

KEY

- Site boundary
- Existing trees/vegetation
- Existing RPA
- Trees/vegetation to be removed or cut back; refer to Arboricultural Impact Assessment
- Existing watercourse
- Drainage easement - existing and proposed
- Existing PRoW to be diverted
- Proposed Features
- Trees
- Specimen shrubs
- Bulb planting
- Amenity grass seed to POS - Emorsgate EL1 or similar & approved
- Wild flowers for hedges mix - Emorsgate EH1F or similar & approved
- Wetland meadow mix for attenuation basin - Emorsgate EM8F or similar & approved
- Species rich meadow - Emorsgate EM1 or similar & approved
- Mown verge/area/edge/path through meadow
- Front gardens: turf
- Rear gardens: grass seed
- Ornamental shrubs
- Native shrub buffer mix - to be used in locations greater than 6m away from buildings
- Hoggin footpath
- Single species hedge
- Native mixed hedge
- Native single species hedge - Carpinus betulus
- Ornamental gravel to be Decorative Aggregates Pea Gravel 10-20mm or similar and approved
- Footpath to be Breadon Gravel self binding gravel with timber edge or similar and approved
- SEAT - Furnitubes Stark Seat - Double Slat Backrest 1500mm long STK DS 5 or similar and approved
- Picnic Bench - Furnitubes Strank Picnic Bench & Table - In-ground 1800mm long STK PTG 6 or similar and approved
- Curved seat - Furnitubes Zenith Curved seat with backrest ZEN RSV 186 or similar and approved
- Estate railings
- Rabbit proof fencing (spiral guards to be used for native shrubs where rabbit-proof fencing not indicated); implemented at contractor's discretion
- Waste bin (4.no indicative locations)
- Deadwood habitat piles (indicative locations)
- Bat box (40.no indicative location) - ecologist to advise on exact locations and types
- Interpretation Board with historical information
- Visibility splay

PLANT SCHEDULES

TREES FOR POS

ID	Qty	Species	Size (girth and height)
Ac.c	52	Acer campestre	14-16cm, 400-450cm ht, min 200cm cs
A.g	12	Alnus glutinosa	14-16cm, 400-450cm ht, min 200cm cs
B.p	12	Betula pendula	14-16cm, 400-450cm ht, min 200cm cs
C.b	27	Carpinus betulus	14-16cm, 400-450cm ht, min 200cm cs
Co.av	28	Corylus avellana	45-65L, 150-200cm, multi-stem, bushy, 5 stems min
F.s	28	Fagus sylvatica	14-16cm, 400-450cm ht, min 200cm cs
M.sy	20	Malus sylvestris	14-16cm, 400-450cm ht, min 200cm cs
P.a	32	Prunus avium	14-16cm, 400-450cm ht, min 200cm cs
Q.ro	16	Quercus robur	14-16cm, 400-450cm ht, min 200cm cs
S.a	38	Sorbus aucuparia	14-16cm, 400-450cm ht, min 200cm cs
T.c	20	Tilia cordata	14-16cm, 400-450cm ht, min 200cm cs

TREES FOR FRONT GARDENS

ID	Qty	Species	Size (girth and height)
A.B	17	Amelanchier 'Ballarina'	6-8cm, 250-300cm ht, B, 2x, cs 150-175cm
M.Ev	22	Malus 'Evereste'	10-12cm, 300-350cm ht, 175-200cm cs
M.t	13	Malus trilobata	10-12cm, 300-350cm ht, 175-200cm cs
P.s.A	24	Prunus subhirtella 'Autumnalis Rosea'	10-12cm, 300-350cm ht, 175-200cm cs
S.E.P	45	Sorbus 'Eastern Promise'	10-12cm, 300-350cm ht, 175-200cm cs

SPECIMEN SHRUBS

ID	Qty	Species	Size
M.S	6	Magnolia 'Susan'	10L pot, 100-125cm
P.F.R.R	21	Photinia x fraseri 'Red Robin'	125-150cm, 15L, Ball on stem, Topiary Half Standard, ball

NATIVE MIXED HEDGEROW

ID	Qty	Species	Size (girth and height)	%
A.c	194	Acer campestre	B, 40-60cm, ht 1+0	10
C.mo	1169	Crataegus monogyna	B 40-60cm ht, 1+0	60
I.aq	98	Ilex aquifolium	2L, 40-60cm ht	5
P.sp	293	Prunus spinosa	B, 40-60cm ht, 1+0	15
R.c	98	Rosa canina	B, 40-60cm ht, 1+0	5
V.o	98	Viburnum opulus	B, 40-60cm ht, 1+1	5

