This drawing is the copyright of Lincs Design Consultancy and must not be reproduced without written consent. The client/contractor is responsible for taking and checking all dimensions on site prior to commencement, particularly where building elements have not been accessible during surveys, and reporting back to the architectural consultant any discrepancies. All materials specified on this drawing are to be used in strict accordance with manufacturers written instructions and current codes of practice.

All Details and Specification on this drawing and in relation to this specific project should be adhered to. If any deviations occur the contractor / client should inform Lincs Design Consultancy immediately as we cannot be held responsible for errors resulting from undeclared detail and specification changes.

DRAWING ISSUES AND REVISIONS

A 20.05.26 Drawing updates
B 02.06.26 Drawing updates
C 09.07.26 Plot 4 update
D 09.07.26 Drawing updates
E 09.07.26 Plot 4 fence change



PROPOSED SITE PLAN
scale 1:200

LANDSCAPING DETAILS

PLANTING SPECIFICATION

All planting stock shall comply with the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National plant specification. The native plants are to be of local providence and be well labelled. Trees and shrubs are to be lifted only between mid October and mid March and to be handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions.

Additional topsoil to be supplied where required and to comply with BS 3882: 1994 general grade topsoil. To be 150mm deep for grass areas, 300mm deep for hedges and shrubs, and 750 deep x 1500 square for tree planting.

All planting operations shall be carried out in accordance with BS 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery. Peat free planting compost or well rotted manure is to be incorporated in the backfill off all tree pits.

Trees

Bare rooted stock only to be planted November - to - March. If planting is to be carried out at other times then container grown stock should be used. If planted in late spring or early summer, plants should be watered during dry spells for the first growing season. Avoid planting in frosty, cold or windy, hot, sunny or drying conditions. Choose cloudy drizzly weather when possible.

Trees on highway edge to be staked and guarded as shown below.

All other trees are to be staked with low stakes, 1500mm long, 750mm into the ground and the tree secured by one tree tie. All plants are to have rabbit spirals and biodegradable mulch mats as specified or mulched with a bark mulch; 1m diameter round the base of each standard tree is to be mulched 75mm deep with medium grade bark mulch - where possible. **All highways trees to incorporate root directors to prevent lateral damage to the highway.**

Hedges

Excavated trench to be 450mm wide and cultivated to 300mm deep. All pernicious weeds are to be eradicated. Plants are to be planted in single rows at the density stated above. Hedging is either to be planted through a weed control geo textile or mulched with 75mm of bark mulch. All hedging stock to be protected with rabbit guards.

1. Weld Mesh guard (12 gauge wire with a 25mm x 75mm grid size), secure with galvanised staples or ratchet ties
2. 80mm mulch to aid moisture retention and weed suppression
3. Dig and loosen base to aid drainage and root growth
4. Tree root barrier or preformed root director **(Only to highways adoptable trees - see notes below)**

Where trees are to be planted within 5m of footways or highways a root barrier is required between the tree root system and the highway structure. A proprietary, high strength, photo and bio degradation resistant root barrier 2mm thick with a minimum width of 1.00m should be used. Where individual trees are to be planted in tree pits with highways or footways adjacent, the use of preformed root directors may be more appropriate.

MANAGEMENT PLAN & MAINTENANCE SCHEDULE

Task	Time of Year	Frequency
Trees		
Inspection of mature trees	March-September	Annually
Selective felling of over mature/ declining species	October to February	As required
New planting to broaden/ supplement diversity of tree stock	October to March	Annually
Other works - removal of debris trapped in branches etc.	As necessary	Annually
Removal of self set seedlings	January	Annually
Selective thinning and pruning to be undertaken to ensure there is sufficient light through the tree canopy	As necessary	As required
Hedges		
Trimming	April to October	5 times
Reshaping	Hard prune Oct-Feb	Annually
Chemical weed control along base	In winter & summer only when other methods have failed	Annually
Fertilising	Spring	Annually
New Planting	October-March	Annually
Litter/Debris	Throughout	Daily
Watering	As necessary, depending on weather	
Amenity Grass		
Eroded areas: repair, rotovate to 150mm, 100mm topsoil if required, seed with BSH mix 19	May-September	As required
Grass cut, leave arisings, trim edges and collect trimmings	April-October	Every 2 weeks
Fertiliser-Spring	April	Annually
Fertiliser-Autumn	October	Annually
Scarification	March	Annually
Spiking	Autumn	Twice Annually
Reforming of edges to paths and planting	Autumn	Annually

