

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF EUSLAD DISTRICT COUNCIL PURSUANT TO SECTION 47 OF THE COPYRIGHT ACT 1988 AND PRESENTS AN ACCURATE COPY OF THE ORIGINAL DRAWING. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

### KEY

**Soft Works**

- Proposed Planting Groundcover Mixes
- Proposed Planting Hedges
- Proposed Planting Native / Semi Native Mixes
- Proposed Planting Shrubs
- Proposed Bats
- Proposed Grass Turf
  - e.g. Latham Turf (LT 1) or similar
  - London Turf (LT 2) or similar
  - Proposed: Bare Three Seed Edge to define boundary between plant beds
- Proposed Class Annuity Seed e.g. Central seeds 400 (or similar) (and/or) or similar sowing rate 50/100 g/m<sup>2</sup>
- Crane over problems to be located in areas of limited space or where clearing would be difficult to conduct. e.g. Collect Aggregate or similar approved
- Proposed: Bare Three Seed Edge to define boundary between plant beds
- Proposed Shrub Chamber
- Proposed Large Shrub-Specimen 10-25L
- Proposed Small Shrub-Specimen 3-7.5L
- Proposed Tree Extra Heavy Standard
- Proposed Tree Flamer
- Proposed Tree Multi-stem

**Ecological Recommendations**

**Bird Boxes**

- See building restricted general purpose bird nest boxes e.g. Schwegler 1WR
- See tree restricted bird nest boxes e.g. Schwegler 1B
- See building restricted bird boxes e.g. integrated boxes such as Habitat 40
- See Schwegler 1WR but boxes on externally mounted boxes such as Schwegler 1FR with base plate
- See tree restricted bird nest boxes e.g. Schwegler 1FR with base plate

Bird boxes should preferably be sited 3m from the ground on the building or tree in east locations away from direct sources of light, with a base and unobstructed flight face from the box. The positions on the drawing have been roughly identified for their aspect and exposure to available habitat. Final positions should be discussed based on the above advice and existing clutter, windows and doors.

Bird boxes should be sited above 3m on the building or tree, preferably in quiet places away from potential sources of disturbance such as downpipes, ceiling vents etc. South facing aspects should be avoided.

Final choice and positioning should be discussed with an ecologist.

**Hedgeboxes**

Hedgeboxes should be left under or around fencing where possible at fence junctions, or where the fence has been placed in a way that allows them to be used as a base for planting towards to allow the northward 'sustainability' movement of hedgehog between gardens across the development, between the proposed greenways, and to allow movement of hedgehog into and out of the development.

**Native Planting**

- Existing vegetation to be retained
- Existing Individual Trees to be retained

**Planting Native Hedges**

- Planting Semi Native/Native Structural Planting
- Proposed Class Willowow Meadow e.g. Eromanga Seeds 200 - Standard General Purpose Meadow Mixes, supplied by Eromanga Seeds or similar. Sowing Rate: 5g/m<sup>2</sup>
- Proposed Class Willowow Meadow e.g. Eromanga Seeds 200 - Woodland Meadow, supplied by Eromanga Seeds or similar. Sowing Rate: 5g/m<sup>2</sup>

On SCALE BAR: 1:200

### KEY PLAN (not to scale)

**GENERAL NOTES**

- Drawing for Planning purposes only
- Refer to drawing reference 10137\_LD\_01 for plant schedule, and 10137\_LD\_02 for code specifications and nomenclature
- Refer to an environmental report for details of existing vegetation to be retained and protection measures. Report produced by EUSLAD. Tree Protection Plans produced by EUSLAD
- Building layout and landscape produced by MRS. Planning and Design Ltd on Planning Layout drawing number 100101\_01 (REV 3)
- Building foundations to be confirmed by Engineer with reference to planning proposals and H2O guidance or unconfirmed once building foundation depth are confirmed
- Check all dimensions and reference to EUSLAD
- Do not scale from this drawing
- This drawing is Copyright
- All levels indicative only. Extrapolated from site levels. All levels to be checked

**3RD PARTY INFORMATION**

All this drawing includes information produced by independent surveyors and / or consultants, to whom all queries shall be made. EUSLAD can accept no liability for its content or accuracy.

**FIELD NOTES**

Note that all tree locations are subject to coordination with owners. It is recommended to check.

Note that it is best practice that cut barriers are required to protect all structures and landscaping elements, such as highways, services and buildings. In addition, red barriers are required for all new trees with Dm of 75mm or more. Depth of tree root barrier to be confirmed once services design has been produced at construction stage.

E	11 04 19	HT	EUSLAD	Amendments following revised layout
D	07 12 17	HT	EUSLAD	Adoption of ecological recommendations & revised layout
C	19 12 17	HT	EUSLAD	Revised Layout
B	04 29 17	HT	EUSLAD	Amended tree species
A	25 06 17	HT	EUSLAD	Preliminary