NATIVE SHRUB BUFFER MIX

To be planted at 1.5m centres

ID	Qty	Species	%	Size (girth and height)
Co.sa	693	Cornus sanguinea	30	60-80cm ht, 1+1, B, 3brks, Branched
C.ave	346	Corylus avellana	15	60-80cm ht, 1+2, B, 3brks, Branched
He.he	116	Hedera helix	5	1.5L, 40-60cm, Several shoots, 3 breaks
I.aq	230	Ilex aquifolium	10	3L, 40-60cm, Bushy, 3 breaks
L.o.pe	116	Lonicera periclymenum	5	0.5L, Several shoots, 2 breaks
P.spi	346	Prunus spinosa	15	60-80cm, B, 1+1, branched, 2 breaks
S.n	230	Sambucus nigra	10	60-80cm, B, 1+1, branched, 3 breaks
Vi.op	230	Viburnum opulus	10	60-80cm, B, 1+2, branched, 3 breaks

ORNAMENTAL HEDGES

ID	Qty	Species	Density	Size
C.bet	2518	Carpinus betulus	5	B, 80-100cm, 1+1
C.t	2303	Choisya ternata	5	3L, 30-40cm, Bushy, 4 breaks
E.A.B	1238	Escallonia 'Apple Blossom'	5	5L, 40-60cm, Bushy, 5 breaks
He.R.E	632	Hebe 'Red Edge'	4	30-40cm D, 5-7.5L, Bushy, 7 breaks
Hy.H	920	Hypericum 'Hidcote'	4	30-40cm, 3L, Bushy, 5 breaks
L.ov	3023	Ligustrum ovalifolium	5	3L, 60-80cm, Branched, 5 breaks
P.L.O.L	1314	Prunus laurocerasus 'Otto Luyken'	4	5L pot, 40-60cm, Bushy, 5 breaks

SHRUBS

ID	Qty	Species	Density	Size
A.j.R	215	Aucuba japonica 'Rozannie'	4	3L, 30-40cm, Bushy, 3 breaks
B.D	309	Bergenia 'Overture'	7	3L full pot
B.c.S	272	Bergenia cordifolia 'Silberlicht'	8	3L full pot
C.L.R	348	Ceanothus thyrsiflorus repens	4	3L, 30-40cm D, Bushy, 5 breaks
C.a.E	60	Cornus alba 'Elegantissima'	4	3L pot, 40-60cm, Branched, 3 breaks
C.s.M.F	60	Cornus sanguinea 'Midwinter Fire'	4	3L pot, 40-60cm, Branched, 3 breaks
C.s.F	308	Cornus sericea 'Flaviramea'	4	3L pot, 60-80cm, Branched, 4 breaks
E.F.E.G	760	Euonymus fortunei 'Emerald 'n' Gold'	5	3L, 20-30cm D, 20-25cm Bushy, 7 breaks
E.j.G.R	1134	Euonymus japonicus 'Green Rocket'	5	3L, 30-40cm, Bushy, 7 breaks
F.g.E.B	162	Festuca glauca 'Elijah Blue'	5	2L full pot
H.A.G	215	Hebe 'Autumn Glory'	4	3L, 30-40cm, Bushy, 7 breaks
H.P.Q	162	Hebe 'Purple Queen'	5	3L, 30-40cm, Bushy, 5 breaks
H.R.E	42	Hebe 'Red Edge'	4	3L, 20-30cm D, Bushy, 5 breaks
H.L.c	104	Helleborus lividus corsicus	6	5L full pot
H.P.P	299	Heuchera 'Palace Purple'	6	3L full pot
H.P.F	233	Heuchera 'Peach Flambe'	6	3L full pot
L.a.H	146	Lavandula angustifolia 'Hidcote'	4	5L pot, 20-30cm, Bushy, 7 breaks
L.n.M.G	348	Lonicera nitida 'May Green'	4	3L, 30-40cm D, Bushy, 6 breaks
L.o.pl	319	Lonicera pileata	4	3L, 30-40cm D, Bushy, 6 breaks
P.te	104	Pachysandra terminalis	6	3L, 15-20cm D, Several shoots, 9 breaks
R.f.G	63	Rudbeckia fulgida 'Goldsturm'	6	2L full pot
S.h	72	Sarcococca humilis	5	3L, 20-25cm, Bushy, 6 breaks
S.s.A.G	209	Sedum spectabile 'Autumn Glory'	5	3L full pot
V.b	42	Verbena bonariensis	4	3L full pot

BULBS

ID	Qty	Species	Density (m/2)	Size (bulb grade)
C.bi	4334	Crocus bicolor mix	20	5-6
N.p	2439	Narcissus pseudonarcissus	15	7+

LANDSCAPE SPECIFICATION NOTES

Topsoil
All soil is to be site topsoil, or imported to meet BS topsoil requirements for 'General Purpose' use.

Topsoil depths:

- New shrub beds: minimum 450mm depth after compaction.
- Hedge lines: minimum 450mm depth after compaction
- Grass areas (seed and turf): minimum 150mm depth after compaction.
- Wildflower seed areas: minimum 75mm depth after compaction.

