

LANDSCAPE AND VISUAL IMPACT APPRAISAL

LANDSCAPE AND VISUAL EFFECTS OF A PROPOSED CREMATORIUM AT TURNERS HILL, WEST SUSSEX

APPENDIX G SELECTED PLANNING DRAWINGS ASSOCIATED WITH THE APPROVED NATURAL BURIAL GROUND, CHAPEL, AND BARN / WORKSHOP

for
HARTMIRES INVESTMENTS LTD.

July 2020

REF: 917-LVA 2020-07-27 Rev A

In the interest of sustainability, this document is intended to be printed double sided on A3 paper.

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PROJECT NO.	917	REVISION A				
DOCUMENT REFERENCE	917-LVA 2020-07-27 Rev A	Rev	Date	By	Chk	Description
AUTHOR(S)	Mark Gibbins and Mary Hawkins	-	2020-06-26	MG/MH	MG	First issue
STATUS	PLANNING	A	2020-07-27	MG/MH	MG	Issued for Planning

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Indigo Landscape Architecture Composite Plan 917-GA-04

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- Lizard Landscape Design - Phasing drawing (drawing LLD787/01 Rev 00)
- Lizard Landscape Design - Illustrative landscape proposals (drawing LLD787/02 Rev 01)
- Lizard Landscape Design - Ecological and landscape masterplan strategy – Phase one (drawing LLD787/03 rev 02)

Reference DM/18/0677 - Re-siting of Chapel approval:

- Harper Landscape architecture - Planting Plan (drawing hla 281 01 rev -)
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Reference DM/19/5107 – Re-siting of car park approval:

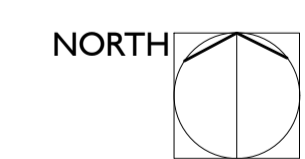
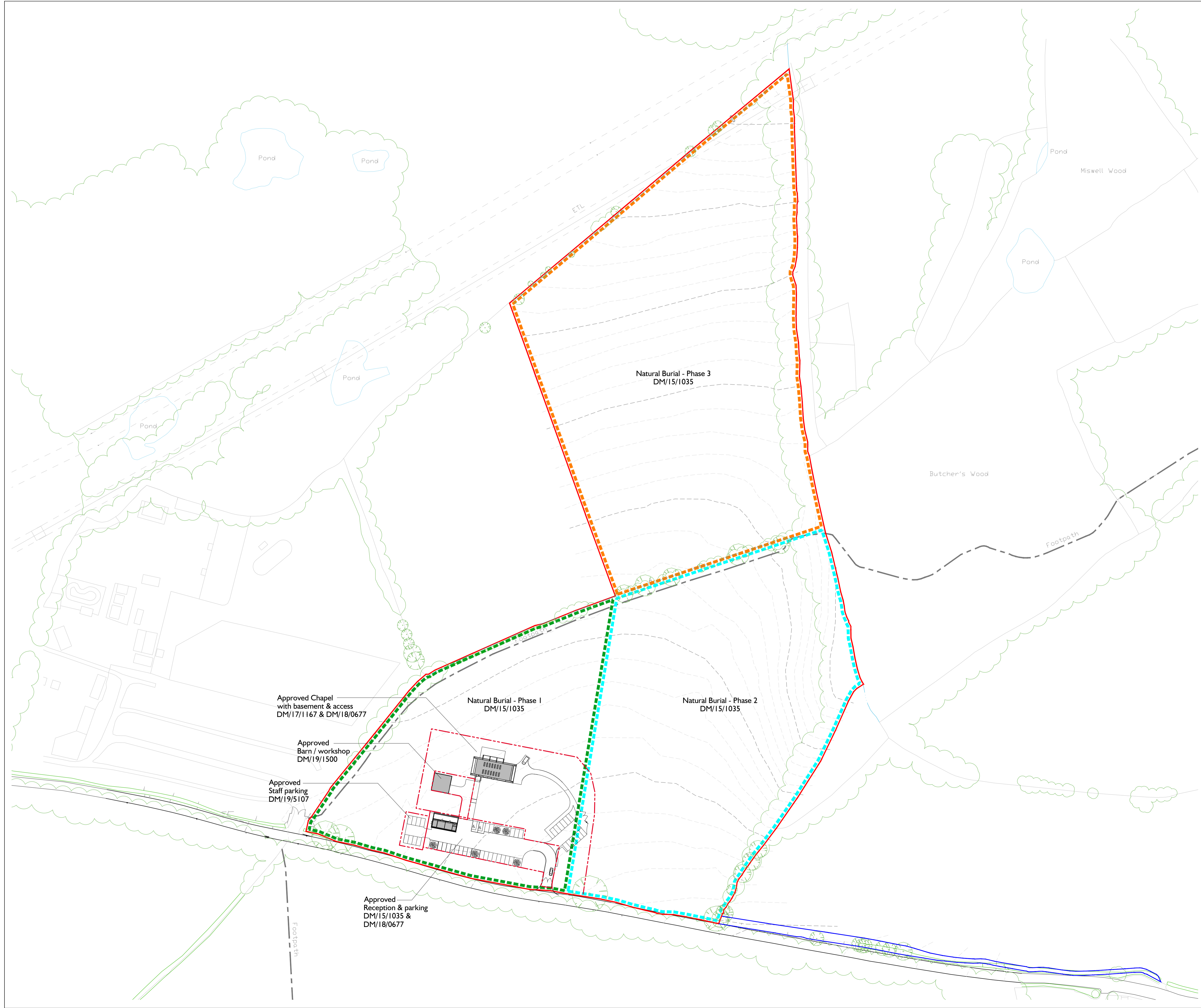
- Ecotecture – Site plan (drawing 668/404 rev -)

Reference DM/20/1557 Reserved matters for barn/ workshop – (decision Pending):

- Harper Landscape architecture - Planting Plan (drawing hla 359 01 rev B)

- KEY**
- Application boundary
 - Other land owned by the applicant
 - - - Approximate area of existing approvals

- DM/15/1035 Natural Burial Phases**
- Phase 01
 - Phase 02
 - Phase 03



A	Issued for Planning	2020-07-27	MH	MG
-	First issue	2020-07-02	ZH	MG
rev	description	date	by	chk

project
CREMATORIUM - LAND NORTH OF TURNERS HILL RD

client
HARTMIRES INVESTMENTS LTD

drawing title
EXISTING APPROVALS COMPOSITE PLAN

drawing number	revision	status	scale
917-GA-04	A	PLANNING	1:1000@A1



Legend

- Proposed Development Site Boundary
- Proposed Phase One Development Site Boundary
- Proposed Phase Two Development Site Boundary
- Proposed Phase Three Development Site Boundary

Rev	Description	Date	Initials
00	Planning Issue.	01/15	M

Li ard Landscape Design

Li ard Landscape Design
 19 Broadwater Street East
 Worthing
 West Sussex
 BN14 9AA
 Tel: 01903 216033
 Fax: 01903 214777
 E-mail: li_ard.landscape@btconnect.com



Project title
Natural Burial Ground
 Land at Turners Hill Road,
 Turners Hill, West Sussex

Drawing title
Location Plan
 Phased Development

<i>Scale</i>	<i>Drawn</i>	<i>Date</i>
NTS A3	M	01/15

<i>Drawing No</i>	<i>Revision</i>
LLD787 / 01	00



Location Plan - Phased Development
 Natural Burial Ground, Land at Turners Hill, West Sussex



Legend

- Proposed - Phase One Development Site Boundary. Boundary extent of Phase One Woodland matrix planting to be implemented within Year One.
- Proposed - Visibility Splay. Proposed visibility splay.
- Existing Public Right of Way Footpath. Existing Public Right of Way Footpath to be maintained and protected within the development proposals.

Landscape and Ecology Mitigation Proposals

Proposed - Visibility Splay
Proposed visibility splay. Existing hedgeline to be set back and replanted to accommodate highway standard requirements. Newly formed verge to be seeded with UK provenance wildflower grassland.

Existing Public Right of Way Footpath
Existing Public Right of Way Footpath to be maintained and protected within the development proposals. PROW to be bolstered with native species tree planting emphasising the local Wealden rural landscape character.

Proposed Native Species Tree Planting
Proposed native species tree planting to the development site boundaries mitigating glimpsed views across the southern and western boundaries. Tree planting to include native species stock of mixed stock size allowing successional development and augmentation of the local wooded landscape character.

Proposed Understorey and Woodland Edge Planting
Proposed native species understorey shrub and herbaceous perennial planting to the southern and western development boundary. Proposed shrub planting to bolster replanted hedgeline, diffusing passing glimpsed views of the development proposals, providing forage and nesting habitat and increasing ecological connectivity to the site.

UK Provenance Wildflower Grassland
The site is to be extensively seeded with native species wildflower grassland suited to the local soil type. wildflower grassland to attract insects and invertebrates providing forage opportunity for protected species of Birds, Reptiles and Bats. Proposed woodland planting to be established within wildflower seeded areas.

Internal planting proposals
Proposed visitor car park area to include feature planting bays with specimen tree and shrub planting.

Proposed Visitor Car Park
Proposed visitor car park area. Visitor parking to comprise provision for 20 no. vehicle parking bays with 2 no. additional parking bays for disabled access. Car park to be Resin-bonded gravel surface treatment.

Proposed Visitor Building
Proposed single storey visitor building to be constructed in a traditional rural vernacular replicating the context and setting of the rural Turners Hill locality.

For further details of the Landscape proposals for the Land north of Turners Hill Road - Natural Burial Site refer to:

- LLD787 / 01 - Location Plan - Development Phasing
- LLD787 / 03 - Ecological and Landscape Masterplan Strategy
- LLD787 / 04 - Landscape Planting Matrix
- LLD787 Ecological and Landscape Design Strategy and Outline Planting Specification.