REV DATE DRAWN CHECKED REVISION COMMENT BY

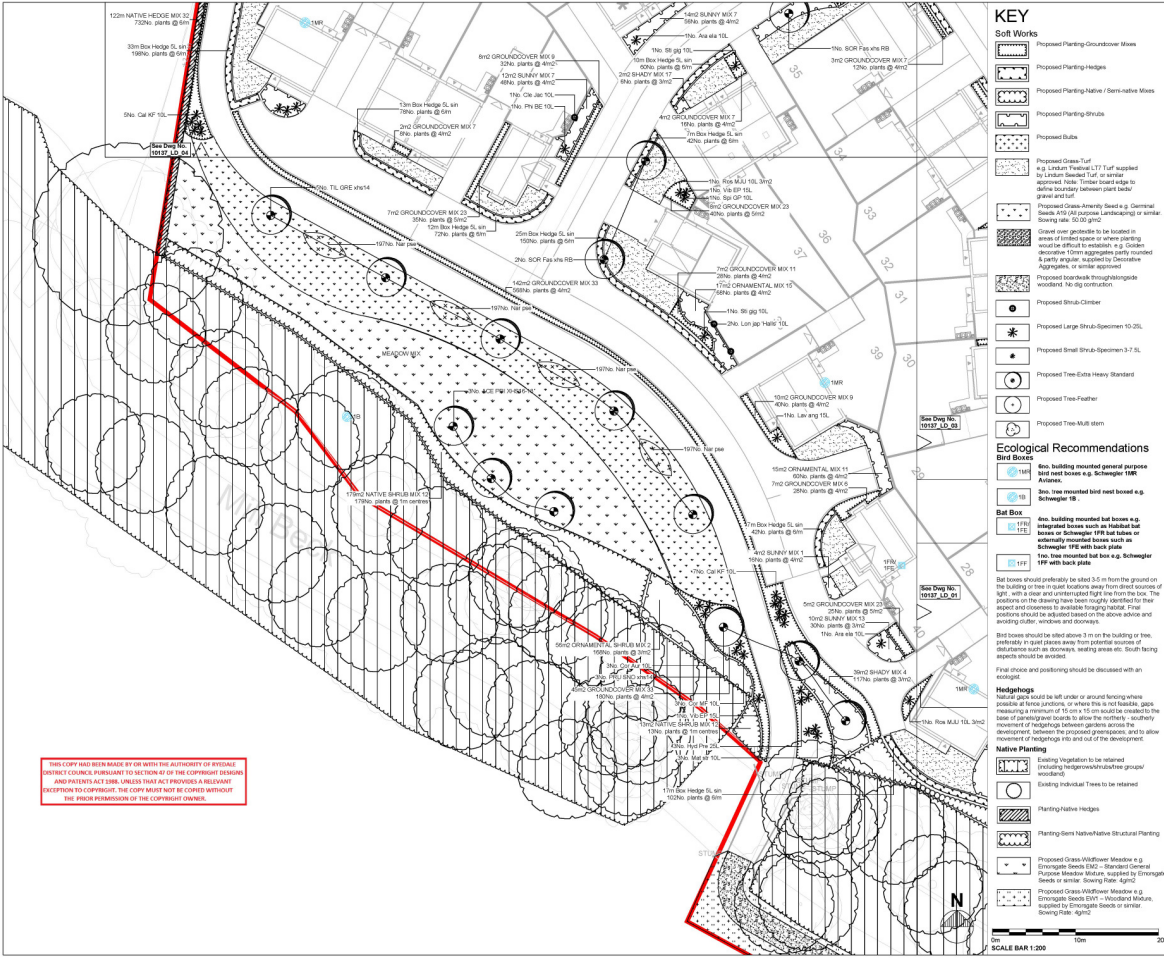
**DRAWING STATUS:** For Planning

**EUSLAD**

Job  
Langton Road, Norton

Title  
Soft Landscape Proposals - SHEET 1 of 8

Drawn by Date Scale Date  
HT Aug 17 1:200 at A1 10137\_LD\_01



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF RYSLEIGH BOROUGH COUNCIL, PURSUANT TO SECTION 61 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988, UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.

### KEY

#### Soft Works

- Proposed Planting-Groundcover Mixes
- Proposed Planting-Hedges
- Proposed Planting-Native / Semi-native Mixes
- Proposed Planting-Structs
- Proposed Bubs
- Proposed Grass/Turf  
e.g. Lintem Festival LT Turf applied by Lintem Festival Turf or similar approved. Note: Timber board edges to allow drainage between raised beds and gravel and turf.
- Proposed Grass-Army Seed e.g. Central Grasses 10cm aggregate party covered & party gravel. Approved by Horticulture Agency, or similar approved.
- Gravel over geotextile to be located in areas of high traffic or where parking is likely to occur. Approved by Horticulture Agency, or similar approved.
- Proposed Shrub-Climber
- Proposed Large Shrub-Specimen 10-25L
- Proposed Small Shrub-Specimen 3-7.5L
- Proposed Tree-Extra Heavy Standard
- Proposed Tree-Faerber
- Proposed Tree-Multi stem

#### Ecological Recommendations

##### Bird Boxes

- Box, building mounted general purpose bird nest boxes e.g. Schwagerl 100R Antlers
- Box, tree mounted bird nest boxes e.g. Schwagerl 10

##### Bat Box

- Box, building mounted bat boxes e.g. mounted boxes such as Habitat 66
- Box, tree mounted bat boxes e.g. mounted boxes such as Schwagerl 110 with back plate
- Box, tree mounted bat box e.g. Schwagerl 110 with back plate

Bat boxes should be placed at least 3.0m from the ground or the building or tree in open locations away from direct course of sight with a clear and unobstructed flight path from the box. The positions on the drawing have been roughly identified for their aspect and exposure to available flying routes. Final positions should be adjusted based on the above advice and existing site, windows and openings.

