

Proposed Setting Out Layout Plan
1 : 200



Proposed 3D Site View

External structuers:

'A' - 1.8m high close boarded timber fence include Hedgehog highways through each respective fence indicated 'HH'

'B' - 3 bay timber Bin Store with hinged roof and hinged gate to accommodate black, green wheelie, grey / green box and food caddy

'CP' - Provide 2 no cycle parking to each properties using 'hitching rings or hoops affixed to walls - for security these are located to the rear of each property other than for mid terrace Unit 8 which is located at the front and affixed to concrete posts

Biodiversity Enhancement measures: - see also elevations for location of bird/bat boxes

'C', Planting of three trees as follows -

1 Crab Apple (Malus) 15 litre size
1 Wild Plum Tree (Prunus myrobalana) 15 litre size
1 Mountain Ash (Rowan) 15 Litre size

Underplant the above with a mix of *Crocus tommasinianus* (Early Crocus) and *Crocus speciosus* (Autumn Crocus)

Management - Trees should be planted between November and March and protected from damage from livestock or rabbits by fencing or guards, water in periods of dry weather

'D' - Plant new native hedges -

Hedges should be made of 5 species consisting of:
80-85% - Blackthorn (Prunus spinosa) / Hawthorn (Crataegus monogyna)
5 - 15% - Field Maple (Acer campestre)
0-5% - Holly (Ilex aquifolium)

Choose 60cm+ bare-rooted transplants or pot grown for some species such as Holly

Plant between October and March, provided the ground is not frozen or flooded and ensure bare rooted plants do not dry out before planting.

Plants should be supplied in accordance with the Horticultural Trade Association's National Plant specification and be sourced from a nursery that is a Member of the Horticultural Trades Association Nursery Certification Scheme.

Plant in trenches large enough to take full spread of roots (20cm depth x 40cm width). Back fill with a previously prepared mixture of topsoil excavated from the pit, together with suitable compost and additional topsoil as required.
· Plant in a double staggered row approximately 30cm apart and set out evenly.
· The base of the hedge should be mulched with a 50-75mm layer of composted bark to stop weed growth and retain moisture in the soil.
· Where necessary, protect plants from damage and grazing by using protective tubes or spiral guards.

Management - Water the hedge for the first summer or any dry period in the 1st 12 months. Maintain weed control for at least 2 seasons and replace any stock that dies within the first year.

'E' - Sow wildflower Grassland -

Sow native seed from a trusted and reputable supplier e.g. Wild Flower Habitat Seed Mixes etc. where mixes can be bought for various sites and soil conditions, obtain suppliers advice on ground preparation and general instructions can be found from; Wildflower meadow: establishment / RHS Gardening

Management - Grasslands should be cut a maximum of twice per year (early March and mid-late August) and then all arising removed to reduce fertility and provide improved conditions for wild flowers

Landscaping schedule:

'F' - Shrubs and soft landscaping to be planted in groups of 1 or 3 (as identified on the plan) at 1m centres and within a weed free area and mulched in 75mm thick bark - consisting of:

Soft landscaping with low shrubs and perennials consisting of:
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· Hebe
· Buxaceae
. Acer campestre
. Corylus avellana
. Viburnum opulus
· mixed bulbs as identified in RHS guide 'Plants for Pollinators' - evenly distributed on each plot

Ensure the shrubs and soft landscaping areas are kept weed free for the first year and regularly water as required by weather

Rear lawns to be 'flowering lawns', for example: https://meadowmania.co.uk/products/wildflower-meadow-for-lawns and seeded in either Spring or Autumn. Ensure the areas are weed free, de-stone and rake to uniform levels. Carry out maintenance programme during the first growing season including watering as weather dictates

Proposed landscaping to be completed during the first planting season following completion of the development

The Contractor is responsible for checking all dimensions - any discrepancy to be brought to the attention of the client before proceeding with the work.

Where an item is covered by drawings of different scales, the larger scale drawing takes precedence.

Do not scale drawings - measured dimensions to be worked in all cases.

Revisions:
25th Oct. 2025 - Access road amended

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project
Proposed Residential Development

description & scale
Proposed Setting Out and Landscaping Plan - Scale as shown when printed at A1

date	project number	drawing number	revision
Jan. 2024	22/208	EL/02	O