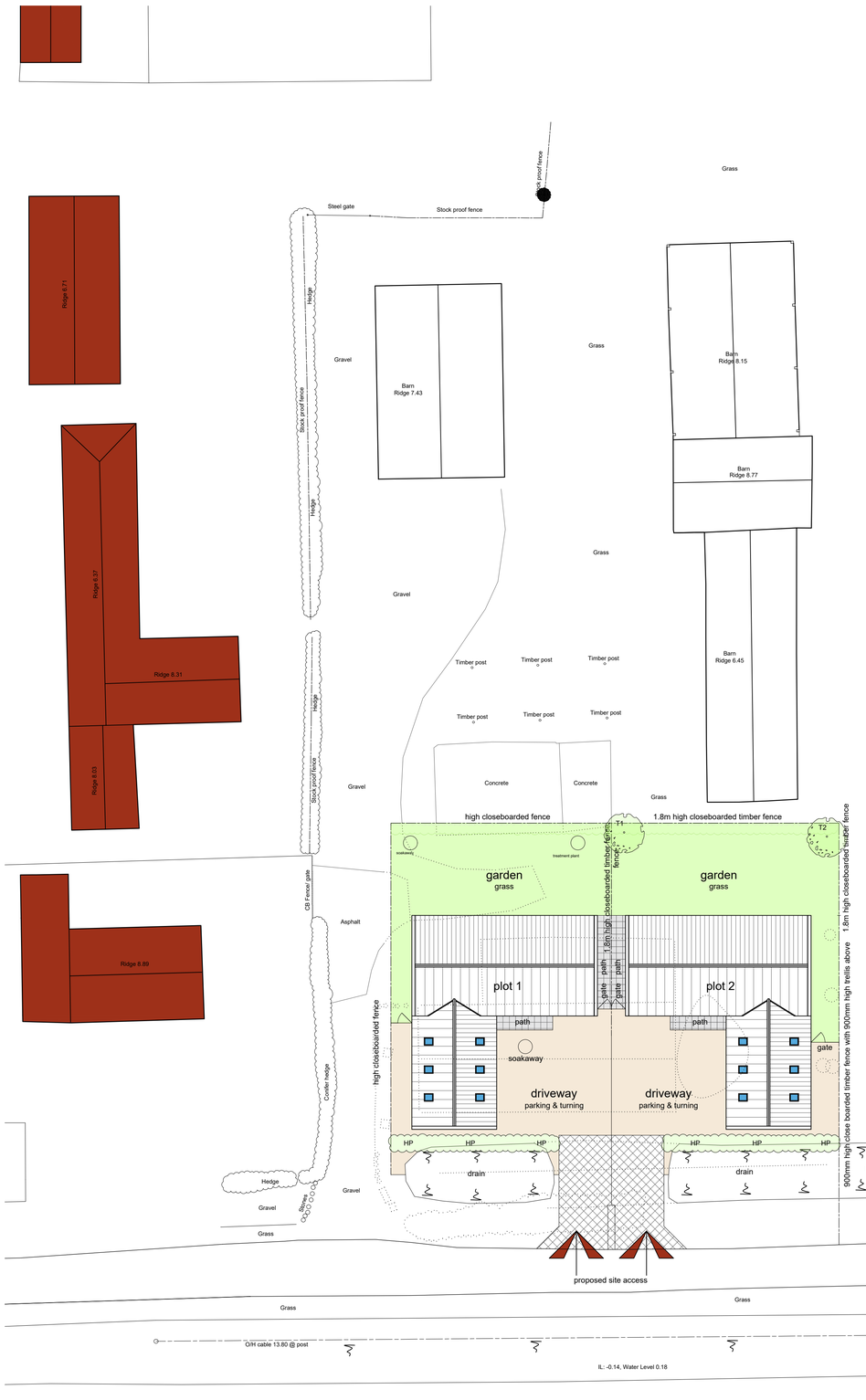
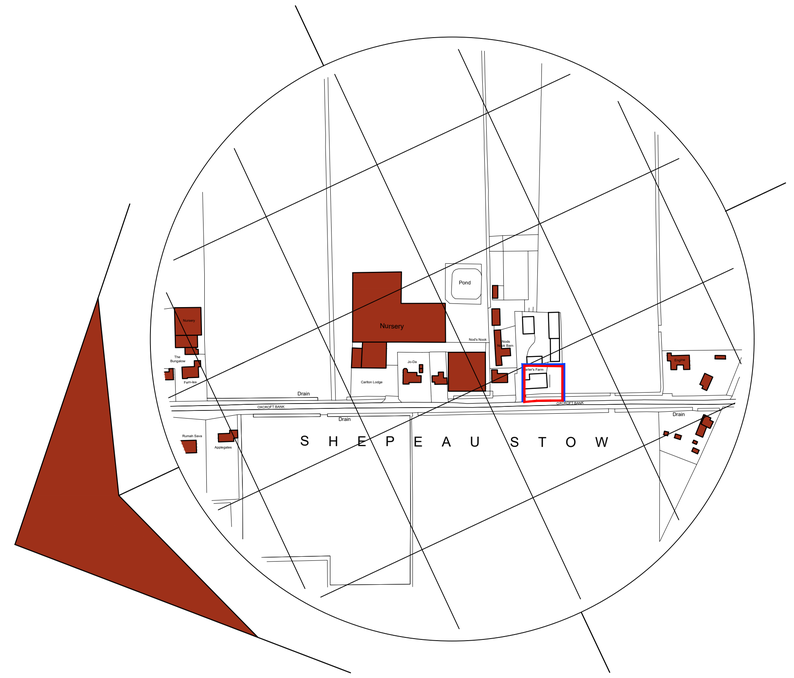


