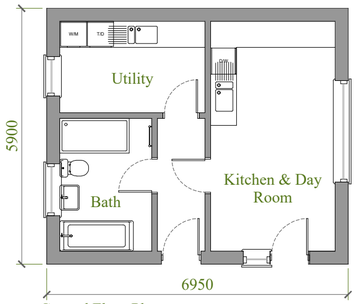
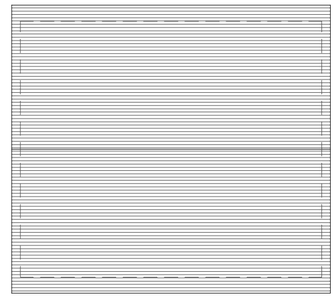



Block Plan
1:500 | PROPOSED




Ground Floor Plan
1:100 | PROPOSED

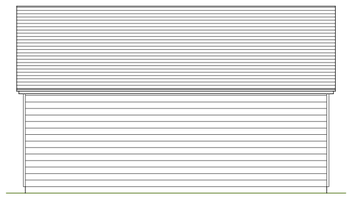


Roof Plan
1:100 | PROPOSED



East
1:100 | PROPOSED

Note: All fenestration to be white PVCu



North
1:100 | PROPOSED



West
1:100 | PROPOSED



South
1:100 | PROPOSED

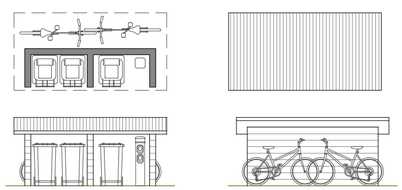


Post & Rail Fencing @ 1.2m high
1:100 | PROPOSED

Line type denotes post & rail fencing

Close Boarded Fencing @ 1.8m high
1:100 | PROPOSED

Line type denotes close boarded fencing



Bin & Bike Store
1:100 | PROPOSED



Slate Tile

Michelmersh first quality mulit brick



Electric vehicle charging point



Bird box



Klargester 'Bio-tec 4' 25 person unit



Bat box



Steinel XLED home 2 S
PIR wall mounted light. One per Day Room

The following ecological enhancements will be implemented:

Instillation of a bat box to the mobile home or within a tree positioned approx. 3-5m above ground.

Installation of a bird box to the mobile home or within a tree within the site.

Infilling of any gaps within the existing hedgerows with a native species hedge.

Gaps to be included at the bottom of fences to allow for movement of small mammals across the site.

1no Electric Vehicle (EV) charging point will be provided

1no. Covered and secure cycle parking space will be provided

1no. Refuse and recycling storage facility will be provided

**Planting Specification for new boundary hedgerows**

Plants to be between 60-90cm when planted

Main Matrix (Transplants/Quicks)
70% of planting stock

| | |
|---|---|
| Hawthorn | Crataegus monogyna |
| Blackthorn | Prunus spinosa |

Interplant (Whips/Transplants)
30% of planting stock

| | |
|---|---|
| Hazel | Corylus avellana |
| Holly | Ilex aquifolium |
| Dog Rose | Rosa canina |
| Field Maple | Acer campestre |
| Dogwood | Cornus sanguinea |
| Spindle | Euonymous europaeus |
| Wild Privet | Ligustrum vulgare |

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

The interplant whips/transplants should be planted within this pattern in groups of 2/3.

Planting will be protected from grazing animals with a 1.5m high galvanised equine stock fence planted 1m away from new plants on the paddock side.

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations.

Hedgerow shrubs should either be notch planted or trench planted.

Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather.

Existing non-native hedging (excluding established hedge to the south) to be removed prior to the planting of native hedging.

New hedges to be planted between November and March while plants are still dormant. Avoid planting in very cold or wet weather.

Native Tree Types:

Alder (Alnus glutinosa)
Alder Buckthorn (Frangula alnus)
Aspen (Populus tremula)
Beech (Fagus sylvatica)
Silver Birch (Betula pendula)
Blackthorn (Prunus spinosa)
Box (Buxus sempervirens)
Wild Cherry (Prunus avium)
Crab Apple (Malus sylvestris)

New trees to be planted applying methods outlined in the Tree Council planting guide.
*https://treecouncil.org.uk/wp-content/uploads/2021/06/Tree-planting-guide-2021.pdf*

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Do not scale from this drawing unless for Local Authority planning purposes.

All dimensions must be checked on site prior to commencement of works.

Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.

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| | |
|---|---|
| Address | Pear Tree Farm, Furners Lane, Woodmancote, Henfield, BN5 9HX |
| Drawing No. | 2403PE_R1_000 |
| Scale @ A2 | As Indicated |
| Job No. | 2403PE_R1 |
| Drawn By | MD |
| Checked By | BK |
| Drawn On | 18.07.2024 |
| Issued On | 18.07.2024 |
| Status | Proposed |
| Drawing | Conditions |
| Submission | Planning |
| Revision | 000 |

Application Area: 4572m²

N

Indicative: 0.0°

1m @ 1:
50
100
200
500
1250