PLANNING ISSUE

Rev	Description	Date	Initials
01	Planning Issue	02.15	M

Li ard Landscape Design

Li ard Landscape Design
19 Broadwater Street East
Worthing
West Sussex
BN14 9AA
Tel: 01903 216033
Email: li_ard.landscape@btconnect.com

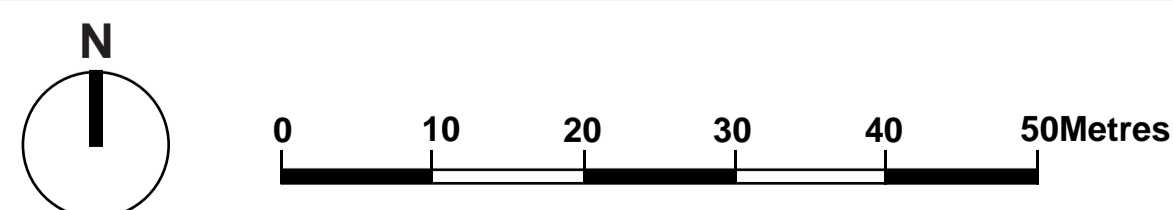


Project Title
**Land north of Turners Hill Road
Natural Burial Ground - Turners Hill**

Drawing Title
**Illustrative Landscape Proposals
Phase One - Woodland Planting**

Scale: 1:500@A1
Drawn: M
Approved: Approved
Date: 13.01.15

<i>Drawing No</i> LLD787 / 02	<i>Revision</i> 01
<i>Filepath</i> LLD787/InDesign	



Illustrative Landscape Proposals - Phase 1 - Woodland Planting
Natural Burial Ground
Land north of Turners Hill Road, Turners Hill, West Sussex

Native Species Landscape Mitigation and Development Strategy Planting Proposals



A native mixed species hedge five years after planting



Developing deciduous native species woodland habitat



Native species woodland with wildflower grassland



Woodland floor / woodland edge habitat



Uk Provenance Native Wildflower Grassland



Native mixed species hedgerow and understorey shrubs



DEVELOPMENT PROPOSALS -
ECOLOGICAL AND LANDSCAPE DESIGN STRATEGY

The landscape proposals seek to enhance the existing Wealden landscape character whilst softening and filtering glimpsed views from the Turners Hill Road public highway to the southern edge of the site and views made from the adjacent public right of way footpath to the western site edge. The proposals should seek to establish greater ecological connectivity and diversity of the existing habitat mosaic, encouraging the profusion of invertebrates and insects and providing opportunities for foraging, nesting and hibernation for protected species such as Birds, Bats, Reptiles, Amphibians and Mammals. The planting proposals should include species of locally prominent origin, suited to the local soil type found to the western edge of Turners Hill, West Sussex.

The proposals should include the planting of native species tree group trees and intermittent scattered trees to the southern and western boundaries. Native species tree planting should be implemented to the car park planting bays further diffusing and containing views made toward the proposed development.

The proposals would establish a dense mixed native species hedgerow to the edge of the proposed parking area, maintaining the rural landscape character within the proposed development and enhancing the habitat corridors within the site area.

The proposals should include the planting of native mixed species understorey shrub planting to the southern and western site boundaries. The native shrub planting would reinforce the variably intact existing hedgerow vegetation against the Turners Hill Road highway corridor, whilst establishing a significant swathe of newly created diverse wildlife habitat.

The local soil type is recorded as Slightly acid loamy and clayey soils with impeded drainage. The landscape proposals would seek to establish open areas of UK provenance wildflower grassland. The proposed wildflower grassland seed mix is composed of species that are adapted to growing on soils with a high clay content.

The existing hedgerow is to be trans-located within the proposals. The hedgerow and boundary native buffer shrub planting should be sown with a wildflower grassland seed mix suited to woodland floor / hedgerows. The proposed wildflower grassland seed mix contains wild flowers and grasses that are tolerant of semi-shade suitable for sowing beneath newly planted or established hedges and on woodland edges, rides and glades. The native wildflower would be encouraged to self seed to the proposed natural woodland areas.

The phasing and successional native species tree planting of the natural woodland provide the opportunity to restore the wooded Wealden landscape character, ultimately forming a connective body of woodland habitat to the northern edge of Turners Hill Road in accordance with the West Sussex Landscape Management Guidelines. The proposed woodland and species rich meadows would increase the site potential for local wildlife and protected species providing substantial gain in site diversity, strengthening the existing habitat mosaic and extending the ecological resource.

Existing trees and hedgerow to the site boundaries to be retained and protected on site. Proposed pathway to be constructed with a No Dig Construction method in accordance with BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations.

Existing Hedgerow to be trans-located to form visibility Splay. New verge to be seeded with UK provenance wildflower grassland.

Legend

Existing Mature Trees to be Retained and Protected
Existing trees to be retained and protected on site in accordance with BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations.

Proposed - Translocation of Existing Hedgerow
Existing hedgerow to be set back to form visibility splay and replanted to retain existing landscape amenity to the Turners Hill Road highway corridor. Hedgerow to be bolstered with locally prominent native species tree planting in accordance with the West Sussex Landscape Management Guidelines, reinforcing the local landscape character.

Proposed Native Species Tree Planting
Proposed native species tree planting to the development site boundaries mitigating glimpsed views across the southern and western boundaries. Tree planting to include native species stock of mixed stock size allowing successional development and regeneration of the local wooded landscape character.

Proposed Understorey and Woodland Edge Planting
Proposed native species understorey shrub and herbaceous perennial planting to the southern and western development boundary. Proposed shrub planting to bolster replanted hedgerow, diffusing passing glimpsed views of the development proposals, providing foraging and nesting habitat and increasing ecological connectivity to the site.

UK Provenance Wildflower Grassland
The site is to be extensively seeded with native species wildflower grassland suited to the local soil type. Wildflower grassland to attract insects and invertebrates providing foraging opportunity for protected species of Birds, Reptiles and Bats. Proposed woodland planting to be established within wildflower seeded areas.

Internal planting proposals
Proposed visitor car park area to include feature planting bays with specimen tree and shrub planting.

Proposed Visitor Car Park
Proposed visitor car park area - visitor parking to comprise provision for 20 no. vehicle parking bays with 2 no. additional parking bays for disabled access. Car park to be Resin-bonded gravel surface treatment.

Proposed Visitor Building
Proposed single storey visitor building to be constructed in a traditional rural vernacular replicating the context and setting of the rural Turners Hill locality.

Existing Public Right of Way Footpath
Existing Public Right of Way Footpath to be maintained and protected within the development proposals. PRoW to be bolstered with native species tree planting emphasising the local Wealden rural landscape character.

Proposed - Visibility Splay
Proposed visibility splay. Existing hedgerow to be set back and replanted to accommodate highway standard requirements. New verge to be seeded with UK provenance wildflower grassland.

Proposed - Phase One Development Site Boundary
Boundary extent of Phase One Woodland main planting to be implemented within Year One.

Existing boundary trees to be retained and protected on site in accordance with BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations.

Existing field boundary hedge and hedgerow trees.

Native planting proposals to diffuse views across western boundary to Tulleys Farm containing the proposed development whilst reinforcing the existing landscape character and providing connective ecological corridors and wildlife habitat

Existing PRoW Footpath to be maintained and protected within the proposals

Proposed tree and shrub planting to be appropriately selected native species to maintain and augment the local landscape character following the West Sussex Landscape Management Guidelines

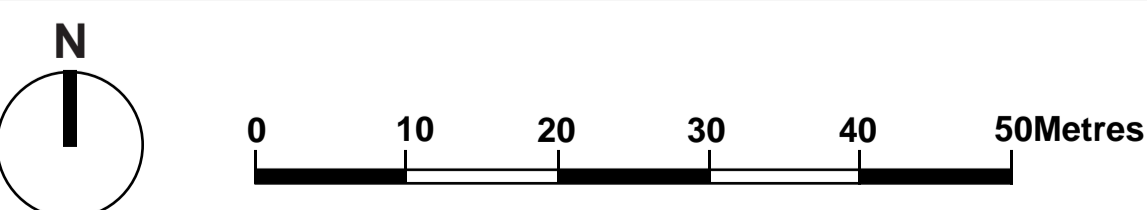
Proposed native species tree and shrub planting areas softening and filtering views from the western approach along Turners Hill Road and from the adjacent PRoW Footpath.

Existing trees and hedgerow to the site boundaries to be retained and protected on site in accordance with BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations.

Proposed internal native species tree and shrub planting areas softening and filtering views within the site.

Proposed native species shrub planting landscape buffer strip to enhance the existing replanted hedgerow, diffusing views of the proposed development to the Turners Hill Road frontage.

Proposed native species hedgerow tree planting to site frontage. Tree planting to comprise mixed native species and stock size allowing for successional development, diffusing long term views of the proposed development and reinforcing the existing rural highway character.



Ecological and Landscape Masterplan Strategy - Phase 1
Natural Burial Ground
Land north of Turners Hill Road, Turners Hill, West Sussex

For further details of the Landscape proposals for the Land north of Turners Hill Road - Natural Burial Site refer to:

- LLD787 / 01 - Location Plan - Development Phasing
- LLD787 / 02 - Illustrative Landscape Proposals - Phase 01
- LLD787 / 04 - Landscape Planting Matrix
- LLD787 Ecological and Landscape Design Strategy and Outline Planting Specification.

PLANNING ISSUE

Rev	Description	Date	Initials
02	Planning Issue	01.15	M

Li ard Landscape Design

Li ard Landscape Design
19 Broadwater Street East
Worthing
West Sussex
BN14 9AA
Tel: 01903 216033
Fax: 01903 214777
Email: li.ard.landscape@btconnect.com

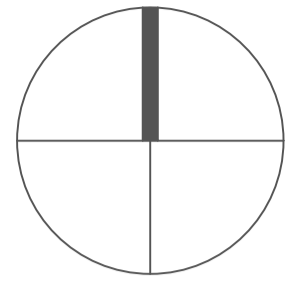
Project Title
Land north of Turners Hill Road
Natural Burial Ground - Turners Hill

Drawing Title
Ecological and Landscape
Masterplan Strategy - Phase One


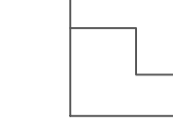

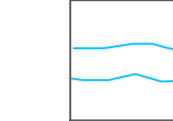



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Approved:

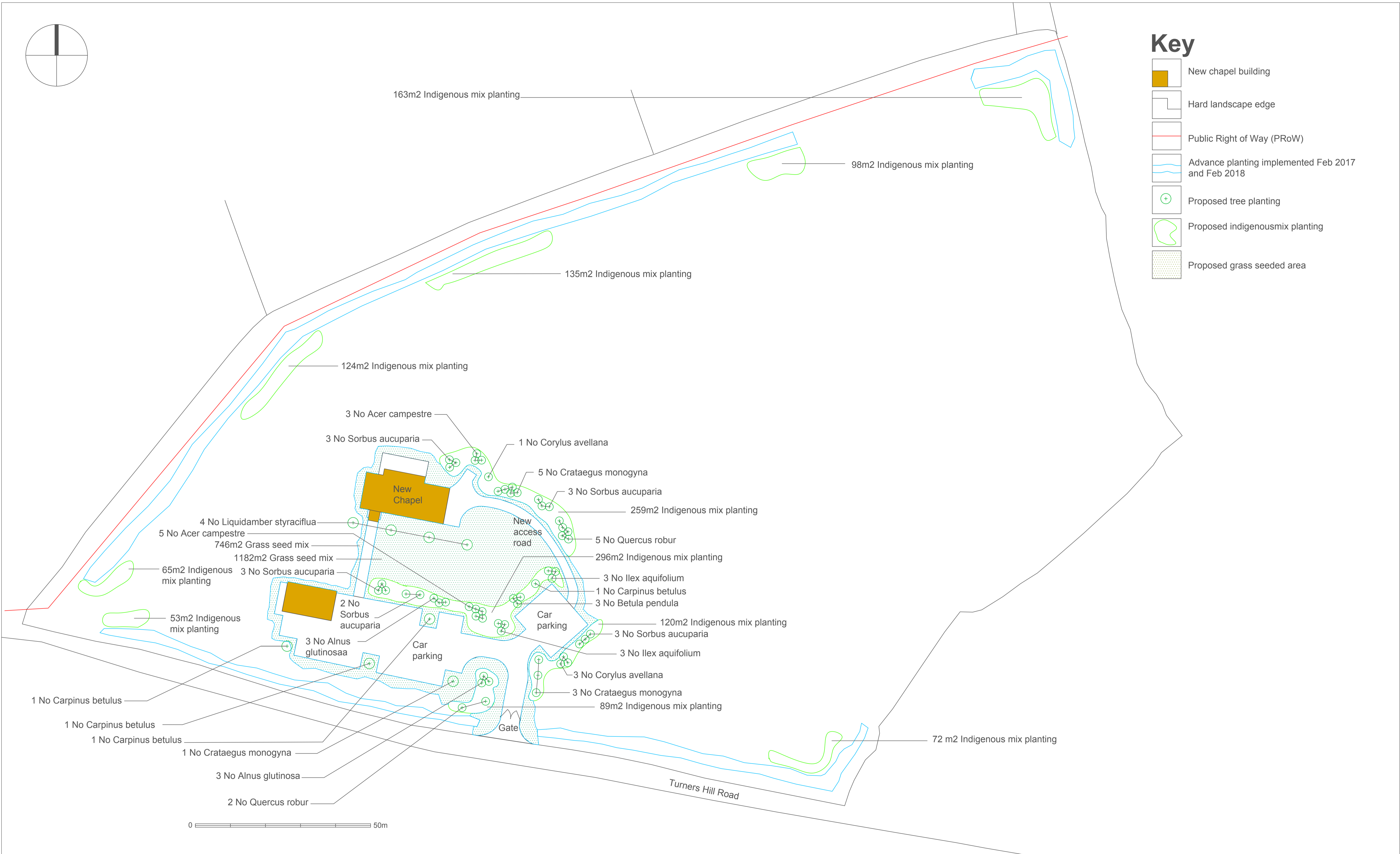
Drawing No	Revision
LLD787 / 03	02

Filepath: LLD787/InDesign



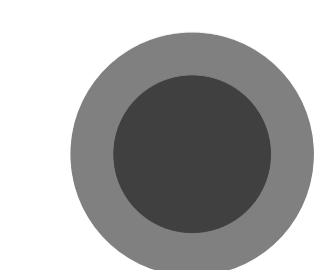
Key

-  New chapel building
-  Hard landscape edge
-  Public Right of Way (PRoW)
-  Advance planting implemented Feb 2017 and Feb 2018
-  Proposed tree planting
-  Proposed indigenous mix planting
-  Proposed grass seeded area



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Revisions



**Harper
Landscape
Architecture LLP**
101424 442042 m 0780 732311
www.harperlandscapearchitecture.co.uk

Drawing Planting plan		Date 10-10-18
Project/Client Turners Hill Chapel Mr D Patel		Scale 1:500@A1
Job 281	Drawing number hla 281 01	Revision Purpose Planning

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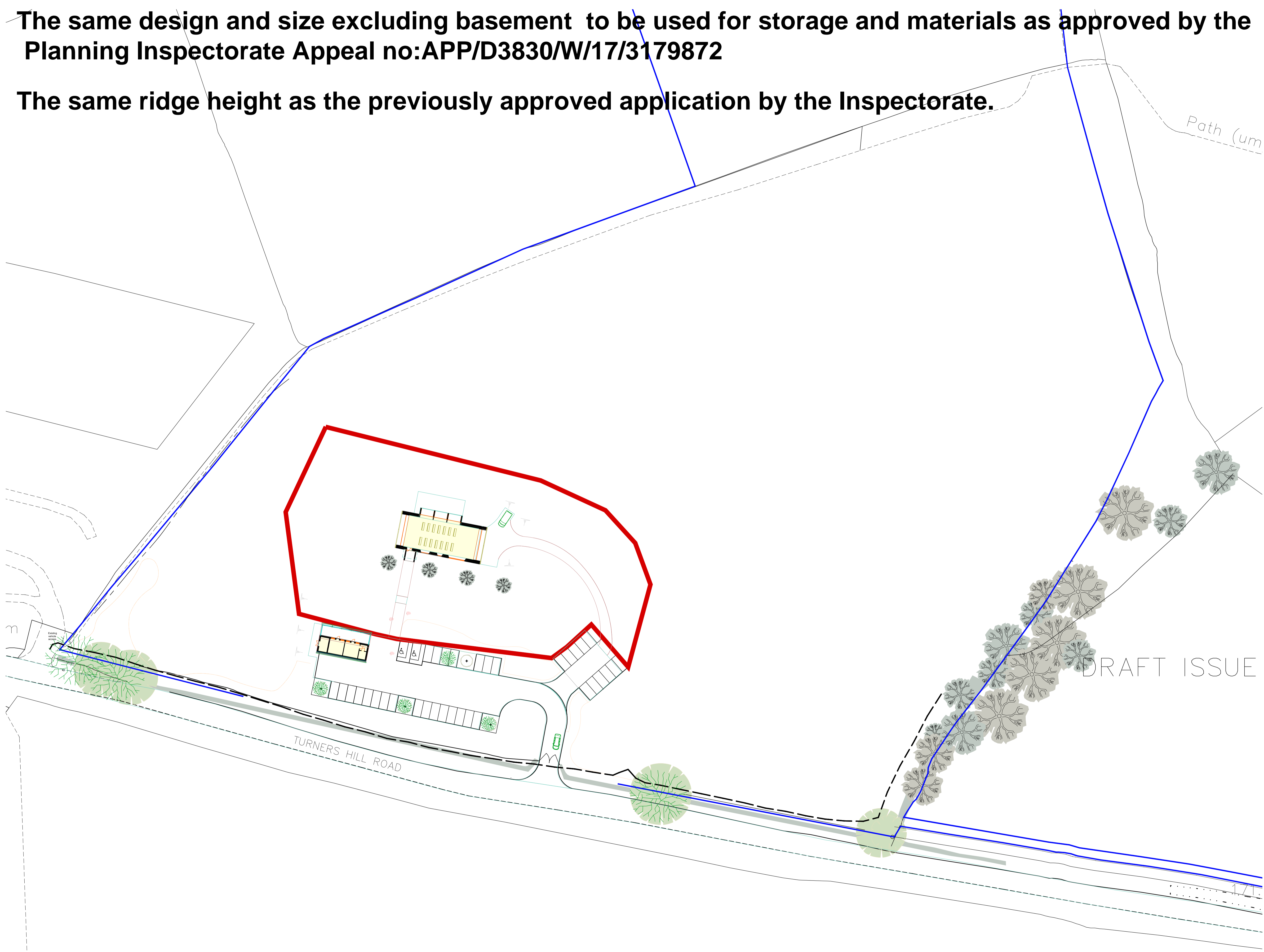
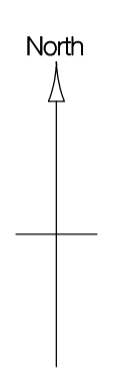
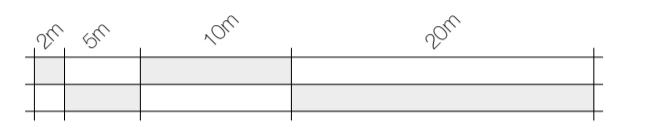
The same ridge height as the previously approved application by the Inspectorate.

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Rev	Description	Date	CHKD



DRAFT ISSUE ONLY

Site plan



Tel: 01444 416745 info@ecotecture.co.uk
 www.ecotecture.co.uk

31 Sussex Road Haywards Heath
 West Sussex RH16 4DZ

Client: Hartmires

Land to North of
 Turners Hill Road
 Turners Hill
 West Sussex

Description: Site Plan

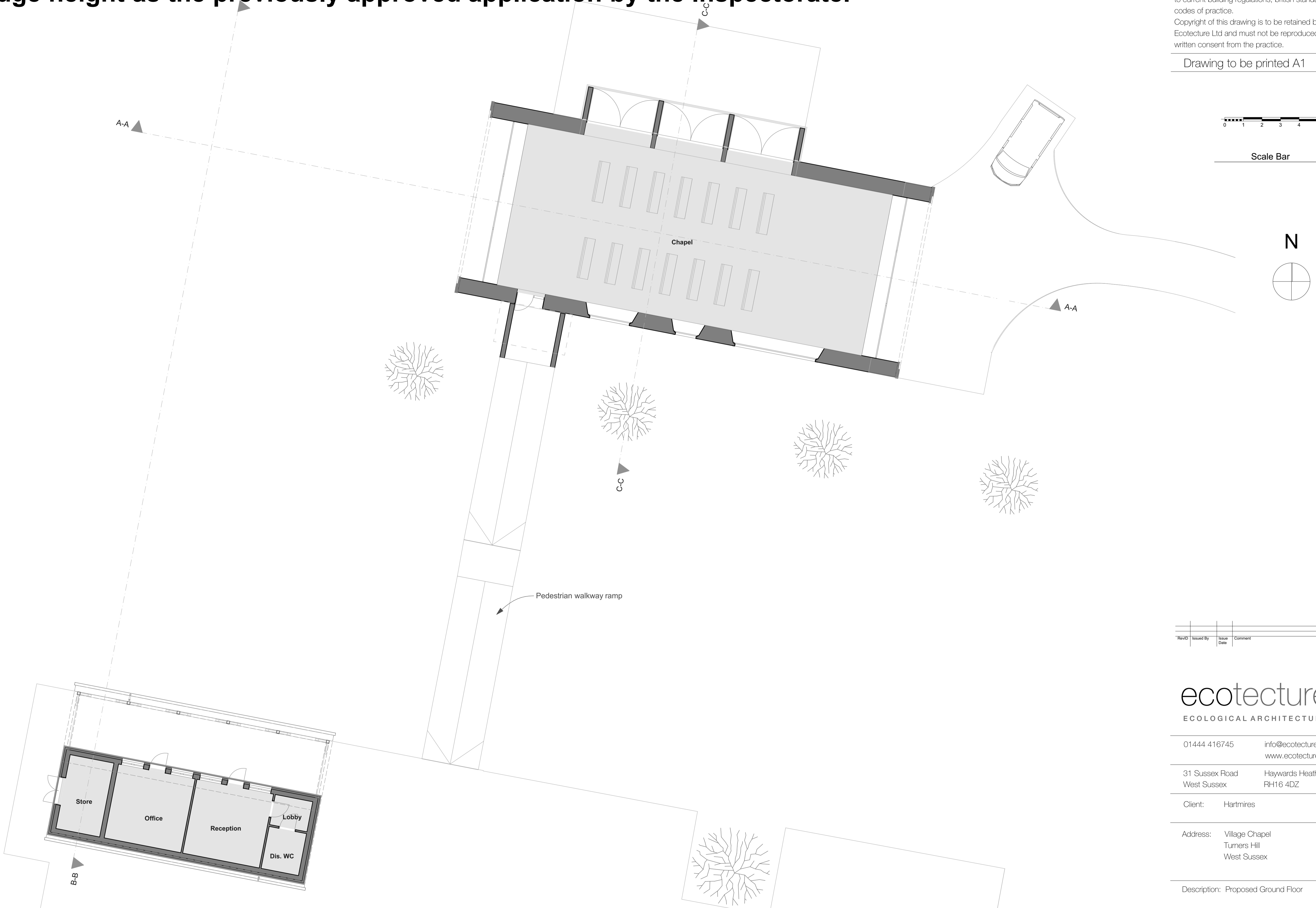
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 Drawn: CH Checked: JS

