



**CONDITIONS 5, 6 and 10 DISCHARGE**

*Condition 5) Details of a scheme to show the provision of electric vehicle charging point including proposed location, type and specifications shall be submitted to and approved by the Local Planning Authority. The charging point shall be installed in accordance with the approved details prior to first occupation of the development.*

Discharge Response:




We are installing a tethered wall charging unit which will be situated externally at the front of the left hand wall on the garage. The model is Zappi by MiEnergy as it can run from the solar panels that we have.

- Rated power: 7kw(1-ph)
- Rated Supply voltage 230V AC Single Phase
- Supply frequency 50Hz
- Rated current 32A max
- Standby power consumption 3W
- Integral Earth leakage Protection Integral 30mA Type A RCD +6mA DC protection (EN62955)
- Economy Tariff Sense Input 230V AC sensing (4.0kV isolated)

*Condition 6) Prior to occupation of the development hereby approved, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications, prior to first occupation of the development hereby approved, and locations set out in the plan and will be maintained thereafter.*

Discharge Response:

External lighting is required for the health and safety of the owners and their visitors; however it is also important that the lighting have as little impact on the local wildlife as possible. Lights are, therefore, all LED which gives a sharper cut off and lower intensity. They are a warm white spectrum and downward facing. Details of all external lighting for the property is shown in the table below.

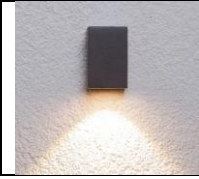
|   |   |
|---|---|
| <p><b>Front entrance – 2 lights</b></p> <p>Downlights on the gate pillars to aid entrance identification at night. The light of the 1 Cree LED shines downwards so that there is no glare whilst still being bright enough to illuminate clearly. Light colour warm white (3,000 K). Light output 72lm</p>  |  |
| <p><b>Driveway – 9 lights at 6m intervals</b></p> <p>LED path light with built in motion detector. Light head inclined so that the light emerges mainly towards the ground. Light colour warm white (3,000k). Light output 680lm</p>  |  |
| <p><b>Rear terrace and patio areas – 10 lights</b> - LED-powered path light is distributed downwards as the linear lamp head is inclined towards the ground. Light colour warm white (3,000k). Light output 680lm.</p> <p>Light spill from the terrace and patio will also be mitigated through soft landscaping with hedges and shrubs and plants edging the area.</p> |  |



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**External walls of house – 8 lights**

Output of 5 W, the Bridgelux LED illuminates in an energy efficient manner. The luminous colour is 3,000 Kelvin, which creates a comfortable warm white light. The light escapes downwards on one side in a wide angle.






*10) Prior to first occupation of the development hereby approved details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority. Those details shall include planting plans (identifying existing planting and trees, plants and trees to be retained and new planting and trees), written specifications (including cultivation and other operations associated with tree, plant and grass establishment), schedules of new plants and trees (noting species, size of stock at time of planting and proposed number/densities where appropriate), and a programme of implementation. If any part of the approved landscaping scheme is removed, dies, becomes severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.*

Discharge Response:



**Hard landscaping**

Details of the hard landscaping products are shown in the tables below. Apart from the driveway, the hard landscaping will be porous or have porous pointing. Flexible surfaces have been used to mitigate any movement of the backfill in and around the newly constructed basement

**Entrance and Driveway**

|   |   |
|---|---|
| <p>Two brick support pillars with reinforcement to support electric wooden gate installation<br/>Boundary fencing of 3 rail Sussex post and rail fencing (backed by stock fencing to ensure safety from road for pets)<br/>Planting behind with either evergreen or deciduous hedge</p> |  |
| <p>Entrance c50sqm– Permeable wearing surface of block paving with pointing of kiln dried sand 50.6 sqm</p>   |  |
| <p>Driveway Approach 200sqm and Turning area 143sqm – Tar and chip surface edged with block paving</p>  |  |

**Rear Patio / Terrace Areas**

|   |   |
|---|---|
| <p><i>Right hand side – 24.7sqm. Left hand side – 28.2sqm</i><br/>Grey Porcelaine tiles size approx. 900 x 600</p>            |  |
| <p><i>Feature path between the two patios – 14.7sqm</i><br/>Block paving feature pointed with kiln dried or volcanic sand</p> |  |



