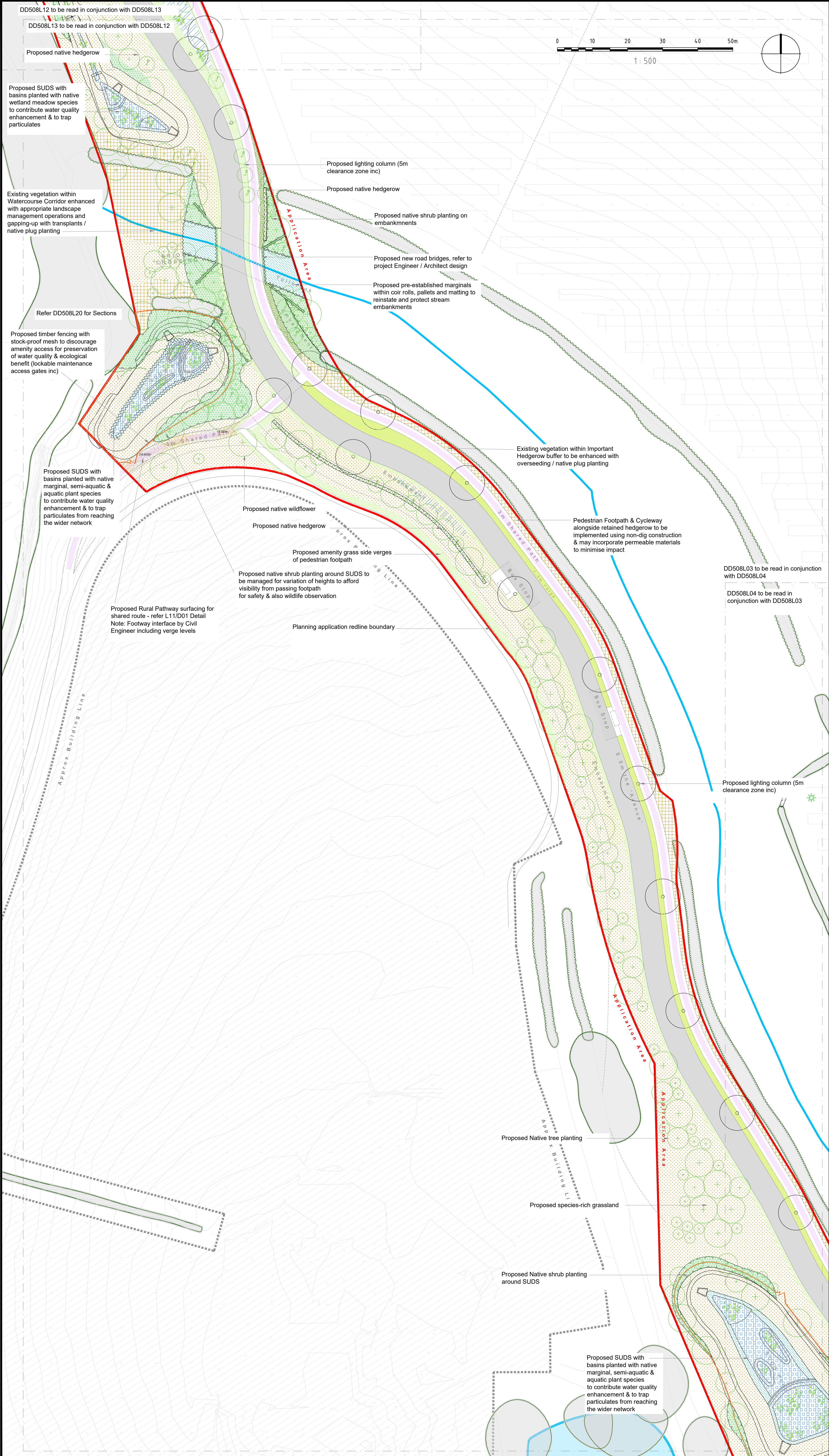
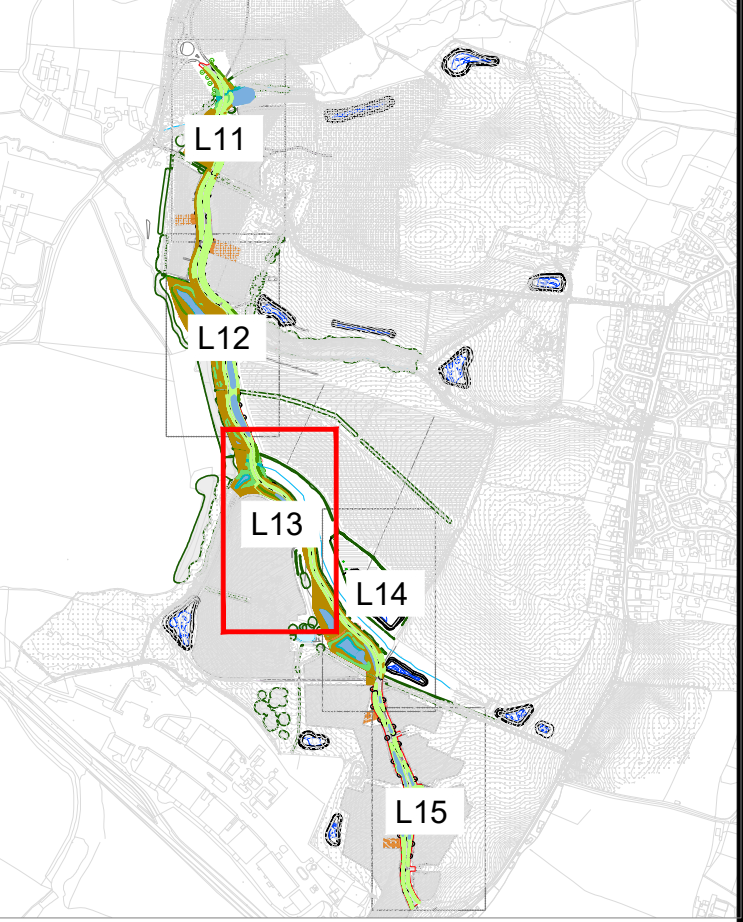




