

DISCLAIMER NOTE

Adjacent properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

All areas shown are approximate and should be verified before forming the basis of a decision. Do not scale other than for planning application purposes. All dimensions must be checked by the CONTRACTOR before commencing work on site.

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Inspection of ground conditions is essential prior to work commencing. Reassessment is essential when the ground conditions are apparent, and redesign may be necessary in the light of soil conditions found.

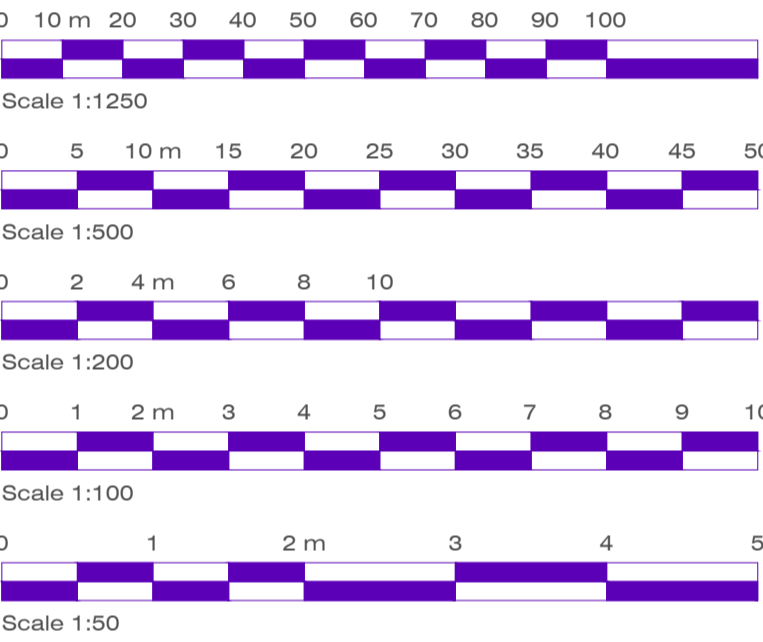
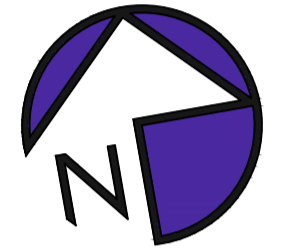
The originator of this drawing is to be informed of any discrepancies.

All dimensions are in millimetres unless otherwise stated.

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Note: This drawing has been created to discharge conditions, 3, 4, 5, 7, 9, and 10 of Approval 21/503233/FULL



Rev	Date	Detail
B	20.12.2023	Biodiversity Area, and Cabins added
A	19.12.2023	Height of boundary wall amended

Status: **FOR PLANNING**



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Client: **Mr & Mrs Packham**