LANDSCAPE PLAN KEY

Adopted Estate Road	
Turf	
Neutral Grass	

GRASS MIX A - *'EMORSGATE SEEDS' EM2*

To be planted with 'Emorsgate Seeds' EM2 Standard General Purpose Meadow Mixture
Suggested Sowing Rates:
40kg/ha 16kg/acre 4g/m²

EM2 Meadow Grass Mixture is a diverse wildflower and fine grass mix formulated to create traditional, species-rich meadow grassland across a wide range of soil types. It establishes a visually attractive, naturalistic sward that delivers strong biodiversity benefits, supporting pollinators and other wildlife. The mixture is best suited to low fertility conditions, where grasses are less dominant, allowing wildflowers to thrive and develop over time.

GROUND PREPARATION
Select a site that is not highly fertile and is free from persistent perennial weeds. Successful establishment relies on thorough preparation. Existing vegetation should be removed through repeated cultivation or appropriate treatment. The ground should then be ploughed or dug to bury surface material, followed by harrowing or raking to achieve a medium, even filth. The surface should be firmed by rolling or treading to create a stable seedbed.

SOWING
Seed is best sown in autumn or spring, although sowing at other times is possible where adequate warmth and moisture are present. The seed must be surface sown and should not be buried. It can be applied by machine or broadcast by hand, ideally in two passes to ensure even coverage. After sowing, the seed should be lightly firmed into the surface by rolling or treading to ensure good soil contact.

Refer to 'Emorsgate Seeds' EM2 Standard General Purpose Meadow Mixture for further information regarding management.

EXISTING TREES (REMOVED)

See AIA Report 4558.Thary.Studio11.AIP for confirmation on existing trees to be removed

EXISTING TREES (RETAINED)

Species		Notes
Juglans Regia 'Walnut'	9259	As per AIA Report *4558.Thary.Studio11.AIP*
Juglans Regia 'Walnut'	9260	
Acer Platamoides 'Maple'	9265	
Cedrus Atlantica 'Cedar'	9268	

TREE PROTECTION

See Drawing 4558.Thary.Studio11.TPP

PROPOSED TREES (17no.)

Species		Notes
Prunus Avium 'Cherry'	*T1*	Selected from Species List All Standards BR 8-10cm Girth
Genus Betula 'Birch'	*T2*	
Tilia Cordata 'Small Leaved Lime'	*T3*	
Genus Vachellia 'Thorn'	*T4*	

PATIO / PAVING

Tobermore Classica - Buff (or Similar)

DRIVEWAY / BLOCK PAVING

Marshalls Block Paving (or Similar)

BOUNDARY TREATMENTS

1.2m Timber Post + Rail Fence	
1.8m Masonry Wall	
Existing Masonry Wall	
1.8m Close Boarded Timber Fence	
Prunus Laurocerasus 'Laurel'	

Lincs Design Consultancy
12 Vickers Lane
Louth
Lincolnshire
LN11 9PJ
T | 01507 611155
E | admin@lincsdesignconsultancy.co.uk
www.lincsdesignconsultancy.co.uk

PROJECT	Land Off Thary Lane Surfleet South Holland
DATE	May 2026
TITLE	Proposed Site Plan
SCALE	as shown
ORIGINAL SIZE	A1
DRG STATUS	PLANNING
DRAWING NUMBER	LDC4937 01E