Bat boxes should be placed above 3m on the building or tree, preferably in clear spaces away from potential sources of disturbance such as doorways, seating areas etc. South facing aspects should be avoided.

If final choice and positioning should be discussed with an ecologist.

##### Hedgehogs

Native gaps could be left under or around fencing where possible at fence junctions or where this is not possible, gaps between a minimum of 10cm x 10cm should be provided to the base of any structural works to allow the smaller, solitary hedgehogs to pass. Gaps should be provided to allow movement between the proposed green spaces, and to allow movement of hedgehogs into and out of the development.

##### Native Planting

- Existing vegetation to be retained (including hedgehog and bat box group) wherever possible.
- Existing Individual Trees to be retained

##### Planting Native Hedges

##### Planting Semi-Native/Native Structural Planting

- Proposed Grass/Wildflower Meadow e.g. Ecological Seed Mix - Generalist Grasses in similar Sowing Rate, 5cm
- Proposed Grass/Wildflower Meadow e.g. Ecological Seed Mix - Wooded Meadow, supplied by Ecological Seed Mix, 5cm

### KEY PLAN (not to scale)

#### GENERAL NOTES

- Drawing for Planning purposes only
- Refer to drawing reference 10137\_LD\_07 for plant schedule, and 10137\_LD\_04 for code specifications and nomenclature
- Note: An Arboricultural report for details of existing vegetation to be retained and protection measures. Report produced by ECUS. Tree Protection Plans produced by Ecus Ltd
- Building layout and landscape produced by NPS, Planning and Design Ltd on Planning Layout drawing number 160101\_01 (REV 3)
- Building foundations to be confirmed by Engineer with reference to planting proposals and H2O guidance for foundation design. Foundations to be fully constructed once building foundation depth are confirmed. Refer to Engineer's details for more detailed information
- Setting out on site to be agreed with Landscape Architect
- Check all dimensions on site
- Do not scale from this drawing
- Add new dimensions and reference to Ecus Ltd
- This drawing is Copyright
- All levels indicative only. Subcontracted from site levels. All returns to be checked

#### 3RD PARTY INFORMATION

All this drawing includes information provided by independent surveys and/or consultants, for whom all queries must be made. Ecus Ltd can accept no liability for its content or accuracy.

#### PLANTING NOTES

Note that all tree locations are subject to coordination with services. See attachments to drawing.

Note that it is best practice that root barriers are required to protect all structures and hard landscaping elements, such as highways, services and buildings. In addition, root barriers are required for all new trees with Dm of 75mm or more e.g. Generalist Species 200L or similar. Depth of the root barrier to be confirmed once services design has been produced at construction stage.

REV	DATE	DRAWN	CHECKED	REVISION COMMENT
E	11.04.19	HT	ECUS	Amendments following revised layout
D	07.12.17	HT	ECUS	Additional ecological recommendations & revised layout
C	19.12.17	HT	ECUS	Revised Layout
B	04.09.17	HT	ECUS	Amended tree species
A	25.06.17	HT	ECUS	Priminary

