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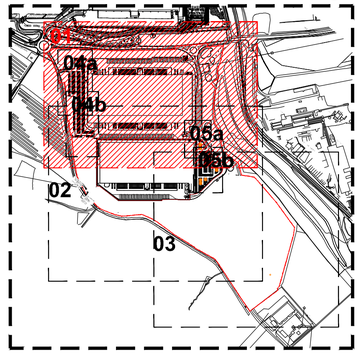
DRAWING LOCATION PLAN - NTS



KEY

SEMI-MATURE TREE
(*Tree pit size: 2000x2000x1000mm*)
20-25cm stem girth
5.0-5.5m height
3m clear stem
Rootballed
Species
Quercus robur

EXTRA HEAVY STANDARD TREES
(*Tree pit size: 1500x1500x900mm*)
18-20cm stem girth
4.5-5.0m height
1.8-2.1m clear stem
Rootballed
Species
Acer campestre 'Streetwise'
Betula pendula 'Edinburgh'
Carpinus betulus 'Lucas'

NOTES
Prior to any planting please refer to soil implementation and management strategy plan for planted areas - prepared by others.

Refer to Sheet 02/03 for Heavy Standard sizes and species

PROPOSED BROADLEAF WOODLAND CORE MIX (BWC)
(*300mm depth of topsoil & 600mm depth subsoil*)
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Transplants to be planted in single species groups of 3-9 at 2.0m centres.

Refer to BCA drawing 2289-22-07 for Broadleaf Woodland Core detail & schedule

PROPOSED BROADLEAF WOODLAND EDGE MIX WITH SHRUB UNDER STOREY
(300mm depth of topsoil & 600mm depth subsoil)
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Tree Species to be planted in single species groups of 3-5 at 2.5m centres and minimum 2.5m from larger stature trees. Shrubs to be planted in groups of 7-15 of the same species on a 1.5m grid.

25%	Tree Species	Common Name	Size	Age	Root/Pot Size
2%	Acer campestre	Field Maple	600-800mm	1+1	OG
4%	Betula pendula	Silver Birch	600-800mm	1+1	OG
1%	Malus sylvestris	Crab Apple	600-800mm	1+1	OG
1%	Prunus avium	Wild Cherry	600-800mm	1+1	OG
1%	Pyrus communis	Pear	600-800mm	1+1	OG
5%	Pinus sylvestris	Scotts pine	600-800mm	2+2	OG
3%	Quercus ilex	Holm Oak	600-800mm	1u1	OG
5%	Quercus robur	English Oak	600-800mm	1u1	OG
3%	Sorbus aucuparia	Rowan	600-800mm	1+1	OG

75%	Shrubs Species	Common Name	Size	Age	Root/Pot Size
6%	Cornus sanguinea	Dogwood	600-800mm	1+1	OG
21%	Corylus avellana	Hazel	600-800mm	1u1	OG
11%	Crataegus laevigata	Midland Hawthorn	600-800mm	1+1	OG
18%	Crataegus monogyna	Hawthorn	600-800mm	1+1	OG
10%	Ilex aquifolium	Holly	600-800mm	2L	
9%	Ligustrum vulgare	Wild Privet	600-800mm	1+1	OG

PROPOSED THICKET MIX
(300mm depth of topsoil & 600mm depth subsoil)
Transplants to be planted in groups of 25-45 of the same species on a 1m grid.

%	Species	Common Name	Size	Age
15%	Cornus sanguinea	Dogwood	400-600mm	1+1
15%	Corylus avellana	Hazel	400-600mm	1+1
20%	Crataegus monogyna	Hawthorn	400-600mm	1+1
10%	Euonymus europaeus	Spindle	400-600mm	1+1
10%	Ilex aquilfolium	Holly	400-600mm	2L
10%	Ligustrum vulgare	Wild Privet	400-600mm	1+1
10%	Prunus spinosa	Blackthorn	400-600mm	1+1
5%	Rosa canina	Dog Rose	400-600mm	1+1
5%	Viburnum opulus	Guelder Rose	400-600mm	1+1

