



NOTES:

1. Drawing is based on T2963-FPCCR-XX-XX-DR-L-0001-P05-Landscape Strategy Plan.
2. For on-plot planting details, plant schedules and seeding mixes, please refer to T2963-FP-XX-XX-DR-L-0003-0016-Detailed On-Plot Plan.
3. All planting and seeding to be undertaken within the first planting season following construction of the development.
4. The landscape contractor will make themselves aware of the service locations prior to commencing operations and no tree will be planted closer than 4.5m to any adoptable cable and 3m to any private cable.
5. All plants to be of British Provenance and in accordance with the National Plant Specification.

PLANTING:

6. All standard trees to be secured with a single stake and adjustable tie with spacer. All Heavy and Extra Heavy Standard trees to be double staked using wooden crossbar and adjustable tie with spacer. Stake to be placed to the outside of the tree. Semi-mature trees and Underwood Standard and Extra Heavy Standard trees in highly visible locations to be secured using underground anchoring system.
7. Root barriers to be used where trees and proposed in close proximity to services/ house foundations/ adoptable road and footpath verges. Indicative locations are shown on 12963-PFR-XX-XX-DR-L-0005-001 Detailed P05 Planting Plan – General Type, depth and location of root barriers to be reviewed and confirmed by Project Engineer.
8. All trees to be protected against rabbit/ deer damage using appropriate spiral guards.
9. All native scrub planting to be protected with appropriate biodegradable shrub shelters.
10. All native hedgerow planting to be protected using appropriate biodegradable spiral guards/ shrub shelters and canes.
11. Native native scrub planting to be planted in groups of 5-11 species groups randomly distributed in a circular or rectangular shape.
12. Native hedgerows to be planted in double staggered row at 5 plants per linear metre. All hedgerows to be secured with post and wire fence until established.

Native seed mixes to be sown onto prepared subsoils to reduce fertility and enable successful establishment.

All construction works associated with the S278 works to be confirmed by the engineer.

LOW MAINTENANCE GRASS VERGE SPECIFICATION:

Seed mixture

The following mixture of seed shall be used to produce a low maintenance verge grass:

- 30% Chewing Fescue
- 30% Slender Creeping Red Fescue
- 20% Smooth Stalked Meadow Grass
- 10% Hard Fescue
- 10% Browntop Bent

The seed shall comply with BS 4428.

Sowing

The seed to be sown and raked in at a rate of 30g/m².

Turfing

Where turf is to be used it shall contain the grass mixture as above.

Turf shall be supplied to BS 3969:1998+A1:2013 and shall be close textured with uniform density and colour and sufficient fibre to hold each.

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Ordnance Survey base mapping - supplied by client.

N

0 25 50 75m

KEY

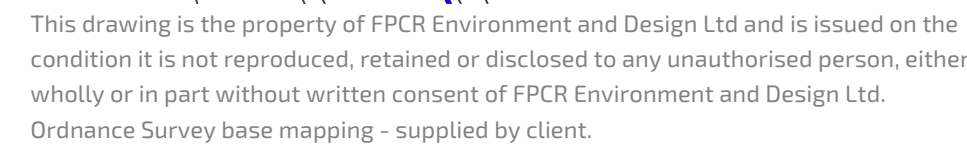
	Site Boundary
	Land Under Same Ownership
	Existing Vegetation
	Native Scrub Planting
	Open Space Trees
	Avenue/ Street Trees
	Specimen/ Feature Trees
	Orchard Trees
	Native Hedgerow Planting
	Flowering Lawn (To be Naturescape N14 'Flowering Lawn Mixture' or similar approved)
	General Purpose Meadow (To be Naturescape N1 'General Purpose Meadow Mixture' or similar approved)
	Long Season Meadow Grassland (To be Naturescape N5 'Long Season Meadow Mixture' or similar approved)
	Tussock Mix (To be Naturescape N69 'Hedgerow Meadow Mixture' or similar approved)
	Wetland Meadow Mix (To be Naturescape N67 'Wetland Meadow Mixture' or similar approved)
	Bulb Planting
	2 meter wide Hogging Path Ref:SD 09-11 (With 1m offset of Mown Grass on edges)
	Mown Grass Footpaths
	Public Right of Way
	Proposed Public Right of Way Diversion (surfaced)
	Knee Rail Fencing
	Play Provision Locations Total area shown 1000m²
	Position of Root Barrier (Such as Greenbriar Urban Hedges 1000mm or similar approved) Location/extent/depth to be confirmed by engineer
	Low maintenance grass verge to be constructed in accordance with BS 4428

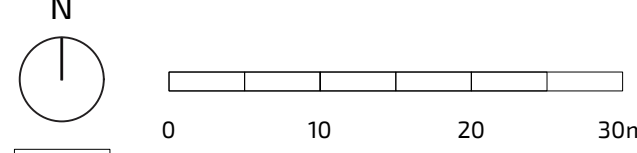
P10	29/07/26	Extended Site	CW	HT
rev	date	description	drn	/ ch

client
Bellway Homes Ltd

project
**Desford Road,
Ratby**

title	scale
Detailed POS Planting Plan - General	1:1000 @ AC
Arrangement, Sheet 1 of 4	
number	status
12963-FPCR-XX-XX-DR-L-0005	S3
	P10





- Site Boundary
- Land Under Same Ownership
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- Native Scrub Planting
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- Flowering Lawn
(To be Naturescape N14 'Flowering Lawn Mixture' or similar approved)
- General Purpose Meadow
(To be Naturescape N1 'General Purpose Meadow Mixture' or similar approved)
- Long Season Meadow Grassland
(To be Naturescape N5 'Long Season Meadow Mixture' or similar approved)
- Tussock Mix
(To be Naturescape N9 'Hedgerow Meadow Mixture' or similar approved)
- Wetland Meadow Mix
(To be Naturescape N7 'Wetland Meadow Mixture' or similar approved)
- Bulb Planting
- 2 meter wide Hogging Path Ref:SD 09-11
(With 1m offset of Mown Grass on edges)
- Mown Grass Footpaths
- Public Right of Way
- Proposed Public Right of Way Diversion
(surfaced)
- Knee Rail Fencing
- Play Provision Locations
Total area shown 810m²
- Position of Root Barrier
(such as GreenBlue Urban Root Rest 1000mm or similar approved)
Location/extent/depth to be confirmed by engineer
- Low maintenance grass verge to be constructed
in accordance with BS 4428

NOTES
1. For General Arrangement and planting schedule please refer to 12963-FPCR-XX-XX-DR-L-0004.
2. For on-plot planting details, plant schedules and seeding mixes, please refer to 12963-FPCR-XX-XX-DR-L-0009-0016-Detailed On-plot Plan.

P10	29/07/26	Extended Site	CW	HT
rev	date	description	dm	chk

client
Bellway Homes Ltd

project
Desford Road, Ratby

title
Detailed POS Planting Plan - Sheet 3 of 4

number
12963-FPCR-XX-XX-DR-L-0007

scale
1:500 @ A1

status
S3

rev
P10

