, rounded evergreen with aromatic foliage. Fragrant white flowers in late spring (May), often repeating in late summer (Aug–Sep).
S4	Skimmia japonica	3L	0.8–1.0m	1.0m	Compact evergreen with leathery

Ref	Species (Botanical / Common)	Pot Size	Mature Ht	Spread	Form & Flowering Interest
	'Rubella' Skimmia 'Rubella'				dark foliage. Deep red buds Oct–Mar, opening to fragrant white flower clusters Mar–Apr.
S5	Hebe 'Midsummer Beauty' Hebe 'Midsummer Beauty'	3L	1.0–1.2m	1.0m	Compact evergreen with elongated mid-green leaves. Long lavender-purple flower spikes Jun–Oct. Highly attractive to pollinators.

5. Detailed Plant Descriptions

S1 *Prunus laurocerasus* 'Etna' (Cherry Laurel 'Etna' — Garden-Side)

A naturally compact cultivar of the common cherry laurel, selected specifically for residential and urban planting where the species form would grow too large. Forms a dense, bushy evergreen shrub with full coverage from ground level upwards, making it ideal for privacy screening.

Fully evergreen with large, glossy mid-green leaves held year-round. New spring growth emerges a striking bronze-red colour before maturing to green, giving a prolonged seasonal display. Inconspicuous white flower spikes appear in April followed by small black berries.

Steady growth rate of approximately 20–30cm per year, reaching mature height of 1.5–1.8m within three to four seasons. Hardy to RHS H5 (-15°C), tolerant of urban pollution and a wide range of soil types. Requires only a single annual prune after spring growth to maintain compact form.

S2 *Sarcococca confusa* (Sweet Box (Christmas Box) — Garden-Side)

A compact rounded evergreen shrub with small, neat dark glossy leaves arranged densely along arching stems. Forms a tight, low mound that infills beneath and in front of the laurel screen, providing density at the lower levels and ensuring complete coverage from the planter soil upwards.

Fully evergreen with small fragrant white flowers in January and February — one of very few shrubs to flower in mid-winter, and notable for its powerful vanilla-like fragrance which carries several metres on still days. Followed by glossy black berries that persist into the following winter.

Slow, controlled growth rate of approximately 10–15cm per year, reaching mature height of 1.0–1.2m. Highly tolerant of shade, urban conditions, and drought once established. Requires no routine pruning. Hardy to RHS H5 (-15°C).

S3 *Choisya ternata* 'Aztec Pearl' (Mexican Orange Blossom — Streetside)

A dense, rounded evergreen shrub with finely divided aromatic foliage. The narrow leaflets give a softer, more refined appearance than the species form, and the foliage releases a citrus aroma when brushed against — a deliberate choice for the streetside position.

Fully evergreen with two distinct flowering periods: clusters of pink-tinged buds opening to star-shaped fragrant white flowers in late spring (typically May), with a reliable second flush in late summer (August–September). The orange-blossom scent of the flowers is its defining feature.

Moderate growth rate of approximately 15–20cm per year, reaching mature height of 1.2–1.5m within three to four seasons. Hardy to RHS H4, prefers a sheltered position — well suited to the south-facing streetside location. Requires only light pruning after flowering to maintain shape.

S4 *Skimmia japonica* 'Rubella' (*Skimmia* 'Rubella' — Streetside)

A compact, neatly rounded evergreen shrub with leathery dark green leaves often tinged red around the margins, particularly in cooler months. This is a male cultivar selected specifically for its showy and exceptionally long-lasting flower buds rather than berries.

Provides the longest period of visual interest in the scheme: dense panicles of deep red flower buds form in October and remain conspicuous throughout autumn and winter, opening into clusters of fragrant white flowers in March and April. Effectively in display for six months of the year.

Slow growth rate of approximately 5–10cm per year, reaching mature height of 0.8–1.0m. Tolerates partial shade, making it well suited to the streetside position where shading from passing traffic and the building may occur. Hardy to RHS H5. Requires no routine pruning.

S5 Hebe 'Midsummer Beauty' (Hebe 'Midsummer Beauty' — Streetside)

A vigorous yet compact evergreen shrub with elongated mid-green leaves arranged densely along upright stems. Provides year-round structure with fresh, clean foliage that retains its colour through winter — a useful counterpoint to the darker tones of the Skimmia and Choisya.

The longest flowering shrub in the scheme: lavender-purple flower spikes appear continuously from June through to October, providing the principal summer and early autumn display. Highly attractive to bees, butterflies and other pollinators, supporting urban biodiversity.

Moderate growth rate of approximately 15cm per year, reaching mature height of 1.0–1.2m within three seasons. Drought-tolerant once established — well suited to the free-draining conditions of raised planters. Hardy to RHS H4. A light prune in spring keeps growth compact and encourages a fuller flowering display.

6. Specification Notes

- All shrubs to be container-grown, supplied to BS 3936 Part 1: 1992 standards — true to type, free from pests and disease, and properly rooted within their containers.
- Topsoil to BS 3882: 2015 multipurpose grade, minimum 600mm depth in all planters.
- Sub-base drainage to be provided to all planters: minimum 50mm clean 20mm gravel layer with weep holes through the brickwork at planter base level.
- All planting to be maintained by the developer for a 12-month establishment period. Any failures within this period will be replaced like-for-like during the next available planting season (October–March).

7. Long-Term Maintenance

Following the 12-month establishment period, ongoing maintenance will be the responsibility of the residents' management company through the building service charge. Maintenance requirements have been deliberately minimised through species selection: a single annual prune of the Cherry Laurel (S1) after spring growth, light reshaping of the Choisya (S3) and Hebe (S5) after flowering, and an annual top-dressing of bark mulch is sufficient to maintain the scheme indefinitely. The Sarcococca (S2) and Skimmia (S4) require no routine pruning. Total estimated annual maintenance: half a day/one per year.

All five species selected will not significantly exceed 2.0m in overall apparent height above the public footway even if left entirely unmanaged, ensuring the scheme remains at an appropriate domestic scale in perpetuity.