Site Plan
Scale: 1:200

0 2 4 6 8 metres



Location Plan
Scale: 1:2500

0 25 50 75 100 metres

Planting Schedule	
HP - Hedge Planting to include a mixture of: Hazel 35% - 30-45 cm planting size Holly 35% - 30-45 cm planting size Dog Rose 15% - 30-45 cm planting size Viburnum Opulus 15% 900mm - 30-45 cm planting size T1 - Hornbeam (Carpinus Betulus) - 10-12 cm planting size T2 - Field Maple (Acer Campestre) - 10-12 cm planting size	Planted in 2 staggered rows 500mm apart with min. 5 plants per m. Hedge to be protected with 400mm spiral rabbit guards and supported by 750mm stake.

Planting Notes - Mark out two parallel lines about 500mm apart. Any vegitation to be cleared between the lines. Trees to be planted 300mm apart in a zig zag pattern. Mulch to be used to cover area of planting. All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner. Within the first year any lost stems are to be replaced. Top of stems to be pruned to encourage growth. Any trees or plants which within a period of 5 years from the completion die, they are to be removed and replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

- Trees must be of the specified size as outlined in the planting schedule. Ensure that stock quality is thoroughly checked in accordance with BS 854.
- Trees should be planted in areas that have been cleared of all weeds, grass, and other vegetation.
- Plant trees in pits measuring at least 1.2m by 1.2m, or 1.5 times the root system length—whichever is larger—and 900mm deep. Mix a minimum of 20 litres of appropriate tree planting compost into the topsoil before backfilling. Carefully replace the soil around the roots, gently firming it down in 150mm layers to ensure stability and root contact.
- Secure each tree with a pressure-treated timber stake and flexible rubber ties. If required, install appropriate guards to prevent damage from rabbits or deer.
- Ensure trees are adequately watered and fertilised to promote healthy establishment. A 1.5-metre radius around the base of each tree should be kept free of weeds at all times.

SITE PLAN KEY

- Indicates surveyed buildings
- Indicates items to be demolished
- Indicates proposed dwellings
- Indicates site access
- Indicates un-surveyed buildings taken from OS map
- Indicates approximate position of un-surveyed trees and hedges
- Indicates proposed garden
- Indicates proposed paving slabs
- Indicates proposed driveway
- Indicates access of bound material

Plot 2 Schedule of Materials
• Paving slabs - Light grey stone effect slab tile • Driveway - Golden gravel • Garden - Grass • Access - Tarmac
Schedule of materials are provided for plot 2 only. Separate condition clearance application is to be sought for approval of materials for plot 1.

General Notes
1. All dimensions are shown in 'mm' unless otherwise stated.
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
4. Any discrepancies are to be brought to the designers attention.
5. This drawing shall not be scaled, figured dimensions only to be used.

Status
PLANNING

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Job Title
Proposed Dwellings
Carters Farm, Oxcroft Lane,
Shepeau Stow

Date	Drawn by
March 2026	SHe
	Checked by RS

Drawing Title
Planning Drawing
Site Plan & Location Plan

Job No.	Sheet Size
SE-2522	A1
Dwg No. PP1000	Revision A

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