PROPOSED INDIGENOUS HEDGEROW
MIX BELOW TO BE USED TO REPLACE ANY TRANSLOCATION FAILURES
(300mm depth of topsoil & 600mm depth subsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Common Name	Size	Age	Root
5%	Acer campestre	Field Maple	600-800mm	1+1	OG
20%	Corylus avellana	Hazel	600-800mm	1u1	OG
10%	Crataegus laevigata	Midland Hawthorn	600-800mm	1+1	OG
30%	Crataegus monogyna	Hawthorn	600-800mm	1+1	OG
10%	Ilex aquifolium	Holly	600-800mm	2L	
5%	Ligustrum vulgare	Wild Privet	600-800mm	1+1	OG
10%	Prunus spinosa	Blackthorn	600-800mm	1+1	OG
10%	Viburnum opulus	Guelder Rose	600-800mm	1+1	OG

SPECIMEN SHRUBS
(*300mm depth of topsoil*)
Refer to BCA drawing 2289-22-04 & 05 for ornamental planting detail.

TALL ORNAMENTAL SHRUB PLANTING
(*300mm depth of topsoil + minimum 300mm depth subsoil*)
Ultimate plant height is above 1m.
Refer to BCA drawing 2289-22-04 & 05 for ornamental planting detail.

LOW ORNAMENTAL SHRUB/HERBACEOUS PLANTING
(*300mm depth of topsoil + minimum 300mm depth subsoil*)
Ultimate plant height is below 1m.
Refer to BCA drawing 2289-22-04 & 05 for ornamental planting detail.

GRASS SEEDED AREAS
(*150mm depth of topsoil + minimum 150mm depth subsoil*)
To be sown with DLF PM 120 'Slowgrowth' or similar approved
Sown at a rate of 35-50g/m²

SPECIES RICH GRASSLAND SEEDED AREAS
(Cultivated subsoil to a depth of *300mm*)
To be sown with Emorsgae EM2 or similar approved
Sown at a rate of 4 g/m²

SPECIES RICH WETLAND GRASS SEEDED AREAS
(Cultivated subsoil to a depth of *300mm*)
To be sown with Emorsgate EP1 or similar approved
Sown at a rate of 4 g/m²

PROPOSED TRANSLOCATED HEDGEROWS
Total length to be confirmed on site. To include hedgerow trees. If translocated hedge fails, to be replaced with native indigenous hedging.

PUBLIC RIGHT OF WAY ROUTE
PROW Route (To remain as unmade grass path) to align with the S106 agreement.

SITE BOUNDARY

RETAINING STRUCTURES
All retaining structures to engineers specification.

PROPOSED SIGNAGE LOCATION

FOOT PATH
To match foot path surfacing in Bardon 1. Min. width 2.6m
Refer to typical detail on drawing 2289-22-01.

PROPOSED AREAS FOR TRANSLOCATED TREE STOCK
Number of suitable trees to be identified on site. If translocated specimens fail, replacement with Extra Heavy Standard (14-16cm) trees of similar species to be planted. Trees to be min. 7m apart. (approx., numbers shown on plan)

NOTES
Turf and surface material to be scraped off to 2.6m width and depth of 150mm. Excavated material to be placed in a shallow 50mm high shoulder on the edges of the trench, graded outwards horizontally to the original ground level over 1-2m on either side.
Trench bed is to be compacted with a 4t vibrating roller.

Drainage Options:
A. 1:40 cross fall to reflect local terrain.
B. In flat areas surface profile to be cambered to shed surface water to the edges of the path.

Longitudinal fall no greater than 1:20, so as to avoid water erosion.

Any material excavated during path construction and spread adjacent to the path should not form a barrier to water running off the path.

Clean crushed concrete with no more than 20% brick and tarmac (industry type 6F5) Top layer to be put through a 40mm screen to be placed as top layer, 50mm thick.

Clean crushed concrete with no more than 20% brick and tarmac (industry type 6F5), 100mm thick.

"Terram 1000" Non-Woven geotextile fabric, Multi Track 9/9 8.3Kn/m2 (or equivalent) to be laid down below sub-base course.