Drawing No: 501 16B

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Ground floor plan

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01444 416745 info@ecotecture.co.uk
 www.ecotecture.co.uk

31 Sussex Road Haywards Heath
 West Sussex RH16 4DZ

Client: Hartmires

Address: Village Chapel
 Turners Hill
 West Sussex

Description: Proposed Ground Floor

Scale: 1:100 Date:
 Drawn: CH Checked: JS

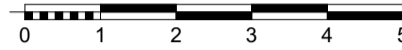
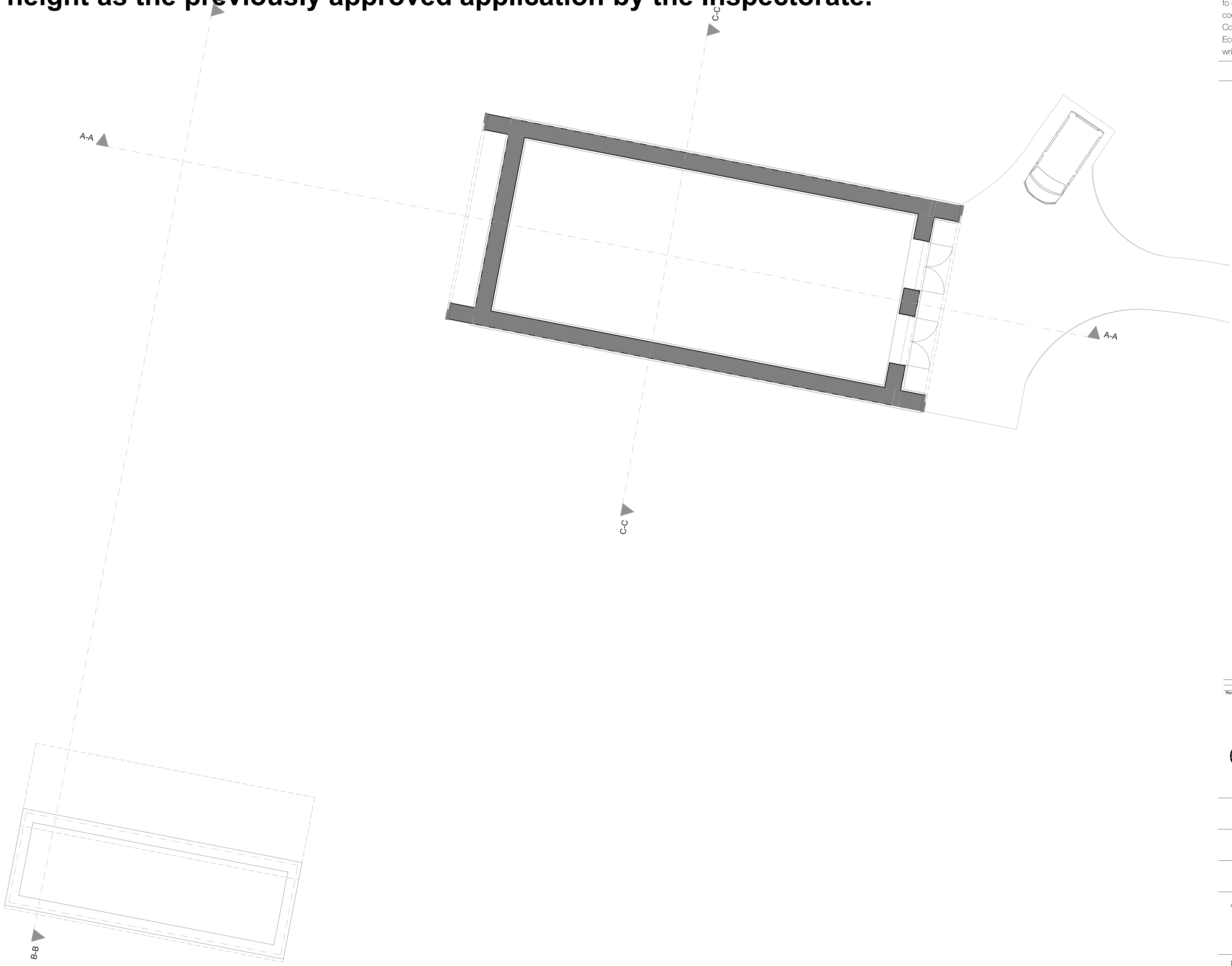
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The same ridge height as the previously approved application by the Inspectorate.

Notes

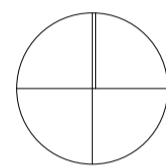
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Scale Bar

N



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01444 416745 info@ecotecture.co.uk
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31 Sussex Road Haywards Heath
 West Sussex RH16 4DZ

Client: Hartmires

Address: Village Chapel
 Turners Hill
 West Sussex

Description: Basement plan

Scale: 1:100 Date:
 Drawn: CH Checked: JS

Drawing No: 461 /55B

Basement Plan

The same design and size, excluding basement to be used for storage and materials as approved by the Planning Inspectorate Appeal no:APP/D3830/W/17/3179872
The same ridge height as the previously approved application by the Inspectorate.

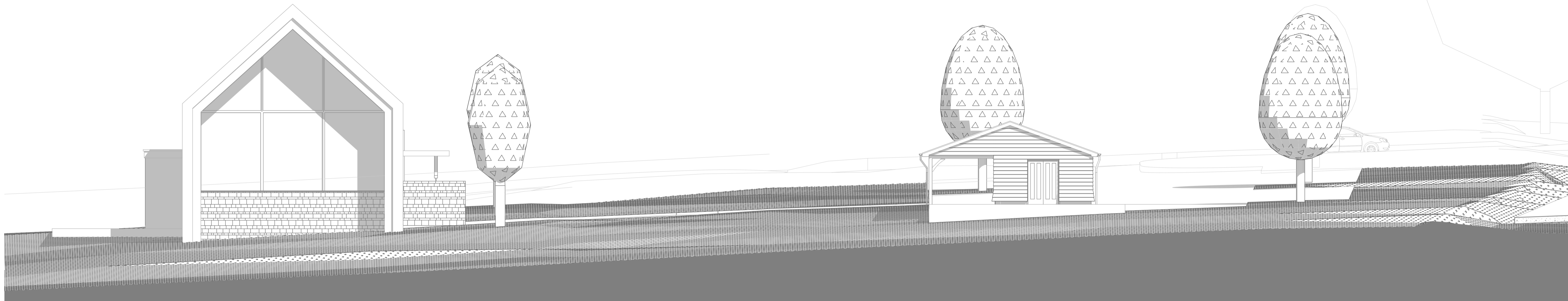
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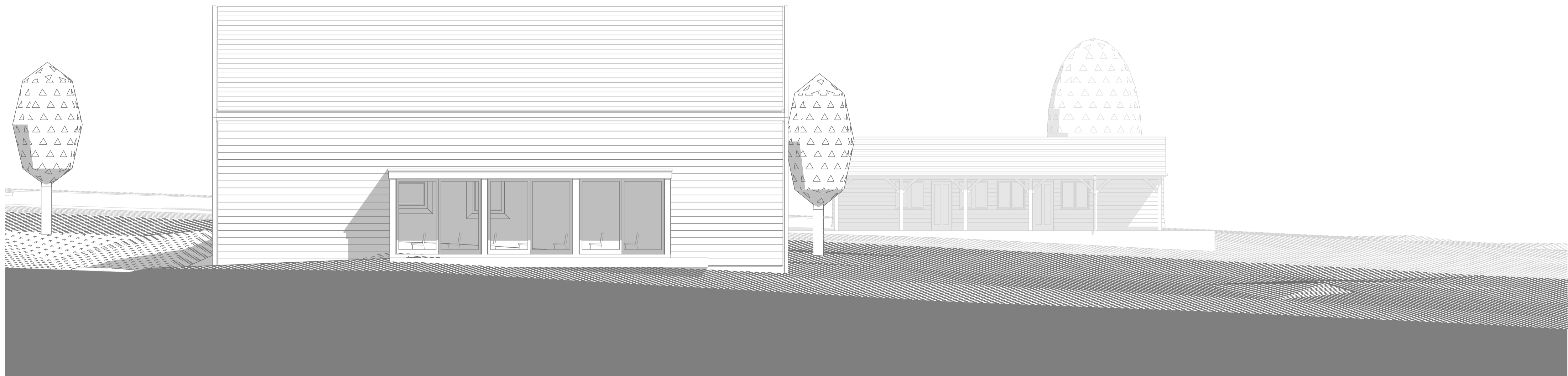
Drawing to be printed A1



Scale Bar



West Elevation



North elevation

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31 Sussex Road Haywards Heath
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Client: Hartmires

