Existing close boarded fence removed - new native species hedge planted - see notes for details

Existing tree retained

PLOT 1

Existing close boarded fence removed - replaced with post & rail fence. New native species hedge planted - see notes for details

Existing hardsurfaced yard removed, topsoil brought in to improve garden area

New native species hedge to boundary - see notes for details

Existing 2m native hedge retained

Existing access widened with tarmac apron 2.4m in from kerb

Existing tree retained

PLOT 2

Existing boundary fence removed - new native species hedge planted - see notes for details

Existing boundary blockwork walls (1.7 - 2m) retained

Existing 1.9m High Panel Fence retained

SITE PLAN

General Landscaping Notes:

1. All plants, materials & workmanship to comply with relevant British Standards/Codes of Practice
2. Topsoil to be provided to minimum depth of 300mm to all areas of hedge planting and to tree pits first excavated to minimum 750mm diameter and 600mm deep. Subsoil below to be first well broken up to 150mm further depth.
3. Compost and slow release fertiliser to be incorporated with all planting.
4. Tree positions to be first checked on site against final alignments of all drainage and service runs and in relation to foundations of all structures if any shrinkable subsoil is suspected; any consequent precautions or adjustments to be agreed accordingly.

Maintenance:

All new landscaping planting shown; including all shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

Pea gravel - Cotswold stone

Tarmac drive apron

Hedges

Mixed Native Hedge:

- 50% Catraegus Monogyria (Hawthorn) 60 - 80cm
- 10% Euonymus europaeus (Spindle) 60 - 80cm
- 30% Ligustrum vulgare (Wild Privet) 60 - 80cm
- 10% Viburnum opulus (Gueldea Rose) 50 - 60cm

4 Plants per linear metre as 2 alternate rows.

0 10

Metres

Rev	Date	Notes
B	19.7.23	Tree retained
A	9.4.23	Scale amended

lpc

TOWN AND COUNTRY PLANNING DEVELOPMENT CONSULTANTS

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Client
Trustees - Fast Track Solutions Ltd

Project
Martin's Yard, Startley

Drawing
PROPOSED SITE PLAN.

Date: February 2023 Scale: 1:200 @ A2

Drawing Number
LPC 5559 PR 01 B