- NOTES:
1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Deacon Design before works commence on site.
 2. Do not scale from this drawing, (except for planning application purposes only) always work to noted dimensions.
 3. All given dimensions in mm.

- S38 Boundary (for information only)
- Timber post & stock-proof mesh boundary for SuDS basins to discourage unauthorised or amenity access for ecological & water quality benefit (lockable gates afford management access)
- Soft Landscape**
- Existing trees to be retained. Redline denotes Root Protection Area (RPA) to be read in accordance with the Tree Constraints Plan 11707/P01 Rev G
 - Existing boundary vegetation to be retained and enhanced with infill planting to reinforce habitat corridors
 - Tree Planting / Hierarchy
 - Large Tree (10> metres from building)
 - Street Tree (7> metres from building)
 - Small Tree (3> metres from building)
 - Native Hedgerow: Alongside roadways & footpaths with gaps for access facilitated to coincide with future plot layouts, managed for variation of height & native species diversity
 - Native Tree & Shrub Planting managed for variation of heights to both screen & frame views
 - Low Level Native Woodland Edge Planting for planting ecological benefit within visi-plays
 - Watercourse Reinstatement & SuDS Margins: Pre-e Coir Rolls & Pallets as per detail; over-sown with EM Mixture for Wetlands, supplied by Emorsgate Seeds equivalent, sown at 4g/m²
 - Existing vegetation / grass cover buffer around retained vegetation to be enhanced for native species diversity. Operations location-specific but may include scarification & overseeding or plug planting with traditional field margin species
 - Amenity Grass Verge Edge Seed Mix: DoT BS Road Verge seed mix with clover, as supplied by Boston Seeds or equivalent, sown at 10g/m²
 - Wildflower & Grass Seed Mix: EM2 or EM4 80:20 grass to wildflower mix, as supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
 - Marshy Grassland Mix & Native Wetland Planting: For base of SUDS & Swales (non-adopted), EM8 Meadow Mixture for Wetlands, supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
Native wildflora plug planting or coir mats with pre-established native marginal species will supplement seeding for water quality treatment & to trap sediment by early establishment
 - Marshy Grassland Mix: For base of adopted Swales, EM8 Meadow Mixture for Wetlands, supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
Spring bulbs added to banks for seasonal interest.
 - Fully Aquatic Mix: For base of SUDS & Swales, supplied by Emorsgate Seeds or equivalent, sown at 4g/m²
 - Rural pathway compacted aggregate surfacing with no edging restraint as per Detail. (Tree RPAs to be adapted by Project Arboriculturalist coordination)



Location Plan NTS

13.09.22	MG	Tree coord. to light column updates	R6	MG
16.07.22	MG	PROW Route Paths updated to diversions	R5	MG
31.05.22	MG	Trees omitted for S38 update	R4	MG
14.04.22	MG	Sections lines inc & SuDs landscape updates	R3	PD
30.03.22	MG	Updated Rd base, Light column 99 adjusted	R2	PD

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY
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DRAWING STATUS

FOR PLANNING

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Chalcraft Avenue, One Horton Heath

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PLOT DATE:
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