REV DATE DRAWN CHECKED REVISION COMMENT

HT 25.06.17 HT ECUS Priminary

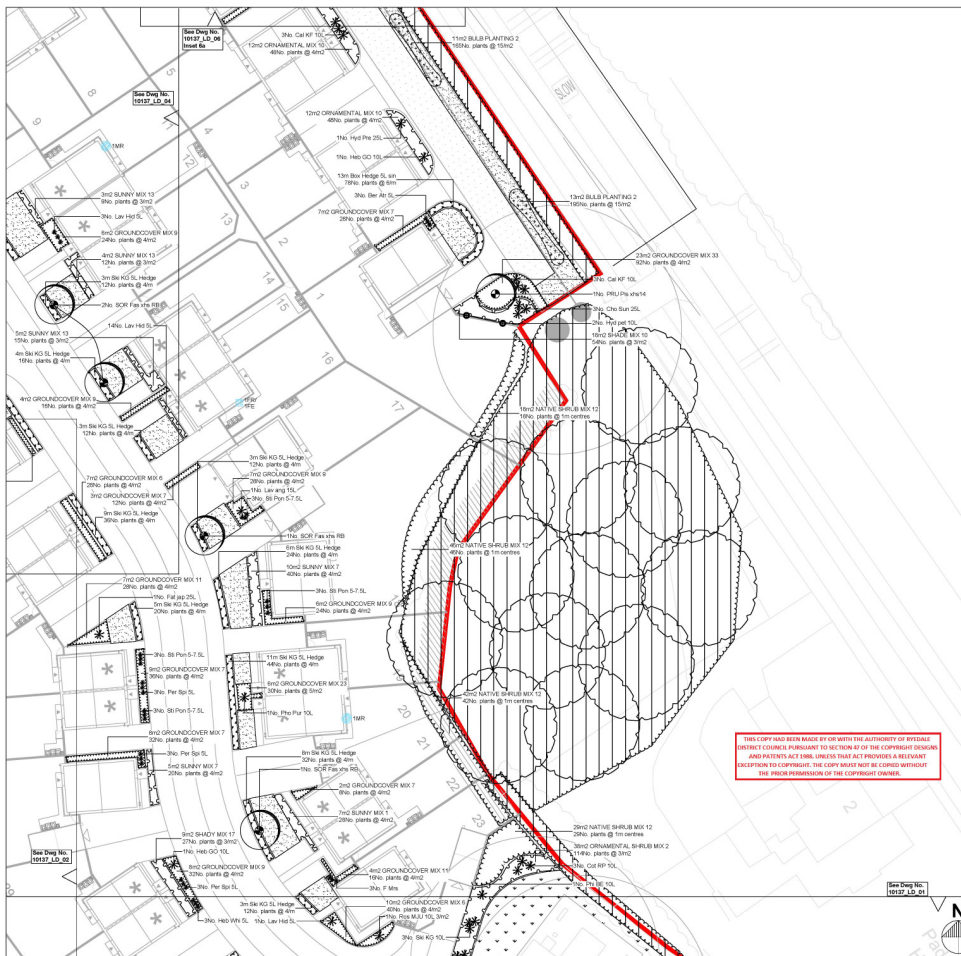
**DRAWING STATUS:** For Planning

**ECUS** Ecus Ltd  
 10137 Langton Road, Norton  
 Leamington Spa, CV32 3JF  
 Tel: 01154 366332  
 www.ecus.co.uk

Job: Langton Road, Norton

Title: Soft Landscape Proposals - SHEET 2 of 8

Drawn by	Date	Scale	Doc no.
HT	Aug 17	1:200 at A1	10137_LD_02



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF BIVALENT  
DIRECT (UNLESS OTHERWISE STATED) IN CONNECTION WITH THE PROJECT AND  
MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS  
WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

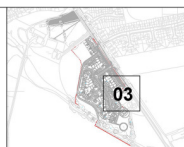
### KEY

- Soft Work**
- Proposed Planting Groundcover Mixes
  - Proposed Planting Hedges
  - Proposed Planting Native / Semi Native Mixes
  - Proposed Planting Shrubs
  - Proposed Planting Bubs
  - Proposed Grass Turf  
e.g. Lincoln Festival LT Turf applied to Lincoln Festival Turf or similar approved. Note: Turf boards edge to define boundary between plant border and turf.
  - Proposed Grass Already Sown e.g. General Seeds AT9 (AM Turf) or similar approved. Note: Turf boards edge to define boundary between plant border and turf.
  - Grass to be sown to be located in areas of limited space or where planting would be difficult to establish e.g. Gutter. (Optional) 10mm aggregate path proposed & early angling, supplied by Decorative Aggregates, or similar approved.
  - Proposed Downward Slope/Grassland (Optional) No grass construction.
  - Proposed Shrub-Center
  - Proposed Large Shrub-Spacer 10-25L
  - Proposed Small Shrub-Spacer 5-7.5L
  - Proposed Tree Extra Heavy Standard
  - Proposed Tree Feather
  - Proposed Tree Multi stem

### Ecological Recommendations

- Bat Box  
Bat box, building mounted, general purpose bat nest based e.g. Schwegler IHR Batbox.
  - Bird Box  
Bird box, building mounted, general purpose bird nest based e.g. Schwegler IHR Batbox.
  - Bat Box with Insect  
Bat box, building mounted, general purpose bat nest based e.g. Schwegler IHR Batbox with insect tray.
  - Bat Box with Insect and Seed  
Bat box, building mounted, general purpose bat nest based e.g. Schwegler IHR Batbox with insect tray and seed tray.
- Bird boxes should preferably be placed 1.5m from the ground on the building or tree in quiet locations away from direct sources of light, with a clear and unobstructed flight path from the box. The position on the building should be roughly identified for their aspect and orientation to maximize bird usage. Final positions should be adjusted based on the above advice and existing building structure and windows.
- Bird boxes should be sited above 3m on the building or tree, preferably in quiet areas away from potential sources of disturbance such as doorways, seating areas etc. South facing aspects should be avoided.
- Final choice and positioning should be discussed with an ecologist.
- Hedgehogs**  
Narrow paths should be left under or around fencing where possible at knee height, or where this is not feasible, gaps measuring a minimum of 15cm x 15cm should be created to the base of chain-link fences to allow the entry. A further minimum of hedgehog gates should be provided. A further minimum of 15cm high gaps should be provided.
- Native Planting**  
Existing vegetation to be retained (including hedgerows and groups of woodlands).  
Existing individual trees to be retained.

- Planting Native Hedges
- Planting Native Semi-Native Structural Planting
- Proposed Grass/Wildflower Meadow e.g. Emergent Seeds CW9 - General Purpose Meadow Mixes, supplied by Emergent Seeds or similar approved. Note: Turf boards edge to define boundary between plant border and turf.
- Proposed Grass/Wildflower Meadow e.g. Emergent Seeds D19 - Woodland Meadow, supplied by Emergent Seeds or similar approved. Note: Turf boards edge to define boundary between plant border and turf.



