

KEY soft landscape

- EXISTING RETAINED TREES**
Retained trees and canopy boundary of existing trees, shrubs & hedges as positioned following topographical survey of the existing site.
One tree proposed to be removed (subject to arboricultural Method Statement)
- EXISTING RETAINED UK NATIVE SCRUB / VEGETATION**
Retained mixed scrub / vegetation boundary as positioned following topographical survey of the existing site.
- PROPOSED TREE PLANTING**
Standard & Multi-stem tree planting proposed. Minimum 400mm depth of specific purpose free draining topsoil to BS 3882:2015 for tree planting (see PJC.1277.003 Detailed Planting Plan for further details)
- PROPOSED TREE PLANTING**
PROJECTED CANOPY AT 25 YEARS FROM PLANTING
Proposed canopy radius and canopy m² shown by dashed line.
(see PJC.1277.003 Detailed Planting Plan for further details)
- PLANTING - AMENITY PLANTING**
Native & Ornamental planting to include species of value to wildlife and pollinators. Minimum 450mm depth of specific purpose free draining topsoil to BS 3882:2015 for shrub planting etc.
(see PJC.1277.003 Detailed Planting Plan for further details)
- HEDGE PLANTING - SINGLE & MIXED UK NATIVE SPECIES**
Staggered double rows. 5 plants per linear metre for bareroot stock. 4 plants per linear metre for staggered double row container grown stock. Minimum 250mm depth of topsoil for hedge planting [suitable in situ existing topsoil used or imported BS 3882:2015 topsoil subject to site conditions].
(see PJC.1277.003 Detailed Planting Plan for further details)
- GRASSWORKS - PROPOSED LANDSCAPE TURF**
Areas of proposed amenity grass turf installed upon a minimum of 150mm depth of specific purpose free draining topsoil to BS 3882:2015. Soil leveled and prepared to a fine tilth prior to turf laying.
- GRASSWORKS - PROPOSED WILDFLOWER LANDSCAPE TREATMENT: LANDSCAPE-34** Areas of proposed Wildflower Landscape treatment of Pre-Seeded Medium installed directly upon existing prepared ground level to a minimum depth of 25mm and leveled.
NON REGULAR MANAGEMENT OF GRASSLAND PROPOSED
(see PJC.1277.003 Detailed Planting Plan for further details)

hard landscape

- HARD LANDSCAPE - NON-PERMEABLE - NATURAL STONE PAVING**
Proposed natural stone paving surface to rear terrace areas, pathways and front entrances.
Proposed colour: [Buff Multi] - or similar approved
To Civil & Drainage engineer specification
- HARD LANDSCAPE - PERMEABLE - RESIN BOUND GRAVEL TREATMENT**
Proposed resin bound gravel within clay paver edging detail to driveway area inc. ramp. Proposed colour: [Buff warm tone natural stone chips]
To Civil & Drainage engineer specification
(see PJC.1277.002 Hard Landscape & Boundary Plan for further details)
- HARD LANDSCAPE - PERMEABLE - CLAY PAVER HERRINGBONE**
Proposed clay paver surfacing laid in herringbone pattern in feature locations. Proposed colour: [warm brindle natural tones]
To Civil & Drainage engineer specification
(see PJC.1277.002 Hard Landscape & Boundary Plan for further details)
- HARD LANDSCAPE - NON-PERMEABLE - NATURAL STONE GRANITE SETT THRESHOLD**
Proposed natural stone granite sett threshold at driveway access point (material change)
Proposed colour: Silver Granite - or similar approved
To Civil & Drainage engineer specification
(see PJC.1277.002 Hard Landscape & Boundary Plan for further details)

boundary treatment

- Proposed 1.2m Chestnut square post and 2 cleft chestnut rail fence system with stock mesh
- Proposed 3660mm wide treated timber 5 bar field gate

levels

PROPOSED NEW LEVELS	
+98.61	
EXISTING RETAINED LEVELS WITHIN THE LANDSCAPE	
+96.02	
94.57	
EXISTING CHANGED LEVELS WITHIN THE LANDSCAPE	
+96.61	

All works to conform to BS 5837:2012 Trees in relation to design, demolition and construction. Plus conforming to arboricultural method statements.
BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces)
BS 6842:2014 Trees: from nursery to independence in the landscape.
Recommendations
ASTM D5268 - 13
Standard Specification for Topsoil Used for Landscaping Purposes

NOTE:
This drawing indicates design arrangement only. All works to be undertaken in accordance with best practice and all current BS & Building Regulations. Do not scale from drawing. Use figured dimensions only after checking.
Drawing to be printed and read in colour only.