Address: Village Chapel
 Turners Hill
 West Sussex

Description: Proposed Elevations - North & West

Scale: 1:100 Date:
 Drawn: CH Checked: JS

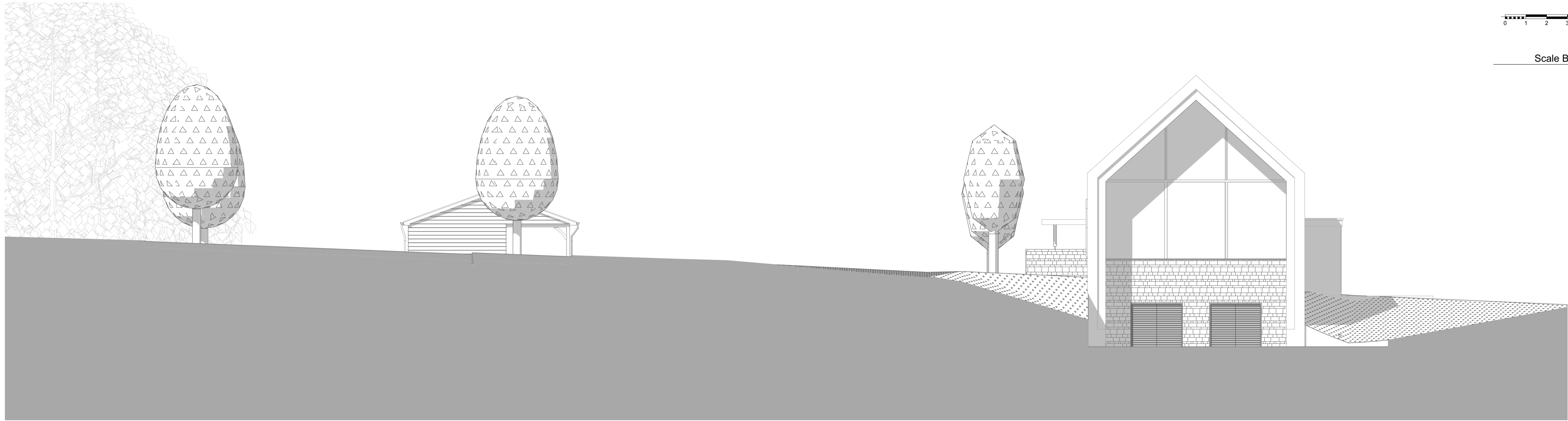
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Notes

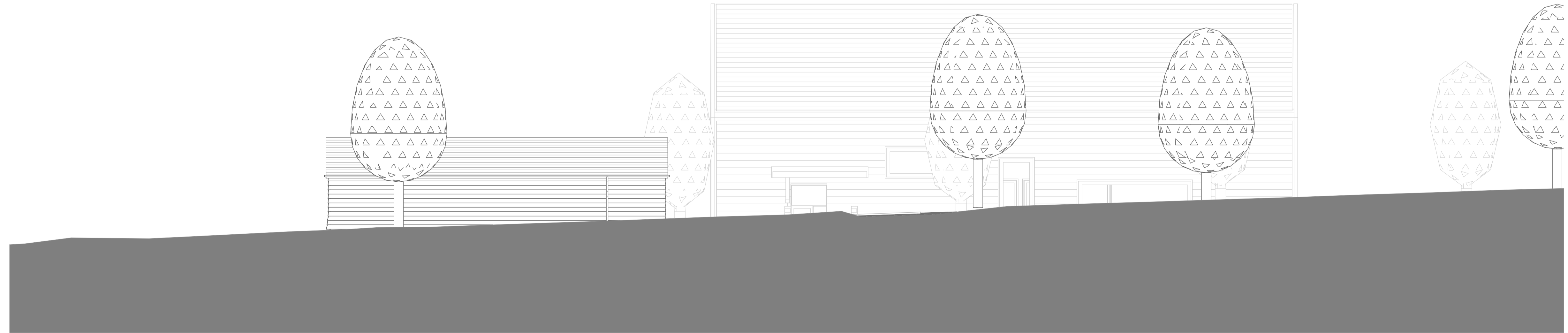
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East Elevation



South Elevation

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01444 416745 info@ecotecture.co.uk
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31 Sussex Road Haywards Heath
 West Sussex RH16 4DZ

Client: Hartmires

Address: Village Chapel
 Turners Hill
 West Sussex

Description: Proposed Elevations - South

Scale: 1:100 Date:
 Drawn: CH Checked: JS

Drawing No: 461 /54B

The same design and size, excluding basement to be used for storage and materials as approved by the Planning Inspectorate Appeal no:APP/D3830/W/17/3179872
The same ridge height as the previously approved application by the Inspectorate.

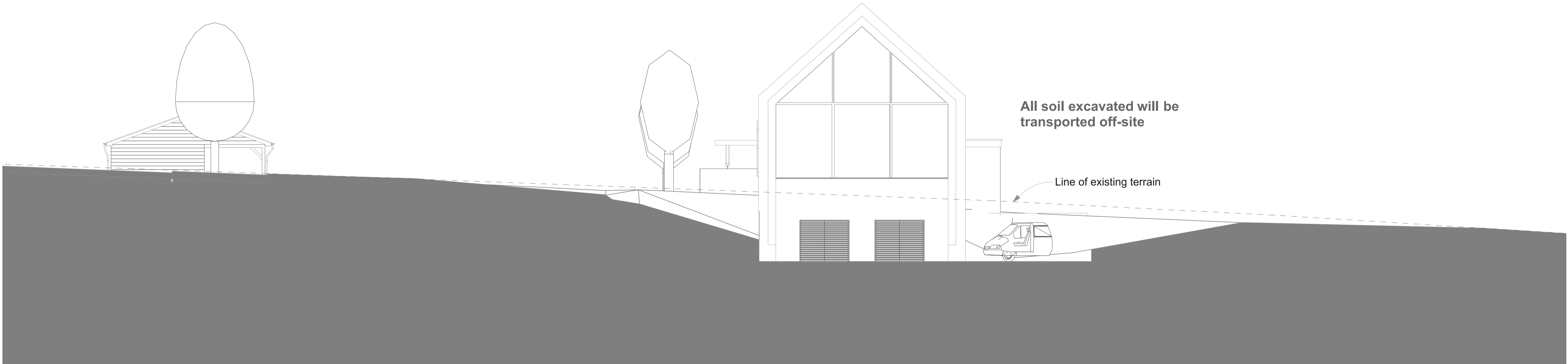
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Section X-X

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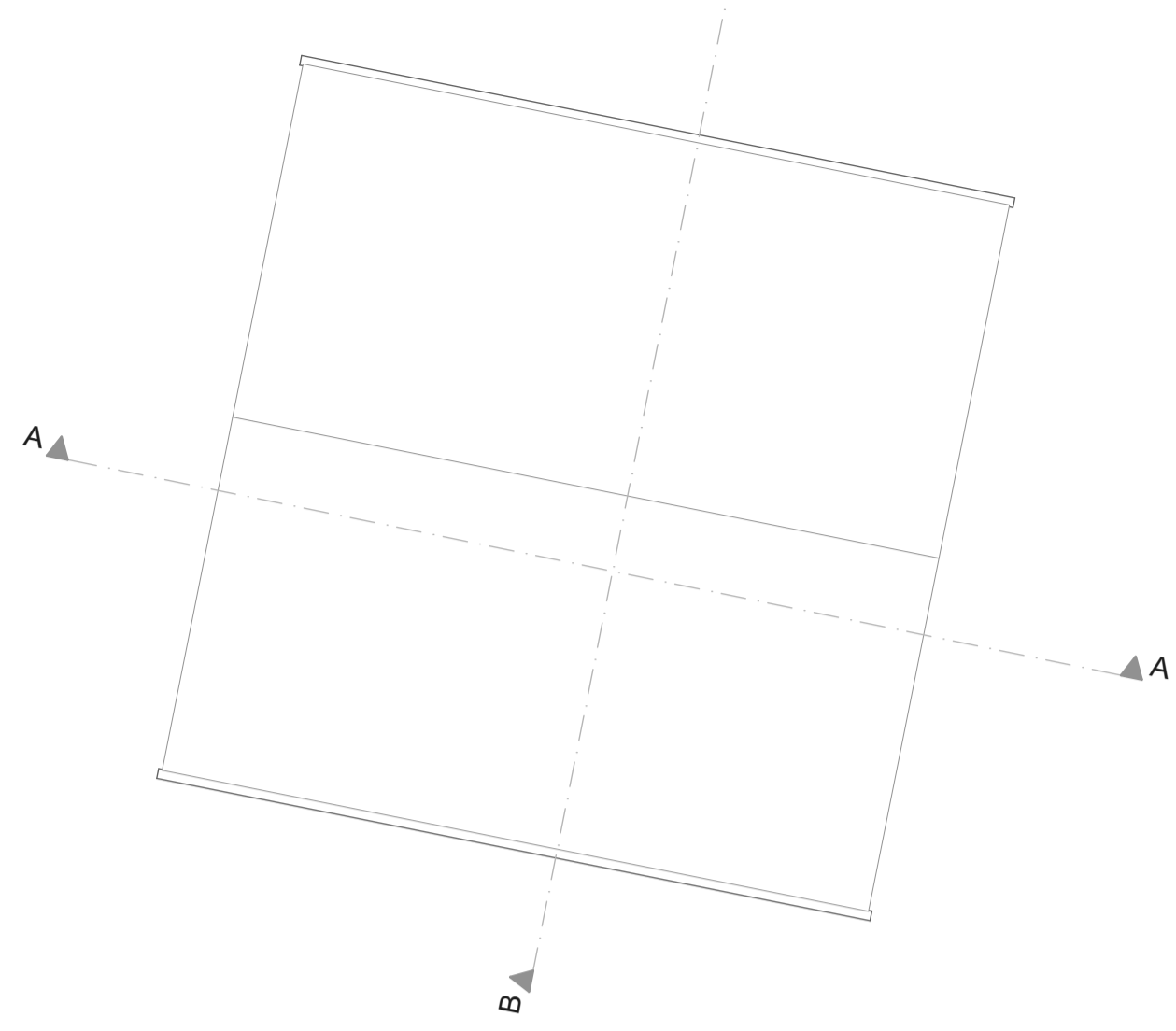
Client: Hartmires

