FOR NORTHERN PARCEL LANDSCAPE PROPOSALS REFER TO SEPARATE APPLICATION

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FIRE/REFUSE TURNING

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Marginal Mix: Ditch Planting:
10 Achillea ptarmica
10 Cardamine flexuosa
10 Carex divulsa
10 Carex flacca
10 Carex leporina
10 Carex pendula
10 Cirsium palustre
10 Deschampsia cespitosa
10 Epilobium hirsutum
10 Filipendula ulmaria
10 Geum rivale
10 Iris pseudacorus
10 Juncus articulatus
10 Juncus effusus
10 Juncus inflexus
10 Lotus pedunculatus
10 Lycopus europaeus
10 Lysimachia nummularia
10 Lythrum salicaria
10 Mentha aquatica
10 Myosotis scorpioides
10 Oenanthe pimpinelloides
10 Potentilla anserina
10 Silene dioica
10 Silene flos-cuculi
10 Solanum dulcamara
10 Stachys palustris
10 Veronica beccabunga
Ditch planting to be set out on site by project ecologist

1 Fagus sylvatica

1 Crataegus monogyna

1 Prunus avium

1 Sorbus aucuparia

1 Sorbus aucuparia

3 Carpinus betulus

1 Prunus avium

Native Hedgerow Mix
11 Acer campestre
11 Corylus avellana
11 Crataegus monogyna
11 Ligustrum vulgare
6 Lonicera periclymenum
11 Prunus spinosa

Native Thicket Mix
2 Crataegus monogyna
2 Ilex aquifolium
2 Prunus spinosa
2 Rosa canina
2 Sambucus nigra
2 Viburnum lantana

EG

AG-s

WF1

WF2

LEGEND

APPLICATION BOUNDARY

EXISTING TREES / WOODLAND

EXISTING SCRUB

EXISTING DITCHES

Softworks

THICKET MIX

EXTRA HEAVY STANDARD TREE

STANDARD TREE

MIXED-SPECIES NATIVE HEDGE PLANTING

AQUATIC PLANTING

AMENITY GRASS
'Strong Lawn Grass Mixture EG22' by Emorsgate Seeds Ltd. 25g / m². Or equal and approved.

EXISTING SWARD
Made good with 'Standard General Purpose Meadow Mixture EM2' wildflower seeding by Emorsgate Seeds Ltd, where required (standard seeding rate at 4g / m²). Or equal and approved.

WETLAND WILDFLOWER SEEDING
'Meadow Mixture for Wetlands EM8' wildflower seeding by Emorsgate Seeds Ltd, 4g / m². Or equal and approved.

POND EDGE WILDFLOWER SEEDING
'Pond Edge Mixture EP1' wildflower seeding by Emorsgate Seeds Ltd, 4g / m². Or equal and approved.

MOWN GRASS FOOTPATH

Hardworks / Boundary Treatments / Street Furniture

BITUMINOUS MACADAM SURFACE - to footpath/cycleways.To engineers specification.

NO DIG SELF BINDING 'HOGGIN' FOOTPATH - to rec. footpaths/open space areas. Compacted, fine-screened 'hoggin' surfacing, nominal 50mm compacted layer over min. 150mm Dot'f Type 1 sub-base; softwood treated timber edgeings, pegged in place.

POST AND RAIL FENCING
No access except for maintenance, locations to be agreed

TIMBER PICNIC BENCH -
'Cleveland' Hardwood timber picnic table by Woodscape Ltd. 800 x 1650mm table, 350mm wide integral bench.

LITTER BIN -
'Woodland' timber bin with lid by Streetmaster Ltd, 110L capacity, 25 x 90mm slats, treated softwood construction, galvanised liner, root fixed into concrete footing; or equal and approved.

Play and Interpretation Elements to be Specified in Play Area Proposals

PLAY AREA
refer to CSA/6098/408 for full details regarding the LEAP feature.

PLAY / ART TRAIL STATION
Existing grass sward maintenance will vary around these features depending on proposed play experience. Refer to CSA/6098/409 for full details regarding the Play Trail Proposals.

INTERPRETATION BOARD

Notes:
- All proposed planting had been designed to reflect the guidance set out in Chapter 4 of the NHBC Standards and assumes minimum strip foundations (0.9m) and moderate shrinkable soil.
- Structural engineers to review all proposed planting during technical design stage and advise of any species changes required to comply with NHBC Standards.
- No detailed soil or foundation information was available at the time of drawing.

For POS Proposals Plant Schedule, refer to CSA/6098/403
For Planting Specification, refer to CSA/6098/402
For Soft Landscape Proposals, refer to CSA/6098/404-405
For Hard Landscape Proposals, refer to CSA/6098/406-407

0 5 10 metres

Rev	Date	By	Description
G	16/09/26	AC	Basin proposals updated
F	10/06/26	AM	Parking Bay & Path opp. P183 added
E	23/01/26	SS	Fire/ Refuse turning head amended
D	22/09/25	AM	Path opp. Plot 173 changed to tarmac
C	22/04/25	AM	Pump Sta. removed; Plot 242 tweaked
B	16/12/24	AM	Porous paving removed; sub-sta opp. Plot 126 removed; POS Path spec confirmed.
A	16/08/24	AM	LEAP and Play Trail updated in context

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Project	Land East of Keymer Road and South of Folders Lane, Burgess Hill
Title	Public Open Space Proposals Sheet 1 of 4
Client	Thakeham Homes Limited and Charles Church Developments Ltd.
Scale	1:250 @ A0
Drawn	SS
Date	November 2023
Checked	AM
Drawing No.	CSA/6098/400
Rev	G

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