### KEY PLAN (not to scale)

**GENERAL NOTES**

- Drawing for Planning purposes only
- Refer to drawing reference 10137\_LD\_01 for plant schedule, and 10137\_LD\_02 for code specifications and nomenclature schedule
- Refer to architectural report for details of existing vegetation to be retained and protection measures. Report produced by ECUS. Tree Protection Plans produced by Ecus Ltd.
- 10137\_LD\_01 - 10137\_LD\_02
- Building level and topographic provided by WSP, Planning and Design Ltd on Planning Layout drawing number 10137\_01 (REV 3)
- Building foundations to be confirmed by Engineer with reference to planning proposals and H202 guidelines for drainage and ground levels. The position to be confirmed once building foundation depth are confirmed.
- Refer to Engineer's details for more detail drainage information - setting out on site to be agreed with Landscape Architect
- Check all dimensions on site
- Do not scale from this drawing
- Report any discrepancies and omissions to Ecus Ltd
- This drawing is Copyright
- All levels indicative only. Subcontracted from site levels. All require to be checked.

**3RD PARTY INFORMATION**  
All this drawing includes information provided by independent surveyors and / or consultants, for whom all queries shall be made. Ecus Ltd can accept no liability for its content or accuracy.

**FIELD NOTES**  
Note that all tree locations are subject to coordination with surveys to be undertaken by client.  
Note that it is best practice that root barriers are required to extend 70m beyond the root spread of the tree to be protected at all stages and hard landscaping elements, such as highways, services and buildings. In addition, root barriers are required by all new trees with Dm of 75mm or > e.g. General Forest 2002 or similar. Depth of the root barrier to be confirmed once services design has been produced at construction stage.

REV	DATE	DRAWN	CHECKED	REVISION COMMENT
E	11.04.19	HT	ECUS	Amendments following revised brief
D	07.12.17	HT	ECUS	Addition of ecological recommendations & revised brief
C	19.10.17	HT	ECUS	Revised Layout
B	14.10.17	HT	ECUS	Amend tree species
A	25.06.17	HT	ECUS	Priminary

**DRAWING STATUS:** For Planning

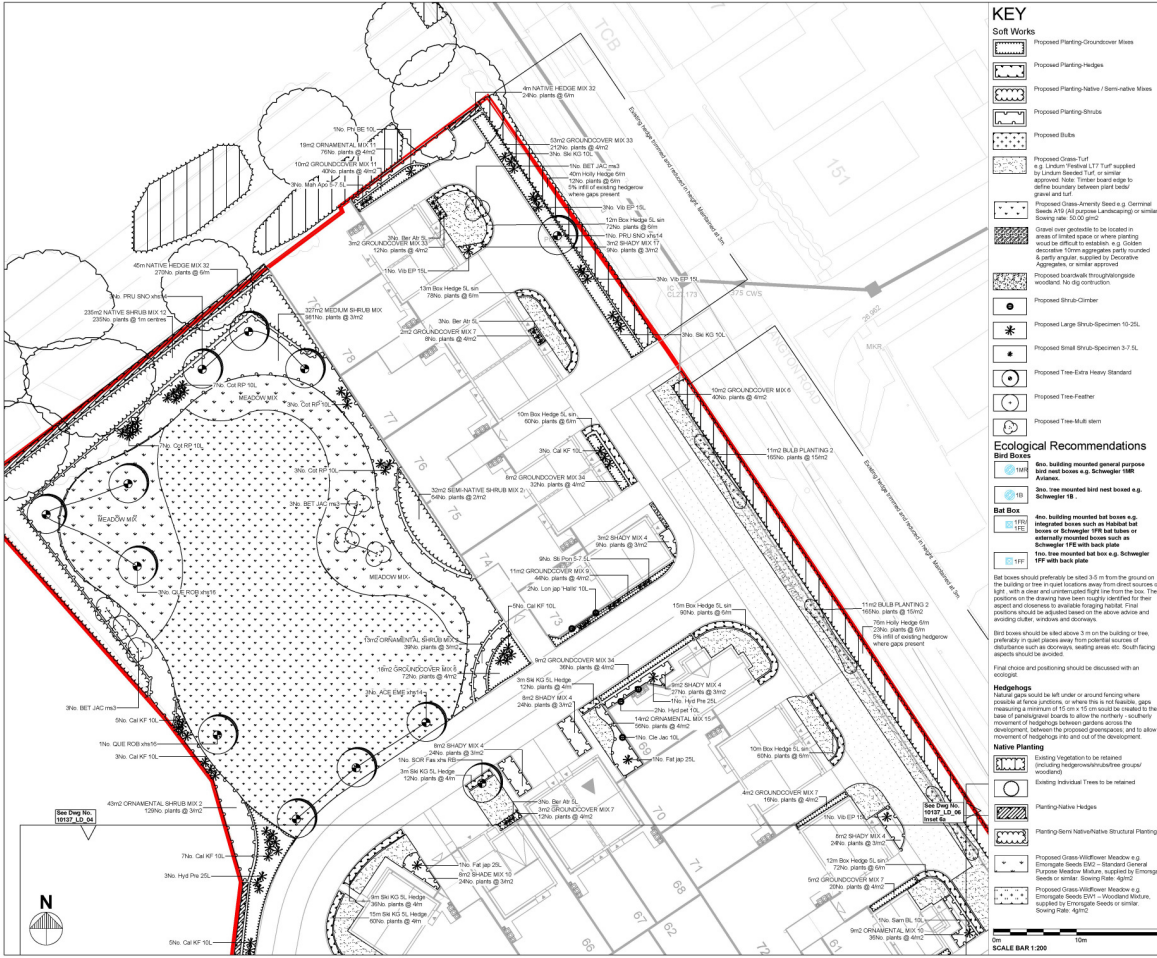
**ecus** Ecus Ltd  
 200 Langton Road, Norton, Leamington Spa, CV23 9AA  
 Tel: 0116 2660202  
 www.ecus.co.uk