Formation level by main contractor

2.6m

TYPICAL FOOTPATH SECTION
SCALE 1:20

SCALE 1:1000 0 25 50 75 100m
SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm

NORTH

PROPOSED INDIGENOUS HEDGEROW (120Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	27
20%	Corylus avellana	107
10%	Crataegus laevigata	54
30%	Crataegus monogyna	160
10%	Ilex aquifolium	53
5%	Ligustrum vulgare	27
10%	Prunus spinosa	53
10%	Viburnum opulus	53
TOTAL		534

PROPOSED BROADLEAF WOODLAND EDGE
MIX WITH SHRUB UNDER STOREY (4112m²)
Under seeded with Emorsgate EG10 - Tussock Grass Mix

25% Tree Species	Qty.
2% Acer campestre	38
4% Betula pendula	72
1% Malus sylvestris	19
5% Pinus sylvestris	90
1% Prunus avium	19
1% Pyrus communis	19
3% Quercus ilex	54
5% Quercus robur	90
3% Sorbus aucuparia	54

75% Shrubs Species	Qty.
6% Cornus sanguinea	108
21% Corylus avellana	380
11% Crataegus laevigata	199
18% Crataegus monogyna	325
10% Ilex aquifolium	181
9% Ligustrum vulgare	162
TOTAL	1810

PROPOSED BROADLEAF WOODLAND EDGE
MIX WITH SHRUB UNDER STOREY (728m²)
Under seeded with Emorsgate EG10 - Tussock Grass Mix

25% Tree Species	Qty.
2% Acer campestre	6
4% Betula pendula	12
1% Malus sylvestris	3
5% Pinus sylvestris	16
1% Prunus avium	3
1% Pyrus communis	3
3% Quercus ilex	9
5% Quercus robur	16
3% Sorbus aucuparia	9

75% Shrubs Species	Qty.
6% Cornus sanguinea	20
21% Corylus avellana	68
11% Crataegus laevigata	36
18% Crataegus monogyna	58
10% Ilex aquifolium	33
9% Ligustrum vulgare	29
TOTAL	321

Existing woodland to be retained

UNIT 1 BREAKOUT SPACE

7no. Quercus robur

TOTEM SIGNAGE

2no. Acer campestre 'Streetwise'
3no. Carpinus betulus 'Lucas'
13no. Carpinus betulus 'Lucas'
13no. Acer campestre 'Streetwise'
5no. Carpinus betulus 'Lucas'
5no. Acer campestre 'Streetwise'

PROPOSED INDIGENOUS HEDGEROW (234Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	52
20%	Corylus avellana	207
10%	Crataegus laevigata	104
30%	Crataegus monogyna	311
10%	Ilex aquifolium	104
5%	Ligustrum vulgare	52
10%	Prunus spinosa	104
10%	Viburnum opulus	104
TOTAL		1039

PROPOSED INDIGENOUS HEDGEROW (136Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	30
20%	Corylus avellana	120
10%	Crataegus laevigata	60
30%	Crataegus monogyna	184
10%	Ilex aquifolium	60
5%	Ligustrum vulgare	30
10%	Prunus spinosa	60
10%	Viburnum opulus	60
TOTAL		604

PROPOSED INDIGENOUS HEDGEROW (48Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	11
20%	Corylus avellana	43
10%	Crataegus laevigata	21
30%	Crataegus monogyna	65
10%	Ilex aquifolium	21
5%	Ligustrum vulgare	11
10%	Prunus spinosa	21
10%	Viburnum opulus	21
TOTAL		214

PROPOSED INDIGENOUS HEDGEROW (42Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	9
20%	Corylus avellana	37
10%	Crataegus laevigata	19
30%	Crataegus monogyna	55
10%	Ilex aquifolium	19
5%	Ligustrum vulgare	9
10%	Prunus spinosa	19
10%	Viburnum opulus	19
TOTAL		186