Address: Village Chapel
 Turners Hill
 West Sussex

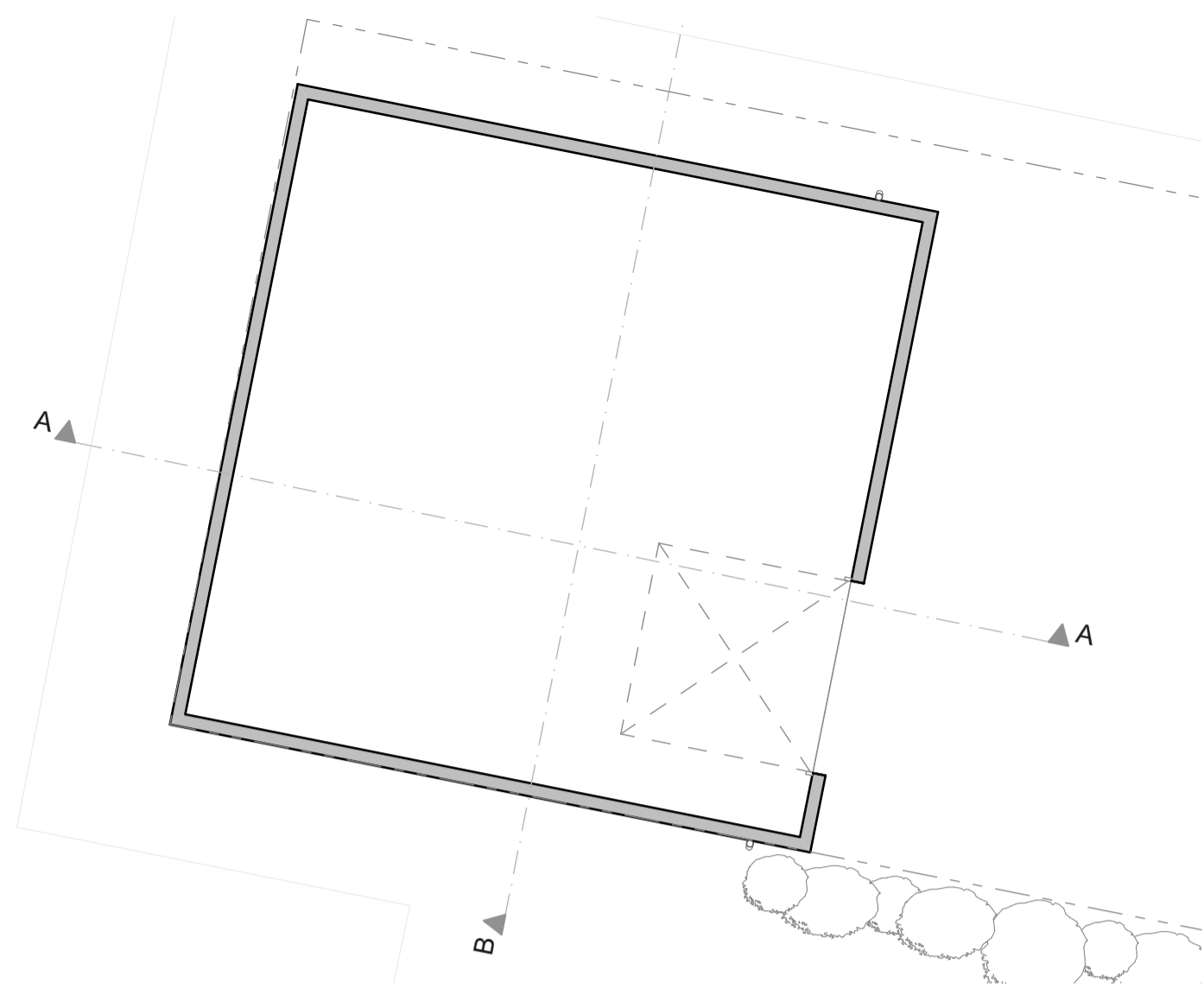
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Scale: 1:100 Date:
 Drawn: CH Checked: JS