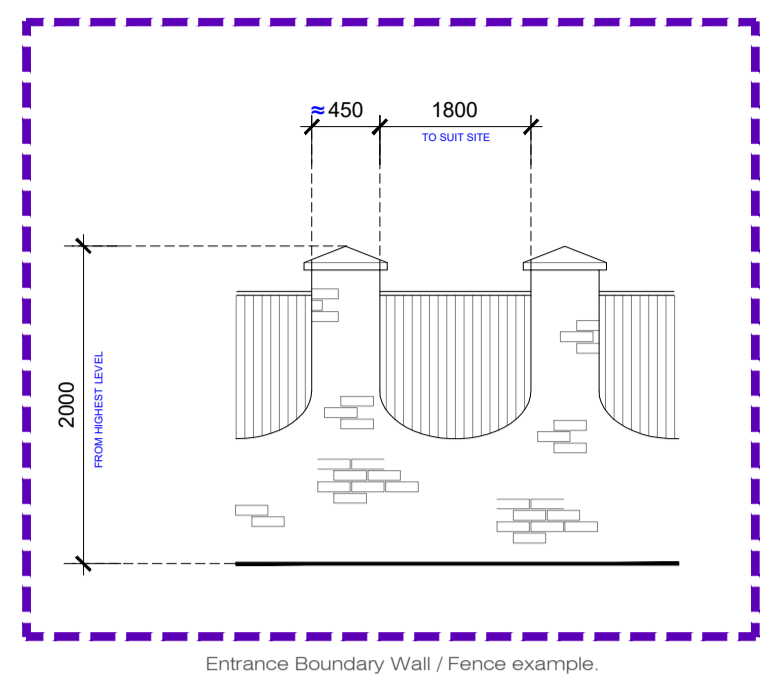
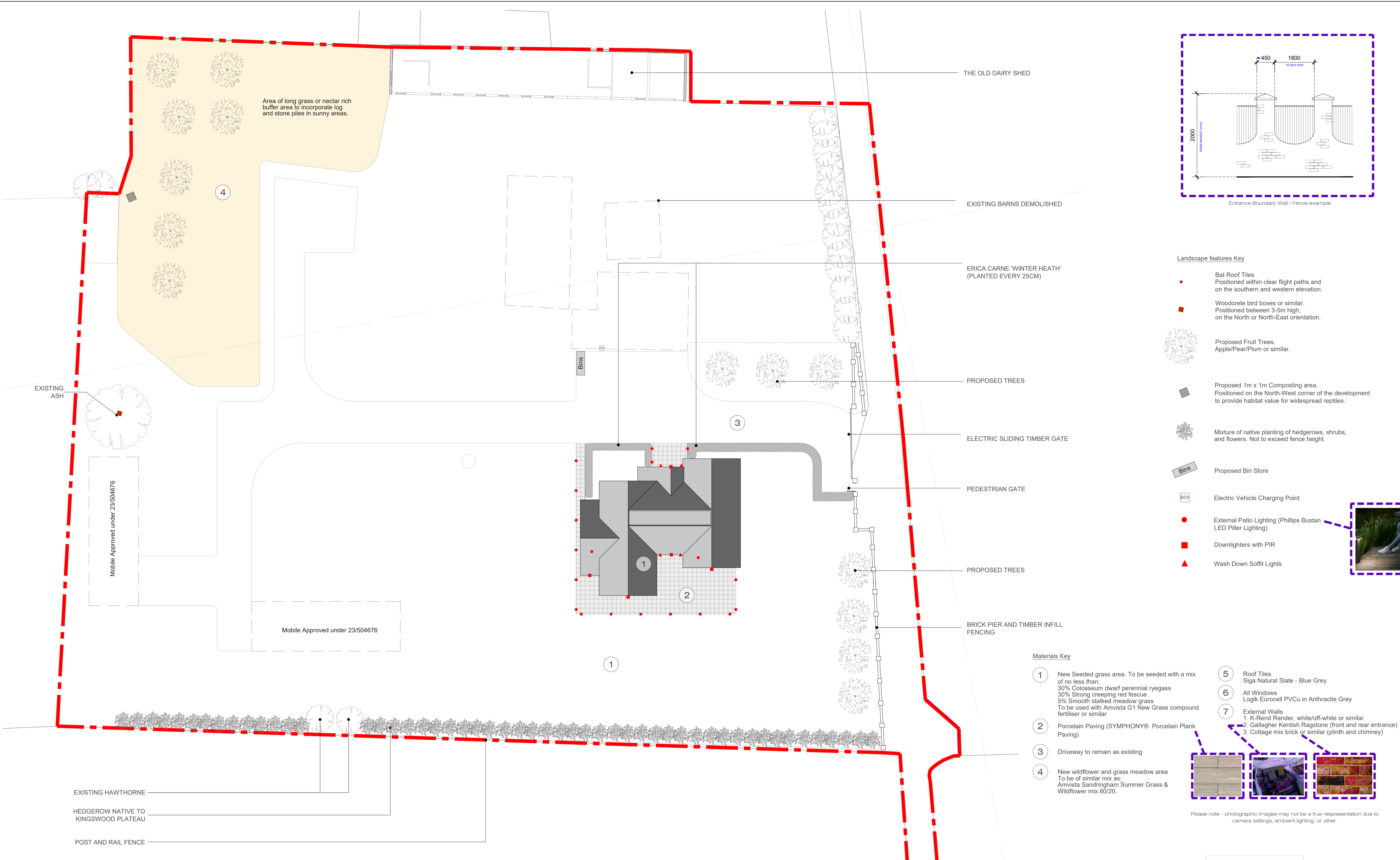
Project Title: **Summerfield, Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3HX**

Drawing Title: **Ecological Enhancement Plan, Landscape, Proposed Materials, and Bin Store**

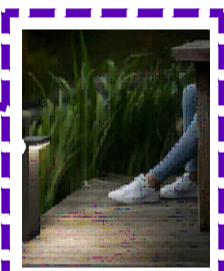
Scale: **Various @ A1** Date: **Dec 23** Drawn: **MS**