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|  |  |
|--|--|
| <p><i>Terrace Decking – 35.1sqm, Dipping Pools Area 11sqm, Chair Area 13.1sqm</i><br/>Millboard installed onto composite sub frame</p> |  |
| <p><i>Kitchen garden area 197.6sqm</i><br/>Selfbinda flexible aggregate / permeable surface<br/>30-35mm compacted layer</p>            |  |
| <p>Rear terrace area to incorporate and be surrounded by soft planting beds, shrubs and hornbeam hedging.</p>                          |  |

**Soft Landscaping**

Details of all planting are shown in the table below. This includes specifications and expected preparations associated with the tree, plant and grass establishment. A schedule of new plants and trees can be found on page 6 together with the expected program of implementation. A plan identifying existing planting and trees to be retained and new planting and trees can be found on page 9.

|  |  |
|--|--|
| <p>Mixed ornamental planting beds<br/>Preparation: Cultivate / Prepare the beds for planting leaving a fine tilth and cleared of all large debris / building rubble.<br/>Reuse existing topsoil and where required mix with imported soils.<br/>Soil Structure:<br/> <ul style="list-style-type: none"> <li>• Minimum 300mm(d) Industry Grade Blended Topsoil</li> <li>• Minimum 100mm(d) Free draining subsoil drainage layer.</li> </ul> Dressing: Top dressing / mulch to be added after planting to suppress weeds<br/>Location: All planting areas.</p> |  |
| <p>Ornamental Native Hedging<br/>Planting and Installation as per Hedge Suppliers Specification*<br/>Established Height: 1.5m<br/>Preparation: Cultivate / Prepare the beds for planting leaving a fine tilth and cleared of all large debris / building rubble.<br/>Soil Structure:<br/> <ul style="list-style-type: none"> <li>• Minimum 300mm(d) Industry Grade Blended Topsoil</li> <li>• Minimum 100mm(d) Free draining subsoil drainage layer</li> </ul> </p>  |  |





**CONDITIONS 5, 6 and 10 DISCHARGE**

|  |   |
|--|---|
| <p>Ornamental Boundary Hedge / Shelter / Screening Planting and Installation as per Hedge Suppliers Specification*</p> <p>Established Height: 1.8m – 2.0m</p> <p>Preparation: Cultivate / Prepare the beds for planting leaving a fine tilth and cleared of all large debris / building rubble.</p> <p>Soil Structure:</p> <ul style="list-style-type: none"> <li>• Minimum 300mm(d) Industry Grade Blended Topsoil</li> <li>• Minimum 100mm(d) Free draining subsoil drainage layer.</li> </ul> |   |
| <p>Multi Stem Trees</p> <p>Established Height: Varying Species 3.0m – 4.0m</p> <p>Install as per Suppliers Specification</p> <p>Species</p> <p>Preparation: Industry Standard Tree Pits</p>  |   |
| <p>Mixed Deciduous Tree Planting</p> <p>Established Height: Varying Species 04 – 20m (h)</p> <p>Install as per Suppliers Specification</p> <p>Species</p> <p>Preparation: Industry Standard Tree Pits</p>  | <p>Crab apple - native, beneficial to wildlife, spring blossom</p> <p>Betula pendula - native</p> |
| <p>Evergreen Tree Planting</p> <p>Established Height: 10 - 12m</p> <p>Install as per Suppliers Specification</p> <p>Preparation: Industry Standard Tree Pits</p>   |   |
| <p>Mixed Fruit Tree Orchard</p> <p>Established Height: Mixed Species 3.0 – 5.0m</p> <p>Install as per Suppliers Specification</p> <p>Preparation: Industry Standard Tree Pits</p>  |   |
| <p>Long Grass Meadow</p> <p>Preparation: Cultivate and cleared of all large debris / building rubble.</p> <p>Soil Structure:</p> <ul style="list-style-type: none"> <li>• Minimum 50-100mm(d) Industry Grade free draining Subsoil</li> <li>• Existing clay</li> </ul> <p>Seed: 100% Meadow Grass Mixtures – Emorsgate General Purpose Meadow Grass Mixture such as EG1 or EG4 @5grams / Sqm</p>   |   |



**CONDITIONS 5, 6 and 10 DISCHARGE**

Mixed Ornamental Meadow Planting / Benefit to Wildlife  
 Preparation: Cultivate and cleared of all large debris / building rubble.  
 Soil Structure:  
 • Minimum 50-100mm(d) Industry Grade free draining Subsoil  
 • Existing clay  
 Seed: 100% Wildflower Mixtures such as Emorsgate Wild Flower for Clay Soils EM4F @1.5grams / Sqm or equivalent