Job: Langton Road, Norton

Title: Soft Landscape Proposals - SHEET 3 of 8

Drawn by	Date	Scale	Doc. No.
HT	Aug 17	1:200 at A1	10137_LD_03





**KEY**

**Soft Works**

- Proposed Planting-Groundcover Mass
- Proposed Planting-Hedges
- Proposed Planting-Native / Semi-native Mass
- Proposed Planting-Structs
- Proposed Rubus
- Proposed Grass Turf  
e.g. London Fescue 17.7 Turf applied to London Fescue Turf or similar  
applied inside 100mm curb edge to define boundary between plant beds/groundcover
- Proposed Grass Artery Seed e.g. Cernial Seeds 410 (M) natural landscaping or similar  
Soiling rate: 50.00 g/m<sup>2</sup>
- Proposed Tree-Multi stem
- Proposed Tree-Euro Heavy Standard
- Proposed Tree-Feather
- Proposed Tree-Clamber
- Proposed Large Strub-Specimen 10-25L
- Proposed Small Strub-Specimen 3-7.5L

**Ecological Recommendations**

- Bird Boxes  
Box building mounted general purpose bird nest boxes e.g. Schwegler 10R Arnhem.
- Bat Boxes  
Box building mounted bat nest boxes e.g. Schwegler 10R with back plate.

Box building mounted bat nest boxes e.g. Schwegler 10R with back plate.  
Bat boxes should preferably be sited 3m from the ground on the building or tree in quiet locations away from direct sources of light, with a clear entrance/exit flight from the box. The position on the drawing has been roughly identified for their aspect and direction to available foraging habitat. Final positions should be decided based on site access and avoiding clutter, windows and doorways.

Bird boxes should be sited above 3m on the building or tree, preferably in shaded areas away from potential sources of disturbance such as downpipes, washing areas etc. South facing aspects are preferable.

Final choice and positioning should be discussed with an ecologist.

**Hedges**  
Natural gaps should be left under or around existing hedges. Natural gaps should be left under or around existing hedges. Natural gaps should be left under or around existing hedges. Natural gaps should be left under or around existing hedges. Natural gaps should be left under or around existing hedges.

**Native Planting**  
Existing vegetation to be retained (including hedgerow/subsidiary group) wherever possible.  
Existing individual trees to be retained.

- Planting-Native Hedges
- Planting-Semi-Native/Structural Planting

- Proposed Grass-Villow Meadow e.g. Emergent Seeds EVC - Emergent General Purpose Meadow Mixture supplied by Emergent Seeds or similar. See Note 10.
- Proposed Grass-Villow Meadow e.g. Emergent Seeds EVC - Villow Meadow Mixture, supplied by Emergent Seeds or similar. See Note 10.

On SCALE BAR 1:200 10m 20m



**KEY PLAN (not to scale)**

**GENERAL NOTES**

- Drawing for Planning purposes only
- Refer to drawing reference 10137\_LD\_07 for plant schedule, and 10137\_LD\_04 for code specifications and nomenclature.
- Refer to the horticultural report for details of existing vegetation to be retained and protection measures. Report produced by ECUS, Tree Protection Plans produced by Ecus Ltd.
- Check all ground levels to be retained in areas of limited space - where planting would be difficult to establish, e.g. Clamber decorative 15mm aggregate partly mounded to partly replace existing by Decorative Aggregate, or similar approved.
- Proposed tree-scale through-planting woodland 10-25g construction.
- Building foundations to be confirmed by Engineer with reference to planning proposals and H202 guidelines for foundations to be confirmed.
- Building level and topography provided by NRS, Planning and Design Ltd on Planning Layout drawing number 100101\_01 (REV 1).
- Building foundations to be confirmed by Engineer with reference to planning proposals and H202 guidelines for foundations to be confirmed.
- Check all ground levels to be retained in areas of limited space - where planting would be difficult to establish, e.g. Clamber decorative 15mm aggregate partly mounded to partly replace existing by Decorative Aggregate, or similar approved.
- Proposed tree-scale through-planting woodland 10-25g construction.
- Building foundations to be confirmed by Engineer with reference to planning proposals and H202 guidelines for foundations to be confirmed.
- Check all ground levels to be retained in areas of limited space - where planting would be difficult to establish, e.g. Clamber decorative 15mm aggregate partly mounded to partly replace existing by Decorative Aggregate, or similar approved.

**3RD PARTY INFORMATION**

This drawing includes information produced by independent surveys and/or consultants, to whom all queries should be made. Ecus Ltd can accept no liability for its content or accuracy.

**FIELD NOTES**

Note that all tree locations are subject to coordination with owners, to be undertaken by client.  
Note that it is best practice that not barriers are required to protect all structures and hardstanding elements, such as highways, services and buildings. In addition, red barriers are required for all new trees with a DBH of 75mm or more. Check all trees with a DBH of 75mm or more to be confirmed once services design has been produced at construction stage.

