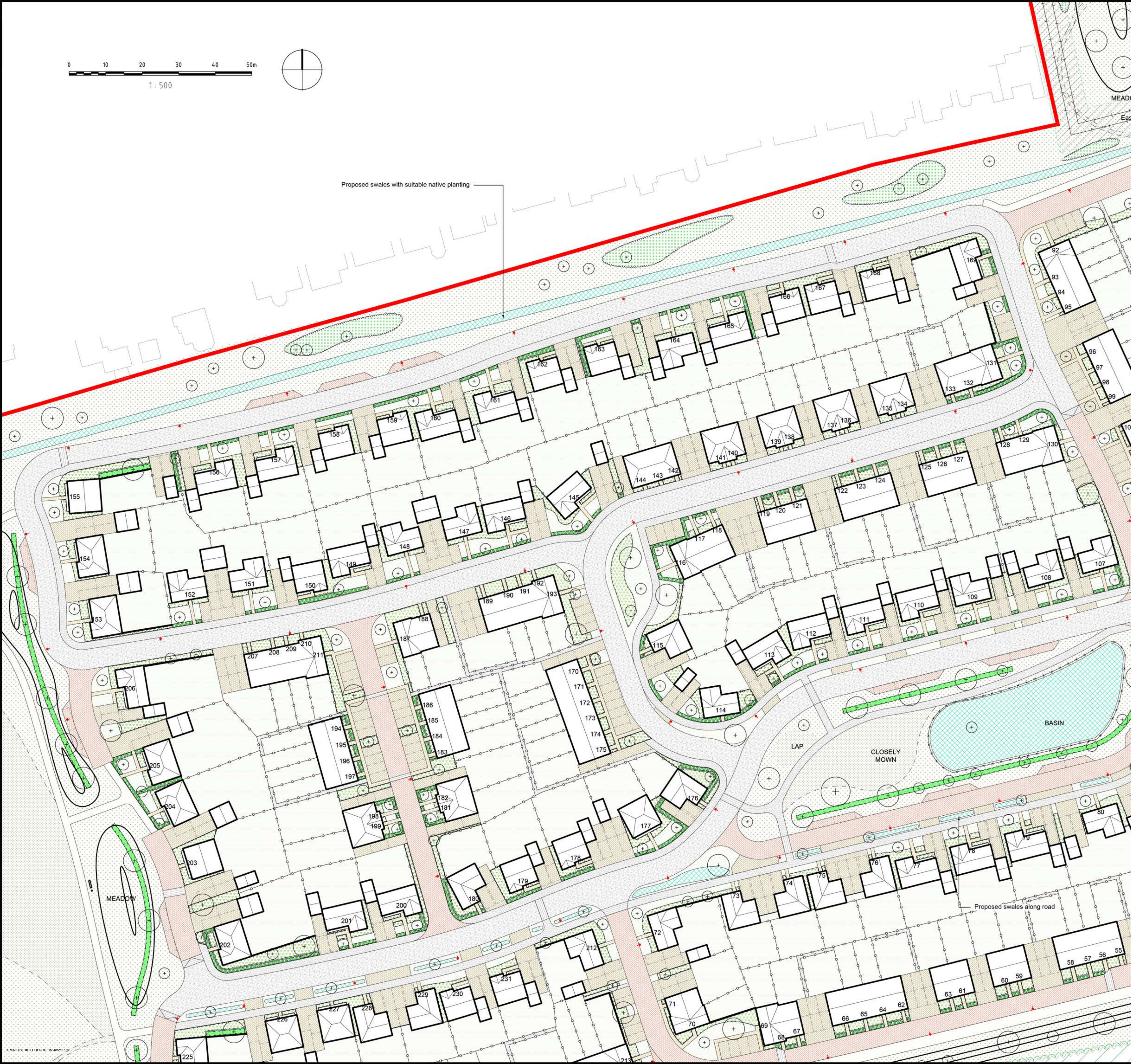
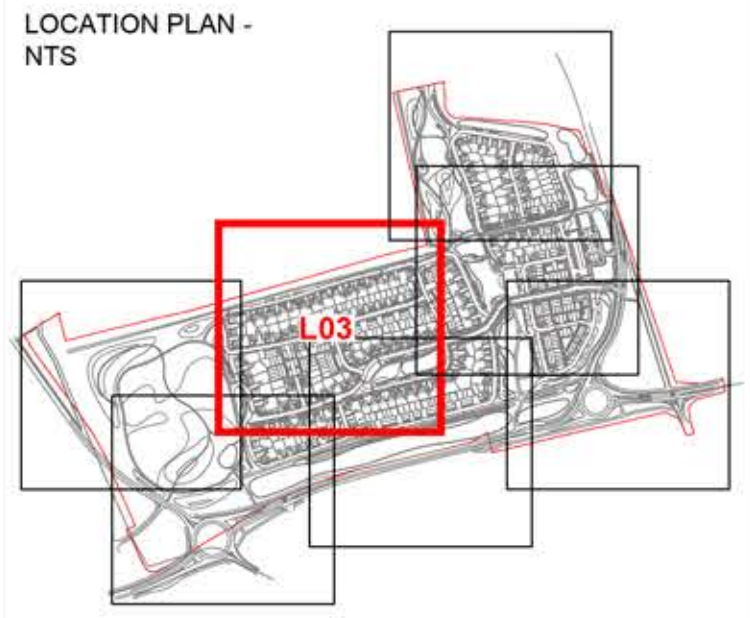




