

Hedges:

MX	Mixed Native Hedge; - random mix, 4plants/lin.m., as 2 alternate rows, with rows approx. 350mm apart
15	Cornus sanguinea 60-80cms.
10	Corylus avellana 60-80cms.
10	Cyatagis monogyna 80-100cms.
10	Euonymus europaeus 60-80cms.
15	Ilex aquifolium 30-40cms. C.G.
20	Ligustrum vulgare 60-80cms.

- PLANTING NOTES:**
- i) All plants & planting procedure shall comply with relevant British Standards, Codes of Practice etc.
 - ii) Topsoil shall be provided to the minimum depth of 300mm to all areas hedge planting, across 750mm min. width, with subsoil below first well-loosened to 100mm further. Grass first cleared or well dug-in.
 - iii) Tree pits to be first excavated to min. 600mm diam x 450mm depth, but in all cases min. 200mm diam. and depth greater than full root-spread of tree, with base loosened as above and backfilled with topsoil incorporating 10% vol. compost.
 - iv) All planting to have non-peat compost and slow-release fertiliser incorporated.
 - v) Trees & native hedge plants to be protected against rabbit damage by spiral guards if necessary.
 - vi) Tree positions to be first checked on site in relation to final alignments of all services & drainage runs, with any necessary adjustments or precautions to be agreed accordingly.
 - vii) Competing weed growth and grass to be removed/controlled across full 750mm width of hedge strips and full tree-pit surfaces, by at least two operations per year, for 3 seasons minimum until planting is fully established.

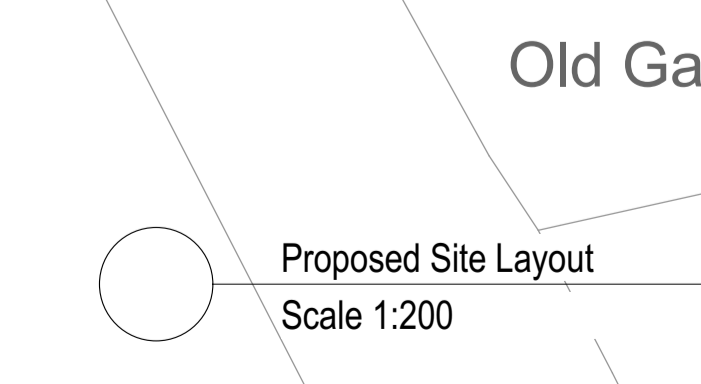
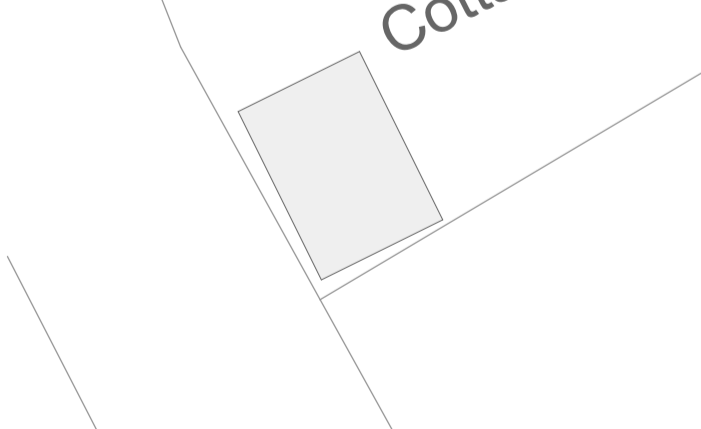
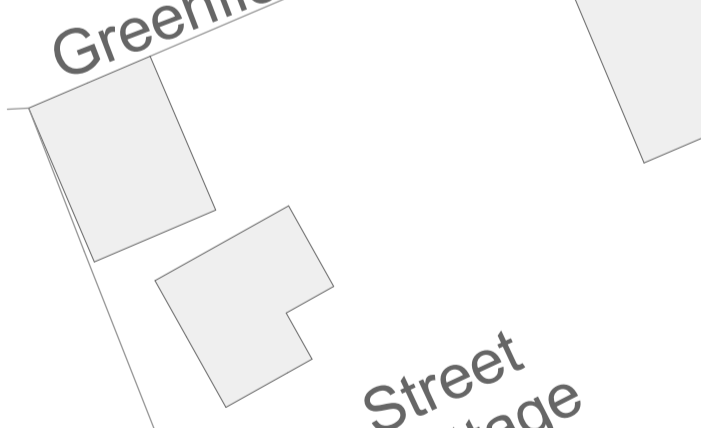
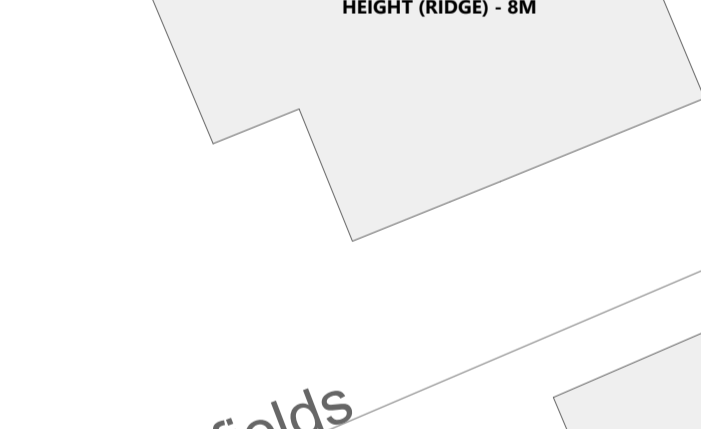
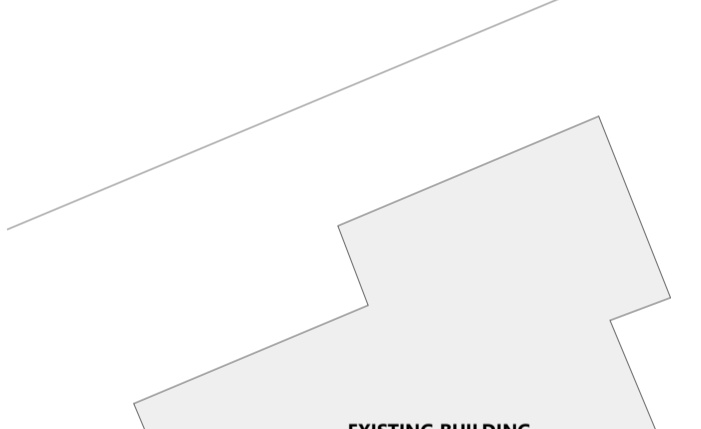
Wild Flora Enhancement:

Within areas shown, where existing grass is removed/disturbed, areas to be reinstated and re-seeded with native grass/wild flora mix, e.g. Emongate EMI general meadow mix or similar, in accordance with supplier's guidance including initial aftercare and management. In undisturbed parts, grass to be augmented with native flora as plug-plants in 'nucleus' patches, containing 2 or 3 groups of 5 - 9 plants of one species. Patches to be first closely mown with arisings removed prior to planting. Species to include Oxeye Daisy, Meadow Vetch, Cowslip, Bird's Foot Trefoil, Selfheal and Yarrow, allowing 40 plants of each. Ongoing maintenance based on 2 or 3 cuts per annum, typically late summer, mid/late autumn and optional early spring. All mowings removed at each operation.

Other grass areas to be reinstated as necessary and seeded with general amenity seed mix and maintained as informal/rough grass.

Trees & Shrubs:

Hw	English Hawthorn to be planted around paddock area to supplement hedge planting. min. 1.8m. tall
Dw	Dogwood (Cornus Florida) to be planted around paddock area to supplement hedge planting. min. 1.8m. tall
Bch	Beech common (Fagus Sylvatica) inside hedge boundaries to supplement existing hedge planting and located within wild flora areas where appropriate. min 1.8m tall



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Proposed Site Layout
Scale 1:200

EXISTING TREES PROTECTED AND RETAINED TO BS 5837: 2012

SITE LAYOUT PLAN BASED ON TOPOGRAPHICAL ELECTRONIC SURVEY

OS SURVEY DATA USED FOR SURROUNDING SITE CONTEXT INFORMATION

ALL FFLS SUBJECT TO FINAL TECHNICAL DESIGN

EXISTING BUILDING HEIGHTS & AREAS
All existing building heights and areas have been provided from data taken from Building Heights map - data can be reviewed at www.buildingheights.emu-analytics.net

The existing building (indicated by a dashed red line and grey hatch) formally known as 'Badminton Horse Boxes Ltd' has the following existing building footprint area and heights:

Existing Footprint Area - 243.54sqm
Existing Building Height - 6.0 metres

SCHEDULE OF ACCOMMODATION

PLOT 1 (100.8SQM)	-	3 BEDROOM
PLOT 2 (100.8SQM)	-	3 BEDROOM
PLOT 3 (100.8SQM)	-	3 BEDROOM
PROPOSED BUILDING HEIGHT - 9.5m		

SITE AREA - 0.1209.3 HECTARES

PLANNING ISSUE

Revisions

Rev	Date	Description	By
P3	10.11.23	Planning proposals updated following further client/Plan-A comments	AY
P2	27.10.23	Planning proposals updated following client/Plan-A comments	AY
P1	17.10.23	P1 Issue sketch proposals for client comment.	AY

Proposed Residential Development - 3no Private Dwellings

Client
Land At Acton Turville, The Street, Acton Turville, Badminton, GL9 1HH

Title
Proposed Site Layout - 3no Private Dwellings

Drawing No.	Date
2254-TYP-SP02	Oct 2023
Revision	Scale @ A1 Drawn
P3	1:200 AY

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