B:	Landscape amendments to driveway arrangement & pool	02.06.24
A:	Minor landscape amendments	16.05.24
Rev:	Description:	Date:

Client: Richard & Shawn Ohlson

Project Name:
TOWNHOUSE FARM
CHURCH LANE
ARDINGLY
HAYWARDS HEATH
WEST SUSSEX

Drawing title: Landscape General Arrangement Plan

Drawing no: PJC.1277.001 - SHEET 1 of 2 Rev: B

Scale: 1:100 at A1 Date: 14.05.2024

Drawn by: TR Designed by: TR

ECOLOGICAL ENHANCEMENT

Proposed lighting scheme associated with the proposed new development will be developed in accordance with 'Bats and Lighting in the UK' (BCT, 2018). This should aim to:

1. Use minimum light levels necessary. For example, there should be times throughout the evening (when bats are most active) when all lights are unit to avoid affecting bat activity. Lighting can also be installed using a timer or movement sensor to avoid long periods of an area being lit at night.
2. Use hoods, louvres or other similar design features to avoid light spill onto retained and any newly created suitable bat foraging and commuting habitat as well as any bat boxes.
3. Use narrow spectrum light sources where possible (BCT, 2018) to lower the range of species affected by lighting, specifically avoiding use of mercury or halide lamps, using instead low or high-pressure sodium lamps.
4. If security lighting is required, then this should be installed using a timer or movement sensor to avoid long periods of the area being lit at night.

ECOLOGICAL ENHANCEMENT - BIRD BOXES

One House sparrow bird boxes (i.e. Schwieger 1SP) to be installed at suitable positions on to the new dwellings within the Site, in order to increase the number of nesting opportunities within the Site.

The direction of the entrance holes shall be positioned with a clear flight path. Crucially, the boxes shall also be positioned where they are sheltered from the prevailing wind, rain and strong sunlight as much as possible. If possible, the boxes shall be positioned with a slight downward angle to provide further protection from the rain. All artificial nesting features should be positioned between 1.5-3m high so as to be out of reach of predators.

ANNUAL MAINTENANCE of bird nest boxes will be undertaken between November and January to remove any old nests and debris to reduce parasite build-up and prevent the spread of disease. All debris shall be removed with the inside cleaned using boiling water and left to dry naturally. The use of insecticides or detergents must be avoided. Any missing and/or damaged bird nest boxes shall be replaced on a like-for-like basis. Bird boxes will be checked to ensure they are secure and still facing the same orientation as when they were installed. If they are not secure, they will be removed and re-secured.

ECOLOGICAL ENHANCEMENT - BAT BOXES

Two building mounted / integrated Bat box (Schwieger 1GS bat brick or similar) will be installed at suitable position on to building to increase the roosting opportunities for bats. Any artificial roosting features should be placed between 3m and 6m above ground in a variety of locations at slightly different heights and preferably positioned facing a southerly or south-easterly direction, so that they receive sun for part of the day.

It is also recommended that a number of hanging tiles on the dwellings be lifted where possible (approximately 5 on each building) to increase the roosting opportunities within the site for crevice dwelling species. The tiles can be lifted by placing a small amount of concrete on the tile below to ensure there is a gap for crevice dwellers to crawl into.

MAINTENANCE of bat boxes is not required. However, a ground based visual inspection of the bat boxes may be required annually to ensure no vandalism or theft has occurred. If a closer inspection of the bat box is required, a suitably licensed bat ecologist may need to be consulted. Any missing and/or damaged bat boxes or tubes shall be replaced on a like-for-like basis. Please note that any methods involving the moving and/or disturbance to bats and/or their roosts will require a licence from Natural England.

ECOLOGICAL ENHANCEMENT

HEDGEHOGS: A hedgehog house should be incorporated into the developed site, positioned in a shady corner.

ECOLOGICAL ENHANCEMENT
New UK Native standard trees will be incorporated in to the soft landscaping scheme. These trees will provide additional foraging potential for bats and birds. The use of nursery trees will reduce the time period between planting and full establishment, thereby delivering the necessary compensatory habitat within a quicker time-frame.

ECOLOGICAL ENHANCEMENT - BIRD BOX - HOUSE SPARROW TERRACE NEST BOX
Installation of: 1 No. building mounted / integrated House Sparrow Terrace nest box (Schwieger 1SP or similar) installed at suitable North-eastern position on to building, in order to increase the number of nesting opportunities within the Site.

ECOLOGICAL ENHANCEMENT
Creation of additional linear habitat (hedgerows) to provide additional commuting opportunities for bats.
Planting of native species hedgerow along the boundaries.

Scale (m)
0 1 2 3 4 5 6 7 8 9 10