PROPOSED INDIGENOUS HEDGEROW (30Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	6
20%	Corylus avellana	26
10%	Crataegus laevigata	14
30%	Crataegus monogyna	40
10%	Ilex aquifolium	14
5%	Ligustrum vulgare	6
10%	Prunus spinosa	14
10%	Viburnum opulus	14
TOTAL		134

BWC 1 (1800m²) - 450 plants Total.
Refer to BCA drawing 2289-22-07 for Broadleaf Woodland Core detail & schedule

PROPOSED INDIGENOUS HEDGEROW (212Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	47
20%	Corylus avellana	188
10%	Crataegus laevigata	94
30%	Crataegus monogyna	284
10%	Ilex aquifolium	94
5%	Ligustrum vulgare	47
10%	Prunus spinosa	94
10%	Viburnum opulus	94
TOTAL		942

3no. Acer campestre 'Streetwise'

PROPOSED INDIGENOUS HEDGEROW (360 Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	80
20%	Corylus avellana	320
10%	Crataegus laevigata	160
30%	Crataegus monogyna	480
10%	Ilex aquifolium	160
5%	Ligustrum vulgare	80
10%	Prunus spinosa	160
10%	Viburnum opulus	160
TOTAL		1600

Refer to BCA drawing 2289-22-05 for The Detail Planting Plan

UNIT 1

UNIT 2

HEDGE ONLY REQUIRED IF TRANSLOCATION FAILS
PROPOSED INDIGENOUS HEDGEROW (94 Lin. m)
Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	21
20%	Corylus avellana	84
10%	Crataegus laevigata	42
30%	Crataegus monogyna	125
10%	Ilex aquifolium	42
5%	Ligustrum vulgare	21
10%	Prunus spinosa	42
10%	Viburnum opulus	42
TOTAL		419

PROPOSED BROADLEAF WOODLAND EDGE
MIX WITH SHRUB UNDER STOREY (184m²)
Under seeded with Emorsgate EG10 - Tussock Grass Mix

25% Tree Species	Qty.
2% Acer campestre	1
4% Betula pendula	3
1% Malus sylvestris	1
5% Pinus sylvestris	4
1% Prunus avium	1
1% Pyrus communis	1
3% Quercus ilex	2
5% Quercus robur	4
3% Sorbus aucuparia	2

75% Shrubs Species	Qty.
6% Cornus sanguinea	5
21% Corylus avellana	17
11% Crataegus laevigata	9
18% Crataegus monogyna	14
10% Ilex aquifolium	9
9% Ligustrum vulgare	8
TOTAL	81

HEDGE ONLY REQUIRED IF TRANSLOCATION FAILS
PROPOSED INDIGENOUS HEDGEROW (219Lin. m) Planted at 450mm centres in a double staggered row.

%	Species	Qty.
5%	Acer campestre	49
20%	Corylus avellana	195
10%	Crataegus laevigata	97
30%	Crataegus monogyna	292
10%	Ilex aquifolium	97
5%	Ligustrum vulgare	49
10%	Prunus spinosa	97
10%	Viburnum opulus	97
TOTAL		973

Planting detail continued on BCA drawing 2289-22-02.

Rev	DESCRIPTION	BY	CKD	DATE
E	Updated to align with approved S106 agreement	YG	MB	26-10-26
D	Update the Unite 1 Breakout Space location	YG	MB	16-10-26
C	Updated the Plans based on the latest architect's drawings	YG	MB	15-10-26
B	Notes added to drawing key	JL	MB	25-01-22
A	Woodland mix updated and hedging added	JL	MB	24-01-22

BCA DESIGN
Landscape Architects

CLIENT
FIRETHORN

PROJECT
LAND AT WOOD FARM, STANTON LANE

DRAWING TITLE
DETAILED PLANTING PLAN (Sheet 1 of 5)

CONTRACT NUMBER:	2289/22	DATE:	15/10/2026
DRAWING STAGE:	Construction	CAD REFERENCE:	2289-22-01
DRAWN BY:	YG	CHECKED BY:	MB
SCALE	1:1000	ORIGINAL SHEET:	A0

ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
BCA	ELS	00	DR	L	2289-22-01	S0	E

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