

Approval APP/14/00636 Condition 9:

"...No development hereby permitted shall be commenced until a detailed soft landscaping scheme for the site and the western boundary adjacent the access track, has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution, species and planting sizes of trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. Furthermore the submitted scheme shall include details of the mitigation measures recommended as enhancements by the Ecological Appraisal dated May 2014 - including 4 nest boxes, a sparrow terrace and 2 bat boxes.

The implementation of all such approved landscaping and bird and bat box installation shall be completed in full accordance with such approved details and timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season..."

Key

- 'Open fronted' bird nesting boxes min. 3m above ground level;
- 'Hole type' bird nesting boxes min. 3m above ground level;
- 'Sparrow terrace' bird nesting boxes min. 3m above ground level with 32mm Ø hole openings;
- Hedgehog boxes installed at base of hedgerow once saplings mature;
- Bat boxes installed in apex of house gable walls.

Flowerbed to be planted with a feature Crabapple Tree (either *Malus x sumii* 'Golden Home' or *Malus x robusta* 'red sentinel'), with nectar rich flowers consisting of: 5-10 stems of Foxgloves (*digitalis purpurea*) planted in either seed or pre-grown base plants depending on availability, with seeds to be sown late spring 2016 or 2017 dependant on completion date of building works; 10-15 bulbs of Snowdrops (*galanthus*) which are to be planted in April-May 2016 or 2017 depending on construction completion date and will propagate further over time; 20-25 bulbs of Wood Anemone (*anemone nemorosa*) which are to be planted September-October 2016 or 2017 depending on construction completion date and will propagate further over time; 20 bulbs of Bluebell (*hyacinthoids non-scripta*) to be planted September-October 2016 or 2017 depending on construction completion date and will propagate further over time. In addition, ground cover species of various *Vinca* and *Pachysandra* to be planted at 3l container size and a density of 4-5 plants per m² throughout the flowerbed.

Flower bed to be planted with Bell Heather (*Erica cinerea*). Plants set within 3 litre size containers at a density of 4 plants per m², to be planted April-May 2016 or 2017 depending on construction completion date. Flower bed retained by granite setts.

Grass boarder between access track and fence must remain clear of trees, however existing honeysuckle and clematis climbers to be retained.

Boundary to be unitl to avoid impact on foraging bats. The maximum lux rating of external lighting within 5 metres of the new hedgerow to not exceed 0.5.

Proposed natural hedgerow, approximately 12m in length. To be made up of a double staggered rows 45cm apart, with each row consisting of root whips 20-60cm high spaced 50cm apart. Thus approx 50 plants required for hedge planting.

Intention is to plant November 2016-March 2017 after construction completed. Should works be completed earlier it is intended to plant winter 2015/16.

The hedge will consist of 50% Blackthorn (*Rhamnus catharticus*) and 5-10% of each of the following (dependant upon availability):
Holly (*Ilex aquifolium*)
Honeysuckle - (*L. periclymenum*)
Oak - (*quercus robur*)
Beech - (*Fagus sylvatica*)
Hawthorn - (*crataegus monogyna*)
Hazel - (*corylus avellana*)
Dogwood - (*cornus sanguinea*)

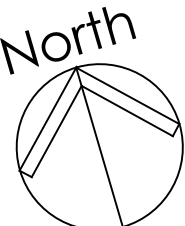
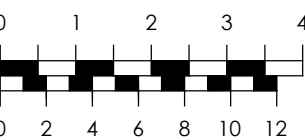
stable

gate

track

gate

Landscape Plan - 1:100



gate

grass

path

track

track

Magnolia tree to be retained (existing)

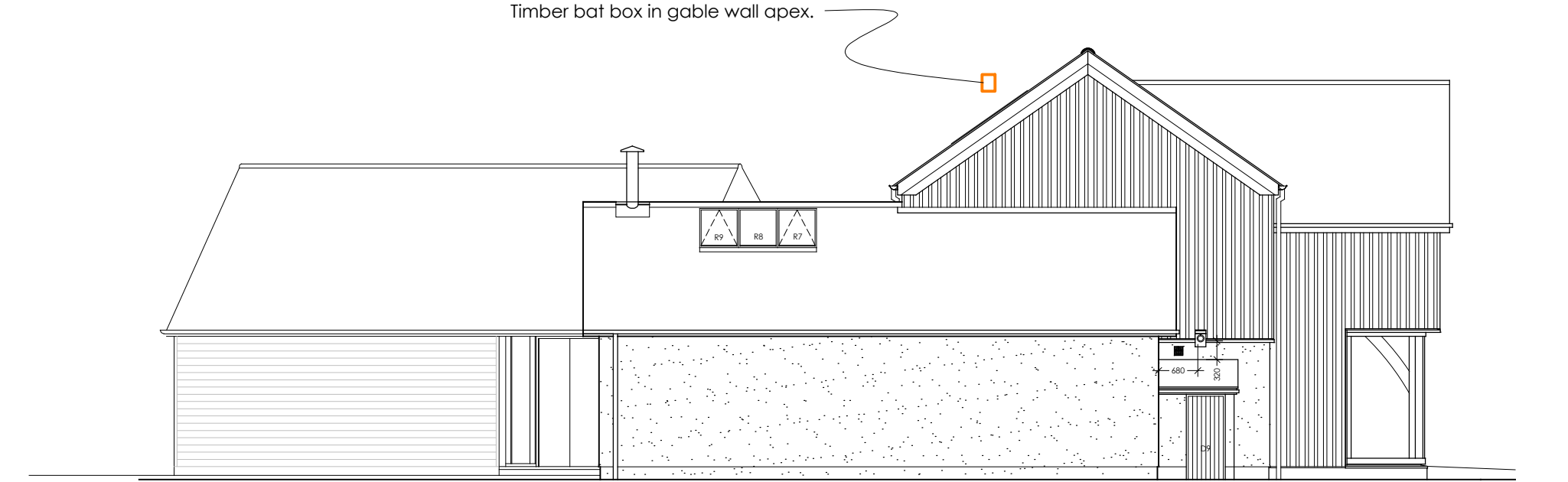
Timber 'sparrow terrace' installed under eaves.



North Elevation - 1:100



South Elevation - 1:100



East Elevation - 1:100



West Elevation - 1:100

Notes:

- Do not scale from drawings. All dimensions to be confirmed on site prior to construction.
- Roderick James Architects LLP to be notified of any discrepancies before construction continues.
- These drawings are the copyright property of Roderick James Architects LLP.
- All Roderick James Architects LLP drawings to be read in conjunction with the proposed building notes, oak framing drawings and the structural engineers drawings and specification.
- All external works shown are indicative. Design and extent is to be provided by others.
- This document should only be used for the purpose indicated by the drawing status below.

Roderick James Architects LLP



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- Rev. C 23.02.2015 Annotation updated with further details of planting proposal following comment by Planning Officer.
- Rev. B 11.02.2015 Annotation updated with further details of planting proposal.
- Rev. A 30.01.2015 General design revisions following planner feedback.

revision	date	details	chkd by
drawing status			
Planning Condition 9			
project	Replacement Dwelling at 141, Havant Road, Stoke, Hayling Island, Hants, PO11 0UE	drawing	Proposed Landscape Plan
client	Dr J Shimbart	drawing number	Shimbart/1/PL/10
scale	1:100 @ A1	date	Jan 2015
		revision	C