Drawing No: 461 /57



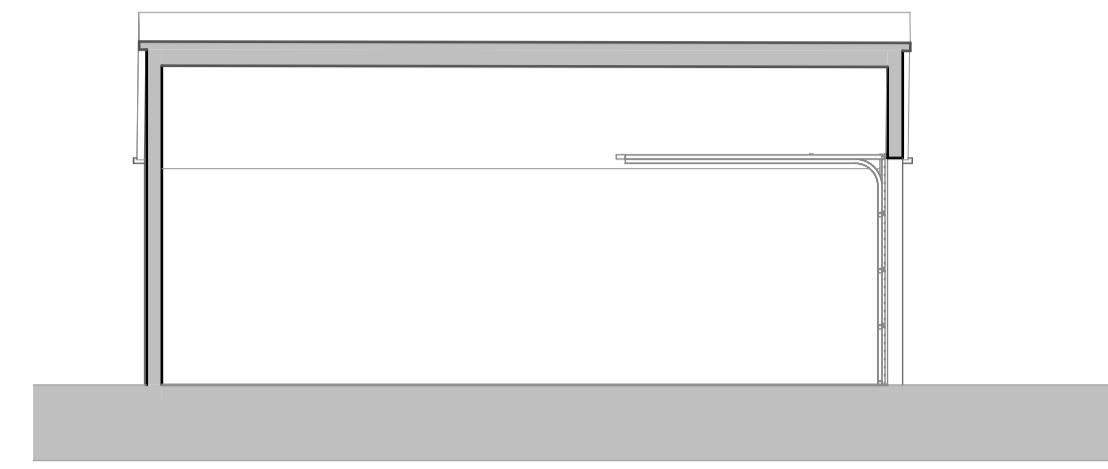
Roof Plan



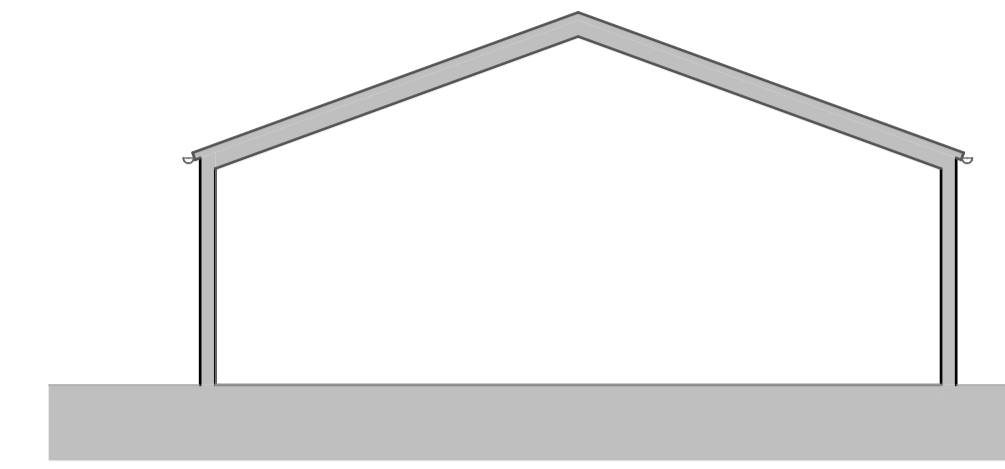
Ground Floor Plan



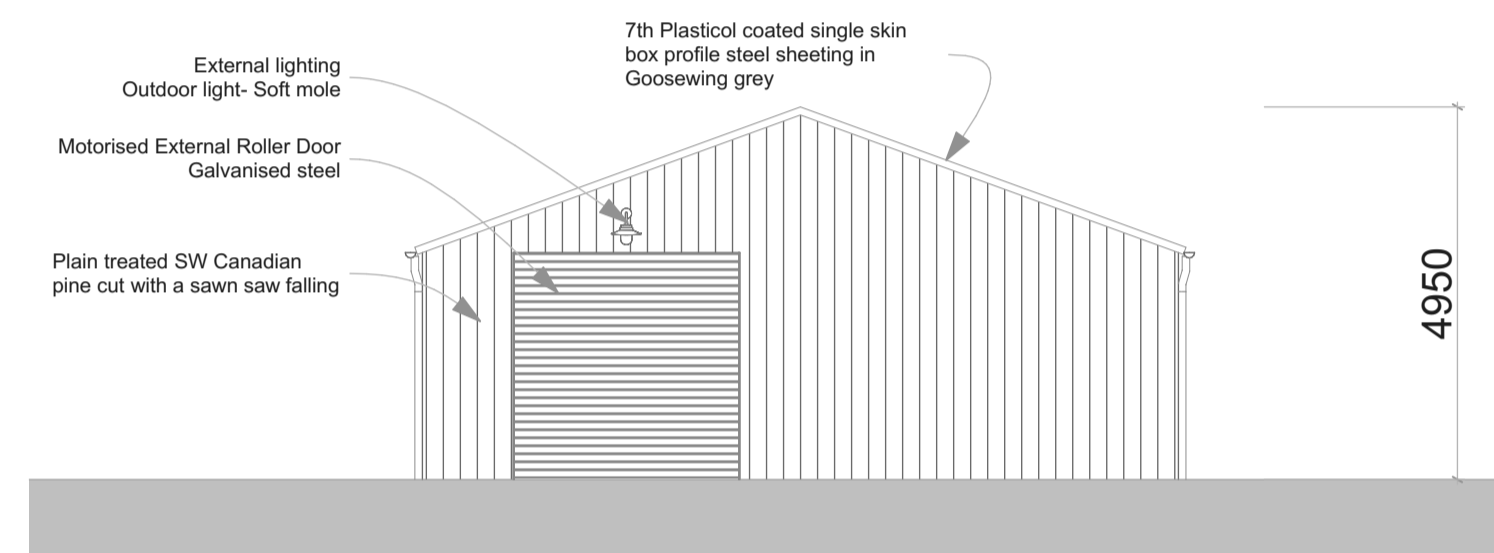
Scale Bar 1:100



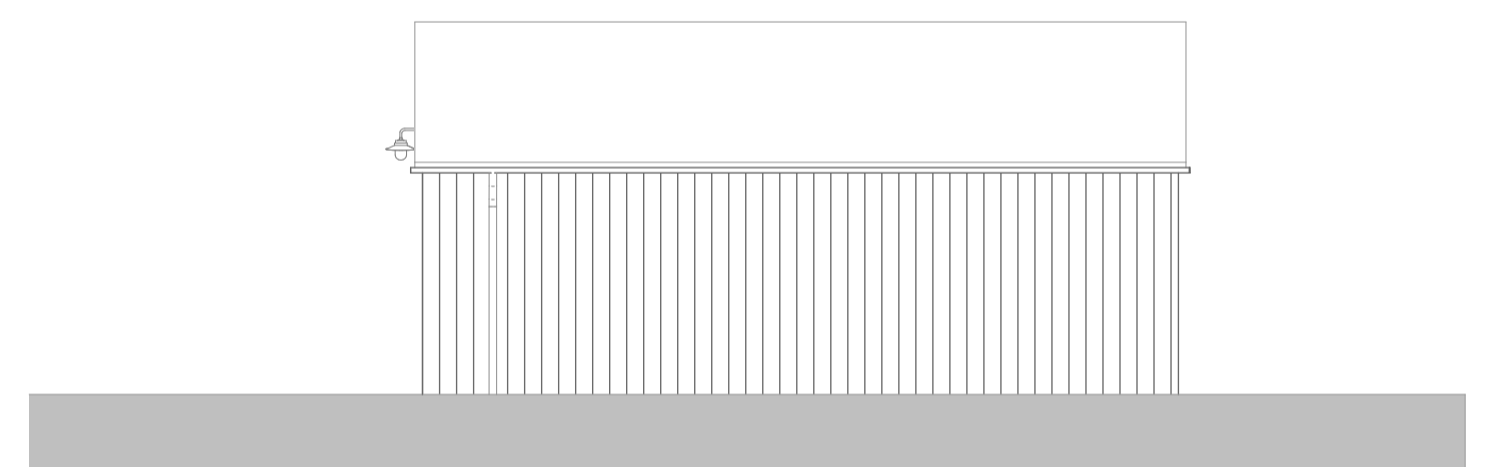
Section A-A



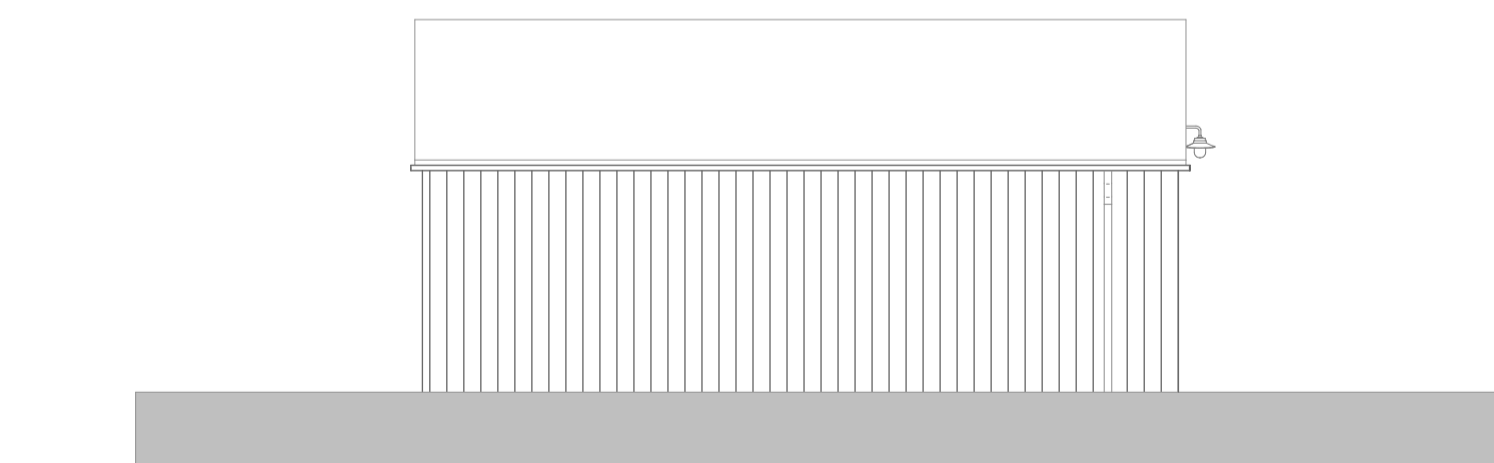
Section B-B



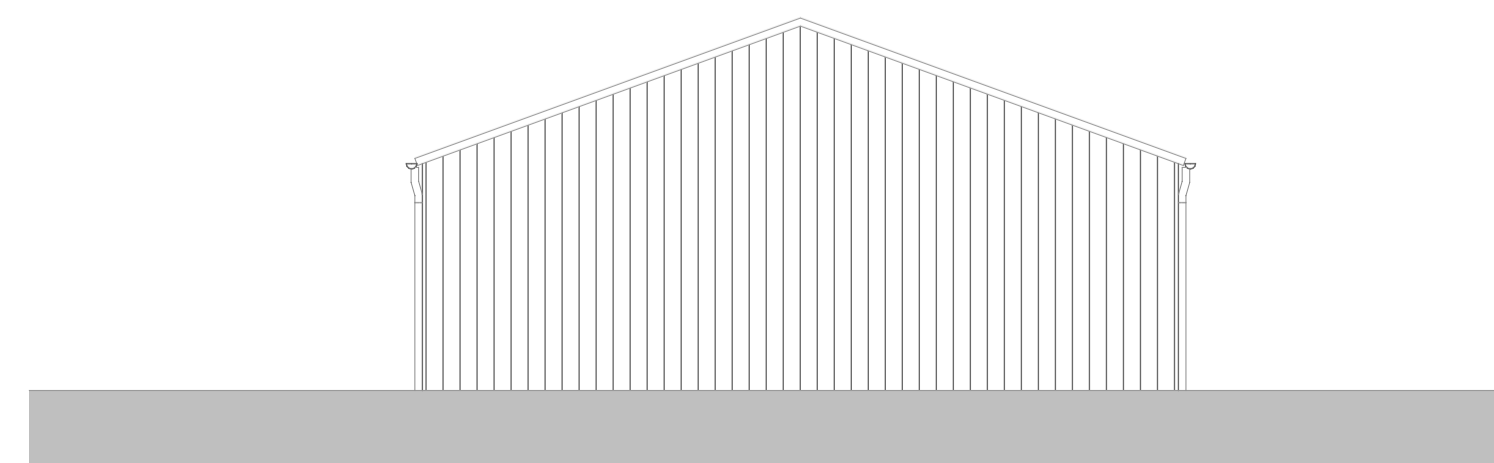
East Elevation



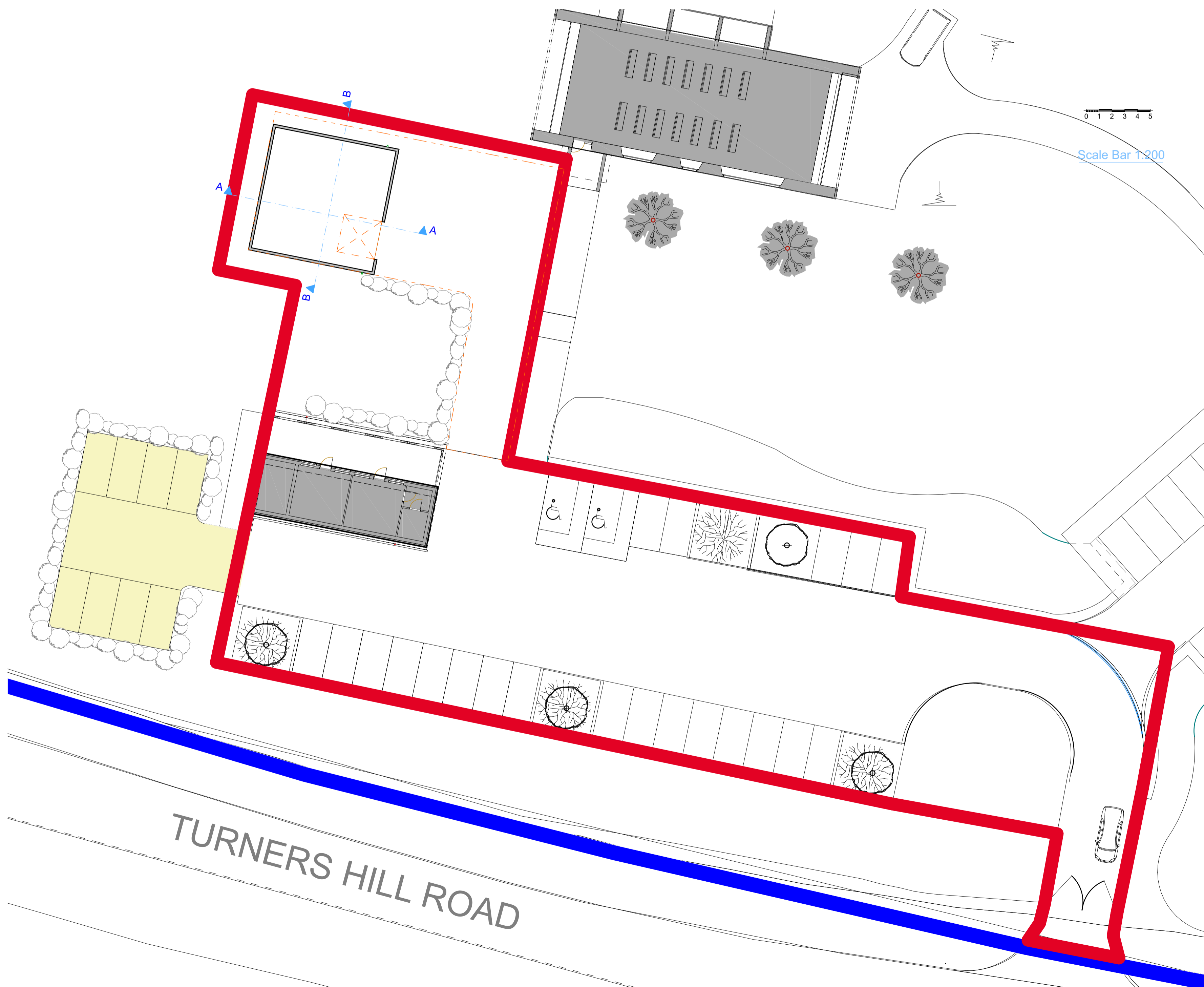
North Elevation



South Elevation



West Elevation



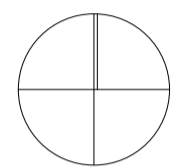
Site Plan

Notes

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Drawing to be printed A1

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RevID	Issued By	Issue Date	Comment

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 www.ecotecture.co.uk

31 Sussex Road Haywards Heath
 West Sussex RH16 4DZ

Client: Hartmires

Address: New Storage Barn
 Land at Turners Hill
 West Sussex

Description: Plans, Section and Elevations

Scale: 1:100, 1:200 Date: May'20
 Drawn: GMC Checked: JS

Drawing No: 666 /401D

Mid Sussex
District Council
Planning

Planning Ref:
DM/19/5100

Condition 3:
Schedule of
Materials and
Finishes and
Condition 4: Details
of External Lighting

Outline application for construction of a
Barn/Workshop for the storage and maintenance of
operational vehicles.