**REVISIONS**

REV	DATE	DRAWN	CHECKED	REVISION COMMENT
E	11.04.18	HT	ESK	Amendments following revised brief
D	07.12.17	HT	ESK	Additional ecological recommendations & revised brief
C	19.12.17	HT	ESK	Revised Layout
B	04.09.17	HT	ESK	Amend tree species
A	25.06.17	HT	ESK	Priminary

REVISION STATUS: For Planning

Drawn by: HT  
Date: 11.04.18  
Scale: 1:200  
Sheet: 5 of 8



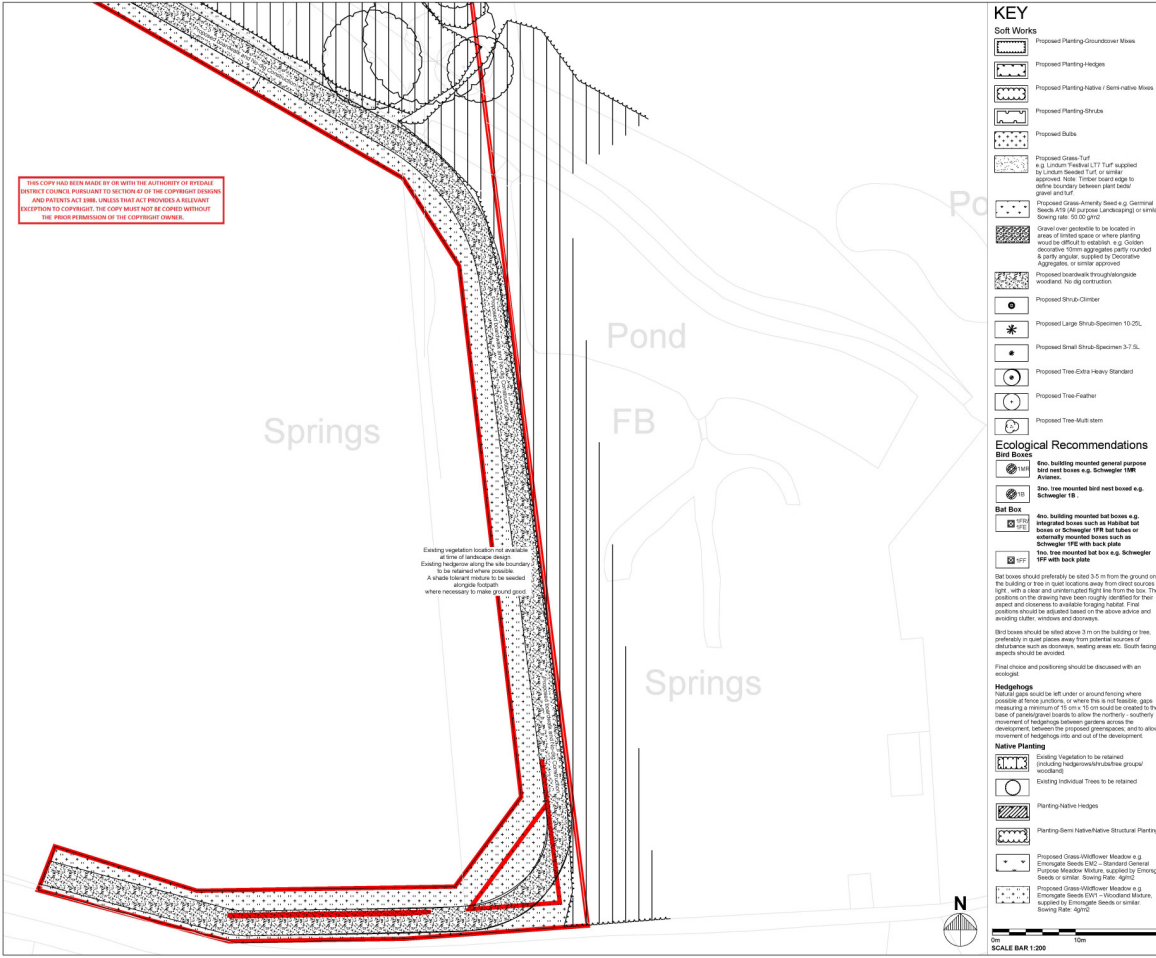
Job: Langton Road, Norton

Soft Landscape Proposals - SHEET 5 of 8

Drawn by	Date	Scale	Sheet no.
HT	Aug 17	1:200	at 10137_LD_05



THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF HYDEDALE DISTRICT COUNCIL PURSUANT TO SECTION 6 OF THE COPYRIGHT DESIGN AND PATENTS ACT 1988, UNLESS THAT ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THE COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT OWNER.



Existing vegetation locations not included in this landscape design. Existing hedgerow along the site boundary to be retained where possible. A hedge layout plan to be issued alongside the landscape design where necessary to retain ground cover.