- KEY**
- Application Site boundary
- Soft Landscape**
- Woodland corridor along the highway edge, enhanced in accordance with ecologist recommendations
 - Proposed Tree Planting / Hierarchy
 - Large Tree (10> metres from building)
 - Street Tree (7> metres from building)
 - Small / Garden Tree (3> metres from building)
 - Proposed woodland corridor to highway edge
 - Proposed wetland planting within SUDS areas
 - Proposed native / ornamental shrub planting to residential areas appropriate to landscape setting / ecological enhancement opportunities
 - Formal native hedgerow to property frontages
 - Mixed species native hedgerow
 - Proposed native shrub / scrub planting
 - Proposed amenity lawn to front gardens and highway verges (service margins) - Emorsgate EL1 - Flowering Lawn Mixture
 - Proposed lawn to back gardens (patio areas to be agreed as part of technical design)
 - Proposed wildflower meadow / rough grassland, species mix to be confirmed by Ecologist. With 1.0 m wide mown verge along roads and footpaths
 - Closely mown grassland within Public Open Spaces
- Hard Landscape**
- Proposed tarmac surfacing to main highways
 - Proposed tarmac surfacing to pathways
 - Proposed block paving to shared surfaces and visitor parking areas - 80x200x100mm Brett 'Omega' or similar and approved
 - Proposed block paving to private drives - 60x200x100mm Brett 'Omega' or similar and approved
 - Proposed slab paving to pedestrian paths - 32 x 600 x 600mm Brett 'Quordon' or similar and approved in 'Buff' colour
 - Footpaths through open space - Proprietary self-binding gravel
 - LEAP Area - Play surfacing and Equipment to accord with BS EN 1176 & 776. Exact Design to be agreed as part of Technical Design approvals.
 - Proposed FSC approved, hedgehog friendly timber closeboard fence to private rear gardens - 1.8m high with gated access. Gate location and access to be agreed at detailed stage
 - Proposed masonry wall to public facing rear garden boundaries - to Architects specification - 1.8 m high with timber gates
 - Proposed FSC approved timber post and rail fence to attenuation ponds - 1.5m high with maintenance access
 - Allowance for fencing to equipped play areas to prevent dog access.
 - Easement Zone to pressurised foul sewer
 - Bin and Seating Provision - Exact Locations to be agreed at Technical Design stage
 - Proposed Street Lighting / Allowance for minimum 5m standoff from proposed tree planting to accord with adoptable standards
- Ecological enhancements**
- Note: Refer to Ecologist's report for further details
- Proposed approximate location of wood piles
 - Indicative position of bat and bird boxes, located on existing trees, to Ecologists details
 - Proposed approximate location of Hibernacula

- NOTES:**
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
 2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.
 3. All given dimensions in mm.



DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS
PRELIMINARY

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PROJECT TITLE: Land West of Church Lane, Climping, West Sussex	PLOT DATE: 27.08.21
PROJECT NUMBER: DD406	APPROVED BY: PD
DRAWING SCALE: 1:500	DRAWN BY: SL
PAPER SIZE: A1	
DRAWING TITLE: Landscape General Arrangement Plan 3 of 7	
DRAWING NUMBER: L03	REVISION LETTER: -
DRAWING FILE LOCATION: Z:\Dropbox (Deacon Design Ltd)\03 PROJECTS 400+DD406_Land West Of Church Lane, Climping\04 Drawings\Autocad\Landscapes\DD406\1-07 GA.dwg	