Seeded Lawn Turf Pathways  
 Product: Rowlawn Medallion Seeded Lawn Turf  
 Size: 1m<sup>2</sup>  
 Requirements: Instant pathway and visual barrier to surrounding ornamental mixed meadow  
 Soil Prep: Cultivate and rake to a fine tilth removing all debris larger than 20mm  
 Edging: To naturalise and blend with surrounding ornamental meadows





**CONDITIONS 5, 6 and 10 DISCHARGE**

**Schedule of New Plants Shrubs & Trees**

The planting will take place over 12 months once the owners have moved in so that the new plants, shrubs and trees may be cared for. Trees and shrubs are normally planted in the Autumn, so these are expected to be in place by winter 2022. Some hedge planting has commenced but will be continued during 2022. The grass and meadow planting will be commenced in Spring 2022.

| Description                        | Form               | Pot Size<br>(litre) | Height<br>(cm) | Quantity<br>(number/<br>linear m) |
|------------------------------------|--------------------|---------------------|----------------|-----------------------------------|
| <b>Trees</b>                       |                    |                     |                |                                   |
| Acer rubrum                        | multistem          |                     | 250-300        | 2                                 |
| Bestula fastigiata 'Obelisk'       | Std                |                     | 500-600        | 3                                 |
| Betula pendula                     | Std                |                     | 600-700        | 2                                 |
| Liquidambar styraciflua            | Std                |                     | 500-600        | 3                                 |
| Malus domestica 'Bramley Seedling' | HS                 |                     | 250-300        | 4                                 |
| Malus domestica 'Discovery'        | HS                 |                     | 250-300        | 3                                 |
| Malus domestica 'Spartan'          | HS                 |                     | 250-300        | 3                                 |
| Parrotia persica                   | multistem          |                     | 250-300        | 3                                 |
| Pinus sylvestris                   | Std                |                     | 450-500        | 1                                 |
| Prunus avium                       | Std                |                     | 500-600        | 5                                 |
| Prunus avium 'Stella'              | HS                 |                     | 250-300        | 3                                 |
| Prunus domestica 'Victoria'        | HS                 |                     | 250-300        | 3                                 |
| Pyrus communis 'Conference'        | HS                 |                     | 250-300        | 2                                 |
| Quercus robur                      | Std                |                     | 600-700        | 1                                 |
| <b>Total Trees</b>                 |                    |                     |                | <b>38</b>                         |
| <b>Hedging - Linear Metres</b>     |                    |                     |                |                                   |
| Carpinus betulus                   | Rootball / Instant |                     | 180            | 30.1                              |
| Carpinus betulus                   | Rootball / Instant |                     | 150            | 42.3                              |
| Taxus baccata                      | Bareroot           |                     | 60/80          | 41.7                              |
| <b>Total Hedging</b>               |                    |                     |                | <b>114.1</b>                      |