Land at Turners Hill Burial Ground, Turners Hill



Motorised External Roller Door

R76mm 22 gauge galvanised steel
L & T section bottom rail in galvanised steel
64 x 100mm channels rolled mild steel

<https://www.britanniasecuritygroup.com/products/roller-shutters/>

Painted Goosewing Grey Ral 10A05



Walls

Plain treated soft wood Canadian pine cut with a
sawn saw falling



Roof covering

7th Plasticol coated single skin box profile steel
sheeting in Goosewing grey



External Lighting

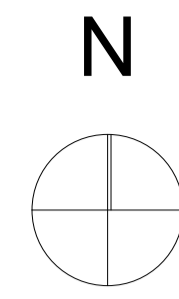
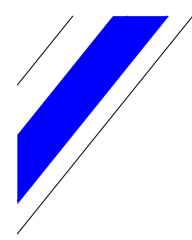
Outdoor Light - Soft Mole

<https://www.coxandcox.co.uk/outdoor/lighting/>



Paint sample

Goosewing Grey Ral 10A05



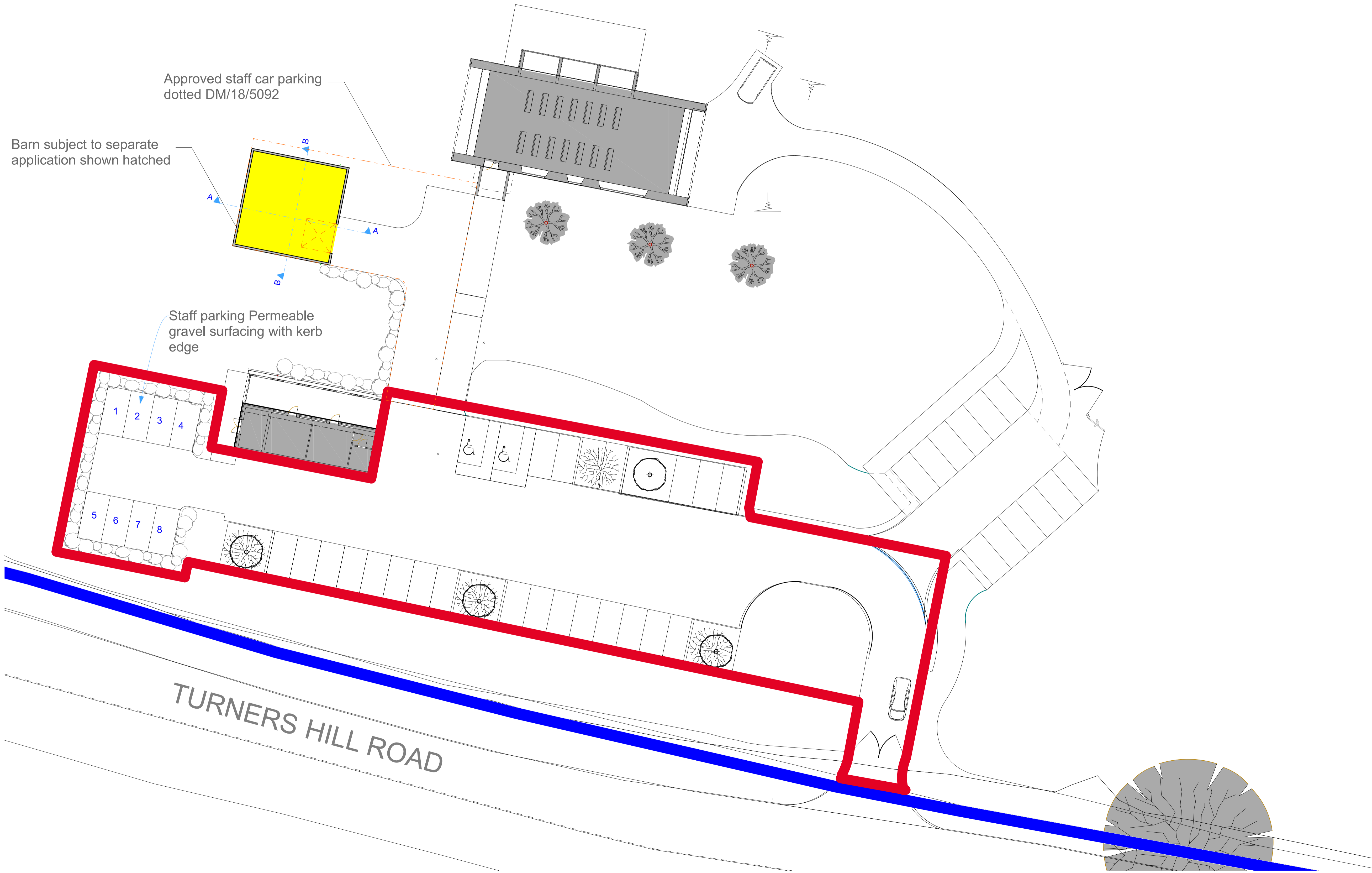
1 0 1 2 3 4 5m

Scale Bar

Notes

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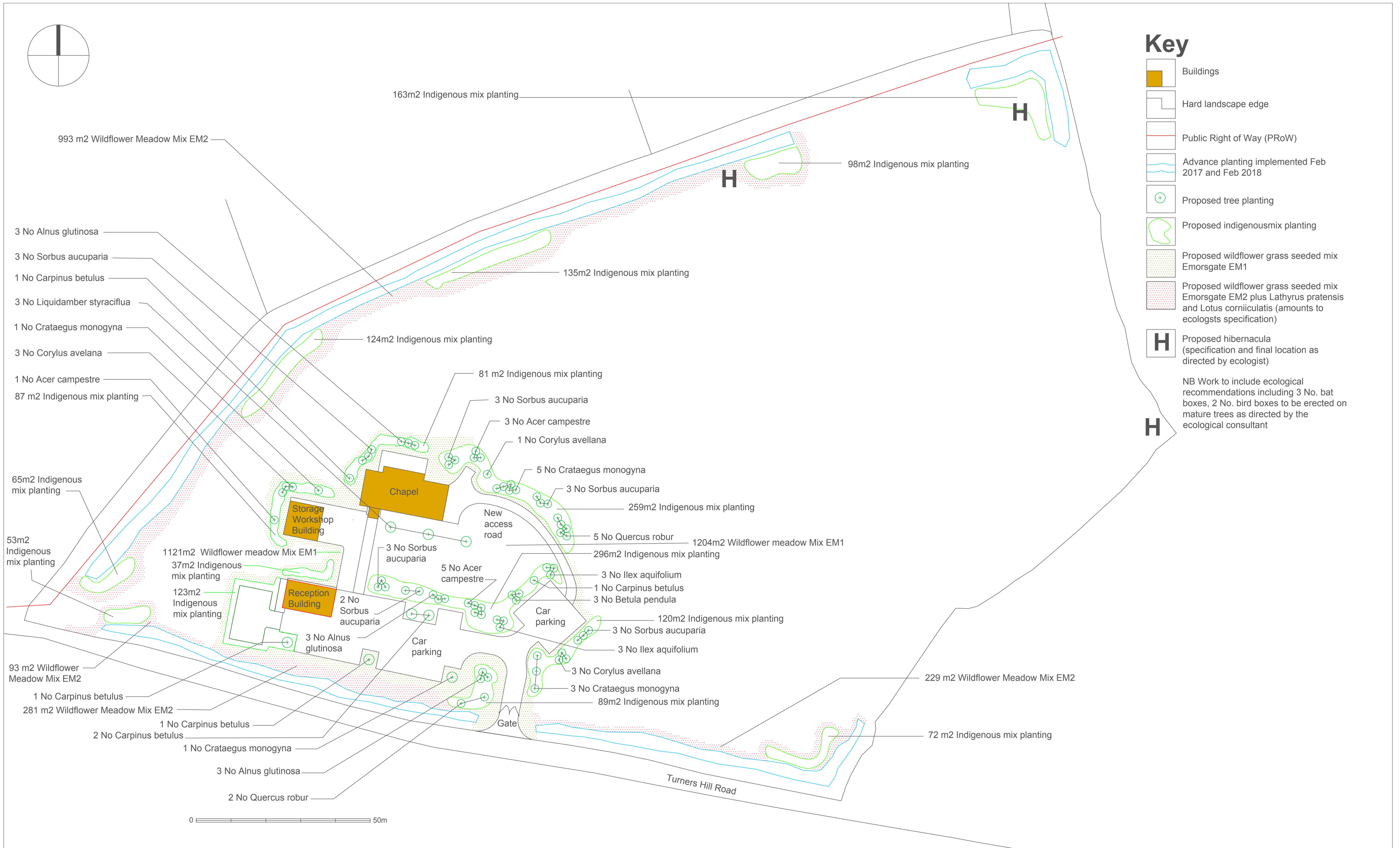
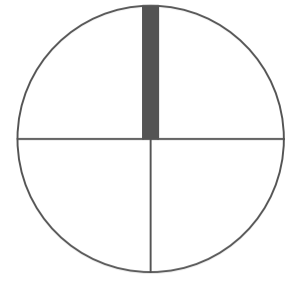
Client: Hartmires

Address: New Staff Car Parking
 Land at Turners Hill
 West Sussex

Description: Site plan

Scale: 1:200 Date:
 Drawn: GMC Checked: JS

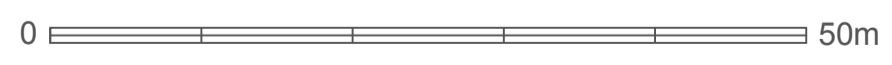
Drawing No: 668 /404



Key

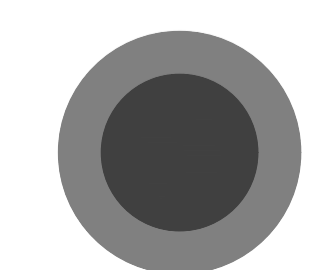
- Buildings
- Hard landscape edge
- Public Right of Way (PRoW)
- Advance planting implemented Feb 2017 and Feb 2018
- Proposed tree planting
- Proposed indigenous mix planting
- Proposed wildflower grass seeded mix Emorsgate EM1
- Proposed wildflower grass seeded mix Emorsgate EM2 plus *Lathyrus pratensis* and *Lotus corniculatus* (amounts to ecologists specification)
- Proposed hibernacula (specification and final location as directed by ecologist)

NB Work to include ecological recommendations including 3 No. bat boxes, 2 No. bird boxes to be erected on mature trees as directed by the ecological consultant



PLEASE NOTE
FOR PLANNING PURPOSES ONLY.
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Revisions
A NH 18-03-20 Layout revised, new buildings, car parking and planting. Drwg no revised from hla 281 01 to hla 359 01
B NH 29-04-20 Consented (2-3-20) layout (planning ref: DM/19/5100) with additional ecological recommendations



Harper Landscape Architecture LLP
101424 442042 010785 732311
e: nick@hla.co.uk
www.harperlandscape.co.uk

Drawing Planting plan		Date 18-03-20
Project/Client Storage Maintenance Workshop Hartmires Investments Ltd		Scale 1:500@A1
Job 359	Drawing number hla 359 01	Revision B
Purpose Planting		