Key — No. / Area

Key	No. / Area
Existing tree to be retained	
Existing tree to be removed	5
Planting to be removed	200m2
Proposed orchard tree	6
Proposed native tree	13
Buildings (u1b5)	2300m2
Developed land, sealed surface (u1b)	1925m2
Modified grassland (g4)	164m2
Traditional Orchard (g3c - 21)	243m2
Existing Mixed Scrub (h3h)	20m2
Mixed Scrub (h3h)	85m2
Bramble Scrub (h3d)	16m2
Built up areas and gardens introduced shrub (u1-1160)	186m2
Hedgerow (priority habitat) with existing trees (h2a)	159m
Hedgerow (priority habitat) (h2a)	112m
Existing Hedgerow (priority habitat) (h2a)	33m
Existing modified grassland (retained and enhanced) (g4)	857m2
Other Neutral Grassland (g3c)	457m2

Labels on plan:

Field maple sapling · Field maple sapling · 4
Modified Grassland (enhance) · Modified Grassland
Field maple hedge 1.5m ht.
Substation 16 m²
Indicative pedestrian crossing
Total: 27 spaces with 100% EV Charging
Including: 5 Staff, 2 Disabled, 1 Car Club Space
Introduced shrubs
Cherry laurel hedge 1m ht.
Introduced shrubs
Cherry laurel hedge 2m ht.
Other Neutral Grassland
Hedgerow (priority habitat). Note: Species rich hedge line to be retained and realigned.
Hedgerow
Field maple hedge 3m ht.
Hedgerow · Hedgerow
Modified Grassland
Therapy Room 28 m² · Activity Room 28 m² · Dining Room 66 m² · Kitchen 44 m²
Refuse Store 51 m² · Staff Rest and Change 54 m²
WC 5 m² · WC 5 m² · WC 5 m²
Store 2 m² · MEP 5 m² · Stair 22 m² · Living Room 98 m² · Stair 23 m² · MEP 5 m² · Store 2 m²
Reception 24 m²
Circulation Space 355 m²
70.50 m
1B2P M4(2) 55 m²
Hedgerow with existing trees
1B2P M4(3) 58 m² · 1B2P M4(2) 55 m²
Traditional Orchard
Stair 16 m²
Stair 17 m²
Modified Grassland (enhance)
Mixed Scrub
Retained and enhanced Bramble Scrub · Enhanced Mixed Scrub · Hedgerow with existing trees

Scale 1:250
5m 0m 5m 10m 15m

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

Notes:
1. It is assumed the Biodiversity Net Gain Metric 4.0 will be used to assess this proposal.
2. It is assumed the associated habitat codes will be defined by the ecologist in line with the metric requirements.
3. For more information relating to the existing trees and vegetation refer to the arboricultural survey 2067-KC-XX-YTREE-TreeConstraintsPlan01Rev0 Tree Constraints Plan by Keen Consultants and 2067-KC-XX-YTREE-TreeSurvey&ImpactAssesment-Rev0

Rev.	Date	Description	By	Chk'd	App'd
P05	15/05/2024	Updated Car Parking	AT	DF	NH
P04	12/12/2023	Final Issue For Outline Planning	KJ	DF	NH
P03	07/12/2023	For Information	KJ	DF	NH
P02	06/12/2023	For Information	KJ	DF	NH
P01	30/11/2023	Draft Issue For Outline Planning	KJ	DF	NH

Drawing Suitability: **FOR OUTLINE PLANNING** — Status: **S4**

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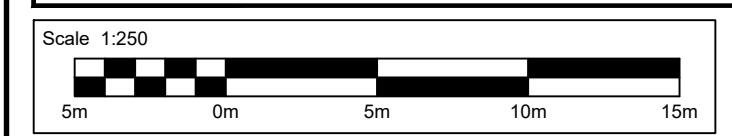
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Client
Surrey County Council

Project Title
Extra Care Housing - Orchard Court

Drawing Title
Landscape Proving Plan

Scale 1:250	Originator KJ	Checker KJ	Reviewer DF	Authorisor NM
Original Size A1	Date 27/11/2023	Date 27/11/2023	Date 27/11/2023	Date 27/11/2023

Drawing Number: 5221715-ATK-XX-XX-DR-L-00001 — Revision: P05

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