

NOTES:

This drawing is submitted in support of the discharge of Pre-Occupation Conditions 5 (Refuse Storage), 6 (EV Charging), and 9 (Parking Layout). Condition 8 (External Lighting for Biodiversity) is addressed under a separate lighting strategy drawing.

Access & Visibility

Visibility splay of 2.4m x 30m provided at the proposed access. Although subject to a 60mph limit, the road operates as a lightly trafficked rural lane with low vehicle speeds. The design reflects Manual for Streets principles and site context.

All splays are within land under the applicant's control and will be maintained clear of obstruction.

Parking, EV & Refuse

On-site parking provided within the driveway, with at least 2x vehicles presenting within reach of the EV charging unit.

A bespoke bin store accommodates the following household waste collection services for Horsham, West Sussex:

- General waste
- Recycling
- Garden waste
- Food waste

Bins to be presented at site frontage on collection days.

Biodiversity Enhancement

Located within an AONB, the scheme enhances biodiversity while respecting local character. The new proposed planting is intended to retain important existing habitat and increase habitat diversity and ecological value.

- Retain approx. 40m native hedging
- Replace approx. 18m with Fagus hedging
- Introduce 12 new trees (pleached Fagus or Ilex and multi-stem Prunus or Amelanchier and Crataegus)
- Replace approx. 55sqm limited species lawn with mixed pollinator-friendly planting, with consideration to drought tolerant species

Additional measures:

- Bat boxes (positioned subject to ecologist advice)
- Lighting strategy considerate to local wildlife- See drawing (JS/L.PLS/2+)

Surface Water & Drainage (SUDS)

Consideration given to manage runoff at source and encourage infiltration or direct flow to planting areas where possible.

- Approx. 349sqm of 662sqm site remains permeable
- Falls direct water away from the dwelling
- Runoff directed into planting beds and hedging
- ACO channel at driveway intercepts excess water reaching highway
- Limit discharge onto highway

STUDIO
FITZPATRICK

Client: Jules Cole & Jack Challen

Address: High Beech, Mill Lane, RH13 6PX

Title: Landscape Design Plan – Front Driveway

Drawing No: JC/LPFP/24_Rev0

Date: 20MAR26

Paper Size: A2 Status: Planning

Drawn by: KF Scale: 1:100

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