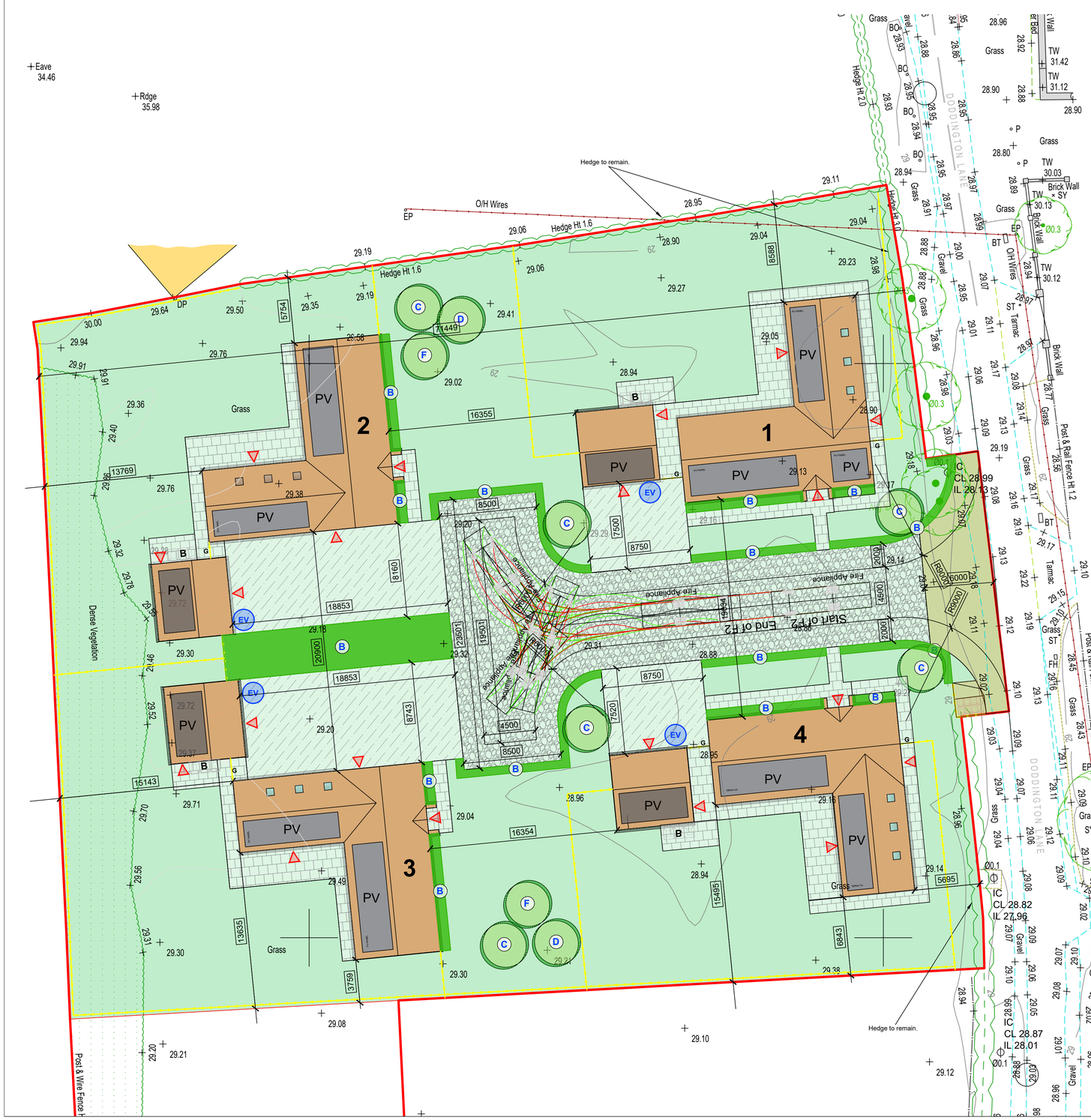
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0 10mm
Actual Size.



SITE LEGEND

GENERAL

- B — Refuse bins.
- Temporary bin store for collection day only.
- EV — Infrastructure for EV Charge point.
- External doors.
- PV — Photovoltaic panels

HARD / SOFT LANDSCAPING

- Permeable Shared Private Drive Gravel
- Permeable Private Drive Gravel
- Patio paving Grey smooth.
- Tarmac
- Grass



1.8m close boarded timber fence typical image
nts

Indicated on plan as thus

1.8m CBT gate shown thus

G

NEW PLANTING DETAILS

- A — Grass to house plots - Turf: Meadow Grass, free of weeds, rubble and stones to BS3936.
- B — A mix of the following native shrubs:
  Arctostaphylos uva-ursi
  Potentilla fruticosa
  Rosa spinosissima
  Salix lanata
  Salix reticulata

Plant Size at Planting (Container Grown)
2–3L pots (or equivalent cell-grown for small projects)
Height at planting: Typically 20–40 cm, depending on species
Planting Density / Spacing
For informal/native hedgerows or borders:
3–5 plants per m² (approx. 30–50 cm spacing in triangles or staggered rows)
For single-species screens or grouped planting:
Use 3–7 per linear metre.