Drawing No.: **2021-1104-1001** Rev: **B**

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- Landscape features Key**
- Bat Roof Tiles
Positioned within clear flight paths and on the southern and western elevation.
 - Woodcrete bird boxes or similar.
Positioned between 3-5m high, on the North or North-East orientation.
 - Proposed Fruit Trees.
Apple/Pear/Plum or similar.
 - Proposed 1m x 1m Composting area.
Positioned on the North-West corner of the development to provide habitat value for widespread reptiles.
 - Mixture of native planting of hedgerows, shrubs, and flowers. Not to exceed fence height.
 - Proposed Bin Store
 - ECV Electric Vehicle Charging Point
 - External Patio Lighting (Phillips Bustan LED Piller Lighting)
 - Downlighters with PIR
 - ▲ Wash Down Soffit Lights



- Materials Key**
- ⑤ Roof Tiles
Siga Natural Slate - Blue Grey
 - ⑥ All Windows
Logik Eurocell PVCu in Anthracite Grey
 - ⑦ External Walls
1. K-Rend Render, white/off-white or similar
2. Gallagher Kentish Ragstone (front and rear entrance)
3. Cottage mix brick or similar (plinth and chimney)



Please note - photographic images may not be a true representation due to camera settings, ambient lighting, or other.

- Materials Key**
- ① New Seeded grass area. To be seeded with a mix of no less than:
30% Colosseum dwarf perennial ryegrass
30% Strong creeping red fescue
5% Smooth stalked meadow grass
To be used with Amvista G1 New Grass compound fertiliser or similar
 - ② Porcelain Paving (SYMPHONY® Porcelain Plank Paving)
 - ③ Driveway to remain as existing
 - ④ New wildflower and grass meadow area
To be of similar mix as:
Amvista Sandringham Summer Grass & Wildflower mix 80/20.

- During Construction Ecological Enhancements**
- In the interest of reducing dust, noise, waste, and water pollution:
- Any transport entering the site will not have materials open, rather sheeted to avoid dust escape.
 - Dust extraction technology or water suppression will be used with drilling and grinding equipment, with wetted surfaces where applicable to avoid the generation of dust.
 - If the site is dry for long periods, spoil and debris will be periodically wetted to avoid becoming a source of dust. Such heaps will be positioned into a fence and covered, alongside other containers to avoid dust being blown by wind.
 - Avoid bonfires and burning of waste materials which generate airborne particles.
 - Timber hoarding is to be erected during construction along the road face to provide a barrier of dust and sound.
 - Best practice as defined in the Control of Pollution Act 1974 will be used on site to avoid unacceptable levels of noise and vibrations. Further guidance can be found in British Standard 5228-1:2009. Such measures will involve agreed working hours, using the quietest equipment and plant available, shutting down equipment when not in use, deliveries during working hours only etc.
 - The Waste Hierarchy which should be implemented on site is as follows:
 - Prevent and Reduce
 - Re-use
 - Recycle and compost
 - Energy recovery
 - Dispose
 - For all other Waste related requirements please follow the Preliminary Ecological Appraisal, produced by Arbtch.
 - Ensure all materials and chemicals at risk of pollution through water run-off or dust is stored securely and safely.
 - Locate stockpiles away from watercourses, and on level ground to prevent accidental run-off.
 - Contaminated materials are to be stored on an impermeable surface, in a bunded area, at least 10m from a watercourse.
 - Store all chemicals, hazardous substances, and contaminated materials:
 - Away from watercourses, and drains.
 - In a bunded area on an impermeable surface.
 - Away from areas at risk of damage from impact or collision.
 - In sealed containers, with labels, and COSHH Assessments
 - Dispose of any damaged / old containers in line with the duty of care requirements.
 - Any spillages should be dealt with by trained staff with use of spill kits, and in line with emergency procedure.
 - Ensure a designated 'responsible person' is onsite at all times, and,
 - Ensure all storage facilities are locked when not in use.
 - If in doubt, refer to the Health and Safety At Work Act, etc 1974.

ENGLISH NAME	LATIN NAME	%	FROM	ROOTS	HT IN CM	RABBIT PROTECTION	GROUP NUMBERS	TOTAL NUMBERS
BEECH, COMMON	FAGUS SYLVATICA	9.75		RT	45-60	5pG	5-40	25
HAWTHORN, COMMON	CRATAEGUS MONOGYNA	78		RT	45-60	5pG	3-30	200
FILED, MAPLE	ACER CAMPESTRE	9.75		BR	45-60	5pG	3-5	25
ASH, CLARET	FRAXINUS OXYCARPA 'RAYWOOD	1.5	Fthd Whip	BR	90-120	5pG	SINGLE	6