**KEY**

- Soft Works**
- Proposed Planting Groundcover Mixes
  - Proposed Planting Hedges
  - Proposed Planting Native / Semi-native Mixes
  - Proposed Planting Shrubs
  - Proposed Paths
  - Proposed Grass Tuft
  - Proposed Grass Tuft (if applied by uniform seeding Tuft or similar approved. Note: Times laid edge to define boundary between plant beds/ zones and Tuft.
  - Proposed Grass-Anemoly Seed e.g. Central Seeds 419 50 purpose (Landscape) or similar. Sowing rate: 50.0g/m<sup>2</sup>
  - Other low plants to be located in areas of limited space or where planting would be difficult to establish, e.g. Golden Pimpernel, Agrostis, or similar approved.
  - Proposed low walls through landscape woodland. No dig construction.
  - Proposed Shrub Cluster
  - Proposed Large Shrub-Specimen 10/20L
  - Proposed Small Shrub-Specimen 5/7.5L
  - Proposed Tree Extra-heavy Standard
  - Proposed Tree Feather
  - Proposed Tree Multi stem

- Ecological Recommendations**
- Bird Boxes**
- One, building mounted general purpose bird nest boxes e.g. Schwegler 106
  - One, tree mounted bird nest boxes e.g. Schwegler 18
- Bat Box**
- One, building mounted bat house e.g. integrated boxes such as Schwegler 106
  - One, tree mounted bat nest box e.g. Schwegler 18 with back slide
- Box boxes should preferably be sited 3.5m from the ground on the building or tree on quiet locations away from direct sources of light, with a clear and unobstructed flight to the box. The position of the drawing box, box height, orientation to the aspect and clearance to available foraging habitat. Final positions should be agreed based on the above advice and existing clutter, windows and doorways.
- Bird boxes should be sited above 3m on the building or tree, preferably or sited away from potential sources of disturbance such as dormers, seating areas etc. South facing aspects should be avoided.
- Final choice and positioning should be discussed with an ecologist.
- Hedgerows**
- Full all gaps suitable left under or around fencing where possible at fence junctions, or where this is not feasible, gaps measuring a minimum of 15 cm x 10 cm could be created for the base of adjacent fence to allow the northern / southern movement of hedgerow between gaps where necessary to allow movement between the proposed green spaces, and to allow movement of hedgerow into and out of the development.

- Native Planting**
- Planting Native Hedges
  - Planting Semi Native/Structural Planting
  - Proposed Grass/Wildflower Meadow e.g. Ecogrowl Seeds 620 – Grasses/Central Seeds or similar. Sowing Rate: 4g/m<sup>2</sup>
  - Proposed Grass/Wildflower Meadow e.g. Ecogrowl Seeds 620 – Woodland Meadow, Subject to Ecogrowl Seeds or similar. Sowing Rate: 4g/m<sup>2</sup>



**KEY PLAN (not to scale)**

- GENERAL NOTES**
- Drawing for Planning purposes only.
  - Refer to drawing reference 10137\_LD\_07 for plant schedule and 10137\_LD\_08 for outline specification and maintenance schedule.
  - Refer to arboricultural report for details of existing vegetation to be retained and protection measures. Report produced by FPCB Tree Protection Plans produced by Ecus Ltd 10137\_LD\_01 - 10137\_LD\_02.
  - Building layout and materials provided by NRE, Planning and Design Unit or Planning Layout drawing number 10137\_01 (P/L) 13.
  - Building foundations to be confirmed by Engineer with reference to geology, ground conditions, and existing services or alternative where applicable. These locations to be fully coordinated with building foundation depth and confirmed.
  - Refer to Engineer's details for soil and drainage information.
  - Check all dimensions on site.
  - Do not scale from the drawing.
  - Report any discrepancies and omissions to Ecus Ltd.
  - This drawing is Copyright.
  - All levels indicative only. Extrapolated from site levels. All require field checks.

**3RD-PARTY INFORMATION**

NE This drawing includes information provided by 3rd parties and is not intended to be used as a substitute for a site visit or consultation, to whom all queries should be made. Ecus Ltd can accept no liability for its content or accuracy.

**TREE NOTES**

Note that all tree locations are subject to coordination with services, to be undertaken by others.

Note that it is best practice that root barriers are required to extend 2m beyond the mature canopy spread of new trees to protect all structures and landscaping elements, such as highways, services and buildings. In addition, root barriers are required for all new trees when ground highways, e.g. Greater Street 2007 or similar. Depth of the root barrier to be confirmed once arboriculture design has been produced at construction detail.

B	11/04/18	HT	Ecus	Amendments following issued report
A	08/12/17	HT	Ecus	Final
REV DATE	DRAWN	CHECKED	BY	REVISION COMMENT

**DRAWING STATUS:** For Planning



Job  
**Langton Road, Norton**

Drawn by  
**Dec 17**

Date  
**1:500**

Scale  
**at A1**

Doc. No.  
**10137\_LD\_09**

**5 YEAR MAINTENANCE SCHEDULE (for Planning purposes only)**

Component	Requirement/Action	Season	Frequency	Priority	Remarks
1. General maintenance	To ensure high standard planting where areas are not established or established in the defined schedule below	A	March - September	Annually	...
2. New tree planting	To ensure that trees established and remain in a healthy condition	A	March - September	Annually	...
3. Existing Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
4. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
5. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
6. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
7. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
8. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
9. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
10. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
11. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
12. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
13. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
14. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
15. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
16. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
17. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
18. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
19. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...
20. Existing Bare Rooted Trees	To ensure continued health of trees in early life of tree	A	March - September	Annually	...

**OUTLINE SPECIFICATION (FOR PLANNING)**

Item	Specification
1. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
2. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
3. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
4. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
5. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
6. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
7. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
8. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
9. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
10. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
11. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
12. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
13. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
14. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
15. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
16. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
17. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
18. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
19. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...
20. Planting	Planting shall be carried out in accordance with good professional horticultural practice... All plants to be supplied in accordance with HTA National Plant Specification...