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| Description                                    | Form      | Pot Size (litre) | Height (cm) | Quantity (number/linear m) |
|--|-----------|------------------|-------------|----------------------------|
| <b><u>Shrubs - Entrance &amp; Lawn</u></b>     |           |                  |             |                            |
| Fatsia japonica                                |           | 15L              |             | 3                          |
| Hebe parviflora                                |           | 15L              |             | 7                          |
| Mahonia eurybracteata s. g. 'Soft Caress'      |           | 15L              |             | 4                          |
| Sambucus nigra 'Black Lace'                    |           | 25L              |             | 3                          |
| <b>Total Shrubs - Entrance &amp; Lawn</b>      |           |                  |             | <b>17</b>                  |
| <b><u>Shrubs - Driveway &amp; House</u></b>    |           |                  |             |                            |
| Aralia elata                                   | Multistem | 30L              |             | 1                          |
| Dicksonia antarctica                           |           |                  | 150         | 1                          |
| Dicksonia antarctica                           |           |                  | 120         | 1                          |
| Dicksonia antarctica                           |           |                  | 90          | 1                          |
| Fatsia japonica                                |           | 15L              |             | 1                          |
| Hebe parviflora                                | Dome      | 15L              |             | 3                          |
| Loropetalum chinensis var rubrum 'Fire Dance'  |           | 15L              |             | 3                          |
| Tetrapanax papyrifer                           |           | 25L              |             | 1                          |
| <b>Total Shrubs - Driveway &amp; House</b>     |           |                  |             | <b>12</b>                  |
| <b><u>Shrubs - Terrace</u></b>                 |           |                  |             |                            |
| Euphorbia characias subsp. wulfenii            |           | 5L               |             | 10                         |
| Fatsia japonica                                |           | 15L              |             | 3                          |
| Melianthus major                               |           | 10L              |             | 2                          |
| Pinus mugo                                     |           | 25L              |             | 4                          |
| Tetrapanax papyrifer                           |           | 25L              |             | 3                          |
| <b>Total Shrubs - Terrace</b>                  |           |                  |             | <b>22</b>                  |
| <b><u>Herbaceous - Entrance &amp; Lawn</u></b> |           |                  |             |                            |
| Anemone leveillei                              |           | 2L               |             | 17                         |
| Astrantia major subsp. involucrata 'Shaggy'    |           | 2L               |             | 76                         |
| Digitalis × mertonensis                        |           | 2L               |             | 3                          |
| Dryopteris wallichiana                         |           | 2L               |             | 19                         |
| Geum rivale                                    |           | 2L               |             | 18                         |
| Hakonechloa macra                              |           | 2L               |             | 38                         |
| Helleborus argutifolius                        |           | 2L               |             | 20                         |
| Matteuccia struthiopteris                      |           | 2L               |             | 36                         |
| <b>Total Herbaceous - Entrance &amp; Lawn</b>  |           |                  |             | <b>227</b>                 |



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| Description   | Form               | Pot Size (litre) | Height (cm) | Quantity (number/linear m) |
|---|--------------------|------------------|-------------|----------------------------|
| <b><u>Herbaceous - Driveway &amp; House</u></b>                       |                    |                  |             |                            |
| Anemone leveillei   |                    | 2L               |             | 89                         |
| Astrantia major 'Roma'  |                    | 2L               |             | 18                         |
| Astrantia major subsp. involucrata 'Shaggy'                           |                    | 2L               |             | 79                         |
| Deschampsia caespitosa 'Goldtau'                                      |                    | 2L               |             | 21                         |
| Digitalis × mertonensis   |                    | 2L               |             | 50                         |
| Geranium phaeum 'Samobor'   |                    | 2L               |             | 62                         |
| Geum rivale   |                    | 2L               |             | 74                         |
| Hakonechloa macra   |                    | 2L               |             | 59                         |
| Helleborus argutifolius   |                    | 2L               |             | 39                         |
| Ophiopogon planiscapus Nigrescens                                     |                    | 2L               |             | 15                         |
| Pennisetum orientale 'Karley Rose'                                    |                    | 2L               |             | 14                         |
| Polypodium vulgare  |                    | 2L               |             | 24                         |
| <b>Total Herbaceous - Driveway &amp; House</b>                        |                    |                  |             | <b>544</b>                 |
| <b><u>Herbaceous - Terrace</u></b>                                    |                    |                  |             |                            |
| Anemanthele lessonana   |                    | 2L               |             | 41                         |
| Deschampsia caespitosa 'Goldtau'                                      |                    | 2L               |             | 11                         |
| Echinacea pallida   |                    | 2L               |             | 44                         |
| Echinops 'Blue Globe'   |                    | 2L               |             | 33                         |
| Geranium phaeum 'Samobor'   |                    | 2L               |             | 13                         |
| Hakonechloa macra   |                    | 2L               |             | 6                          |
| Knautia macedonica  |                    | 2L               |             | 17                         |
| Perovskia atriplicifolia 'Blue Spire'                                 |                    | 2L               |             | 51                         |
| Phlomis tuberosa 'Amazone'  |                    | 2L               |             | 30                         |
| Salvia nemorosa 'Caradonna'   |                    | 2L               |             | 53                         |
| Verbena bonariensis   |                    | 2L               |             | 27                         |
| Veronicastrum virginicum 'Fascination'                                |                    | 2L               |             | 35                         |
| <b>Total Herbaceous – Terrace</b>                                     |                    |                  |             | <b>361</b>                 |
| <b><u>Native Hedging</u></b>  |                    |                  |             |                            |
| Woodland Trust Hedgerow tree pack – Livestock Hedge mix plus hornbeam | 20 – 60cm saplings |                  |             | 60                         |





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PLANTING PLAN