- C — Trees for gardens: Acer Campestre (Common Field Maple) 10 litre pot Height 1.8 / 2m



- D — Trees for gardens: Betula Pendula (Silver Birch) 10 litre pot Height 2/2.5m



- F — Trees for gardens: Corylus Avellana (Hazel) 10 litre pot Height 1.2m

PLANTING GUIDANCE
All planting and landscape operations should comply with the requirements specified in BS3936:1992' NurseryStock (Part One)' and BS 4428:1998 'Code of Practice for General Landscape Operations (excluding hard surfaces)'. All topsoil and testing to conform to BS 3882:2015 'Specification for Topsoil and Requirements for Use'. Existing levels to be preserved around existing trees and protected during construction to BS5837:2012.

MAINTENANCE NOTES
- Planting to be protected from mammal and human damage by stock proof fencing.
- Planted areas to be forked through regularly to keep soil loose and aerated.
- Watering as required to maintain healthy growth (allow for 24 waterings minimum).
- Any species that dies or fails to establish in the first five years should be replaced by an identical species.
- Allow for 12 maintenance visits.

SEEDING / TURFING
- Carry out the work while soil and weather conditions are suitable. When preparing ground for seeding cultivate to a fine, firm tilth with good crumb structure.
- When sowing establish good seed contact with the root zone. Grass seed generally between April to June or August to October.
- For turfed areas prepare a bed of 50mm minimum depth approved topsoil to BS3882 Multipupose laid over free draining subsoil.
- Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Consolidating; lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.
- Thoroughly water completed turf immediately after laying. Sowing rate 1.5 grams per Sq.M; prepare ground in accordance with seed providers recommendation and specification.

Note: All new trees are to be a minimum of 1.2m whips / transplants with spiral rabbit guards.

Guidance for Tree Pit Sizes
Tree Size Rootball Size Tree Pit Size
As Spec 50dia x 50cm 100dia x 75cm

Where Necessary
To be planted in a minimum of 300-450mm depth approved topsoil to BS 3882:2007 'Multipurpose' or better in the first available planting season after construction. All shrubs are to be planted as bareroot stock unless otherwise specified. All stock is to be well rooted into the container. All hedges are to be planted in double staggered rows, 250mm apart and 350mm linear separation, generally 5no. per metre. All shrubs are to be planted with a slow release organic fertilizer to a N.P.K ratio of 4.5-2.0-7.7+ 0.8%mg (vitax or similar approved) and backfilled with a mixture of excavated top soil and compost (not peat based). A minimum of 50mm approved ornamental grade bark mulch is to be applied to planting areas unless stated otherwise.

Proposed Tree Planting
To be planted in the first available planting season after construction as root balled stock. Tree pit dimensions are subject to soil conditions and rootball size. All tree pits to have irrigation pipe and end cap, 150mm depth aggregate drainage layer with geotextile separation layer and horticultural grade sand to support root ball. All topsoil to conform to BS 3882:2015 'Multipurpose'. All backfilled material is to include an organic slow release fertilizer (Vitax Q4HN or similar approved).

Tree Support (Young Trees)
For trees planted in garden soil (soft landscape):
Type: Double-stake system with crossbar
Materials: Pressure-treated softwood stakes (50–75 mm diameter), minimum 1.2 m above ground
Ties: Adjustable rubber or cushioned tree ties (e.g. Buckle ties with spacers)
Stakes Position: Placed outside the rootball, not through it
Removal: Support system to be removed after 2–3 growing seasons

rev:	date:	description:	by:
P2	26.10.26	Red line amended as per outline planning approval. Plot roof plans updated.	rcw

VERTICALEDGE DESIGN

CLIENT
Webster Homes

ADDRESS
Land West Of Doddington Lane
Stubton
NG23 5BX

DRAWING
Proposed Site Plan
Discharge of Planning Conditions

STATUS
PLANNING APPLICATION ISSUE - DofC1

DATE September 2026 SCALE as shown at A1

JOB No	DRAWING No	REVISION
VED901	100	P2

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