



0m10m20m

north

- All dimensions in millimetres unless otherwise indicated. All levels in metres relative to Ordnance Datum and any positive (ADU) unless otherwise indicated.
- Figure dimensions only to be taken from this drawing. Dimensions and levels to be checked on site.
- Do not re-scale this drawing.
- For civil and structural matters including existing and proposed services, sub-base construction and site structures (including retaining walls over 900mm height) refer to information by others.
- The original version of this drawing was produced in colour - monochrome copies should not be relied upon to accurately reflect all drawing elements.
- This drawing has been prepared for planning purposes only and should not be used for quantification, tender or construction.

NOTES:

References:

- For Landscape General Arrangement refer to terra firma drawing 2541-TFC-XX-00-DR-L-1001
- For site topographical survey 644K02A Topographical and Utility Survey refer to drawings by Geomatic Surveyors dated October 2023.
- For arboricultural survey refer to drawing EBC2408-01.
- For architectural layout refer to Site Plan revision M by MH Architects.
- For engineers layout refer to drawing AKSW-XX-XX-DR-C-9100 P04 by AKS Ward.

Notes:

- All materials to be as detailed or accepted equivalent.
- Refer also to architectural and engineering drawings as applicable.

Ownership boundary

Site boundary (developable)

Existing tree to be retained and protected in accordance with BS 5837:2012.

Root Protection Area - refer to arboricultural report. To remain undisturbed and uncompacted (no material or equipment storage permitted)

Existing tree to be removed

Existing shrub and understorey planting retained

Native buffer planting (tree / shrub)

Ornamental shrub / groundcover / herbaceous planting PRIVATE

Gardens (laid to lawn / pavement) PRIVATE

Rain Garden Mix

Native Hedge Mix

Ornamental shrub / groundcover / herbaceous planting

Species rich grass (mown)

Reinforced grass (mown)

Wildflower Meadow Mix (dry meadow species)

Wildflower Meadow Mix (damp tolerant)

Attenuation basin over-dug and planted with reeds (shown indicatively, pending Engineering design)

Wildflower Meadow Mix (shade tolerant)

Clipped Hedges

Native Hedges

Specimen trees

Underground structural cellular system for trees rooting in hard landscape. Indicative sizes - to be refined at detailed design stages

NOTE

Maintenance for all landscape treatment would fall within the responsibility of the Management Company, except where indicated as 'private' in the key.

For structural planting schedule / planting palettes / specification notes, refer to drawing 2541-TFC-XX-00-DR-L-3002

P07	22.12.25	AR	MH	Revision incorporating landscape officers comments
P06	12.12.25	MH	-	Minor updates to Architect's site layout (Rev M). Additional visitor parking bays alongside perimeter road
P05	04.12.25	MH	-	Reed planting shown indicatively in large attenuation basin
P04	04.12.25	MH	-	Minor updates to Architect's site layout (Rev L). Additional planting around basins
P03	02.12.25	DB	MH	Increased tree-cover. Various adjustments to address officer comments
P02	25.09.25	MH	-	Native buffer planting added to north-west corner of site
P01	16.09.25	DB	MH	First issue
rev.	date	by	chm	notes

project	Kings Copse Avenue
title	Structural Planting Plan
status	Planning (Pre-app discussion)
scale	@ A1 1:500
dwg no	2541-TFC-XX-00-DR-L-3001
references	

terrafirmaLANDSCAPE ARCHITECTS

Suite 10, Ivel House, Bedford Road, Bedford, Bedfordshire, MK43 0JF, UK

Tel: +44 (0)1753 262 040

Bedford, Bedfordshire MK43 0JF, UK

Web: www.terrafirmalandscape.co.uk

© Copyright reserved 2025