Trees
Root barriers are to be employed (to engineer's details) near services. All standard trees are to be planted in separate pits 1m x 1m x 900mm which shall be backfilled with a mixture of approved top soil and tree and shrub planting compost at a rate of one part compost to two parts topsoil. Each tree shall be planted centrally within the pit to the original root collar and secured by two untreated softwood stakes 1.4m min. length with approved ties. After planting all trees shall be watered-in and a mulch layer of 1m diameter approved forest bark spread over the tree pit to 50mm depth. A spiral guard will be fixed to the base of each tree to protect it from rabbit attack and strimmer damage. No-dig construction methods to be utilised where proposals intersect with root protection areas.

Hedgerows [Native & Ornamental]
Hedgerow trenches shall be dug 450mm x 450mm x 450mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All hedgerows which are specified in the planting schedule at 5 per linear metre will be planted in a double staggered row and all other hedgerows to be planted at 4 per linear metre in a single row. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over the whole hedge length (1m wide). On completion all hedge plants shall be thoroughly watered in. Mixed native Hedgerows on the perimeter of the site are to be protected from rabbit attack using spiral guards, tubes or rabbit proof fencing.

Ornamental shrubs and groundcover areas
Plants to be planted in variety groups with taller species to back of beds. All shrub beds shall be back-filled with good quality topsoil depth 450mm, the base ground being thoroughly broken up before placement. Tree and shrub planting compost shall be spread to a minimum depth of 50mm and thoroughly rotavated in during cultivation. All stock shall comply with the specification provided on the drawing. All plants shall be well firmed in after planting and watered if necessary. After planting all beds shall receive a 50mm layer of approved forest bark mulch over the extent of the bed.

Native/wildlife shrub mixes
Individual pits shall be dug 450mm x 450mm x 300mm depth the base of which shall be broken up before returning the approved topsoil backfill mixture to the trench at the rate of one part compost to two parts topsoil. All stock shall be planted to the root collar and well firmed in place. After planting a 50mm layer of approved compost fine bark (nominal size 1-10mm) shall be spread over each pit (1m wide). On completion all plants shall be thoroughly watered in. Area to be protected from rabbit damage by rabbit proof fencing or individual spirals/shrub guards as appropriate.

Turf areas
All areas to be turfed shall be top-soiled to a minimum depth of 150mm, the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking. Rotawn Medallion turf or similar and approved shall be laid to front garden areas in accordance with good practice. Prior to laying, a pre-seeding fertiliser shall be applied in accordance with the manufacturer's instructions.

Amenity grass seed areas
If there is an abundance of annual or perennial weeds, the site may be treated with an approved herbicide prior to seeding. All amenity grass seed areas shall be top-soiled to a minimum depth of 150mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Seeding will take place in spring (late March to May) or autumn (August or September) following completion of construction and be broadcast by machine and rolled where possible to give good soil/seed contact.

Emorsgate EL1 or similar and approved, shall be sown in accordance with good practice.

Wildflower meadow and wetland seed areas
Undertake ground preparation as specified for grass seed areas above.

All wildflower seed areas shall be top-soiled to a minimum depth of 75mm the base for which shall be thoroughly broken up. Once placed, the topsoil shall be cultivated and fine graded to even running falls before raking and cross raking.

Emorsgate EM1 or similar and approved, shall be sown in accordance with good practice to locations shown in detailed landscape proposals.

Emorsgate EH1F or similar and approved to be sown in accordance with good practice to locations shown in detailed landscape proposals to the edge of existing trees.

Emorsgate EM8F or similar and approved, shall be sown in accordance with good practice to SUDs basin areas.

Bulbs in POS
Bulbs are to be broadcast throughout the areas shown and planted where they land for a naturalistic effect..

MAINTENANCE

All planting in public areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification. Planting and lawns in private areas will be maintained by the individual plot holders.

Trees
All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1m. At the end of each growing season all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows
All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All canes and spirals where employed shall be regularly checked and adjusted or replaced as required. All hedge lines shall be regularly watered in times of drought to field capacity and shall receive an application of slow release fertiliser at the end of the growing season. Mulch shall be regularly topped up to original levels. All hedge lines in POS shall be maintained to 1.6m high. After approximately 5 years stakes and ties are to be removed once trees have established.

Ornamental shrub and groundcover areas
Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought and receive an annual application of slow release fertiliser. Mulch shall be regularly topped up to original levels.

Native/wildlife shrub mix
Native woodland mixes within the development shall be left to grow freely.

Turf areas [front lawn of properties]
Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and re-sown / re-turfed as required.

Amenity grass seed/Wildflower meadow and wetland seed areas
Amenity grass seed areas should be mown regularly between March-Oct (min 16 cuts) to maintain a sward of 15-35cm height. Arisings should be collected and removed from site. Bulbs should be allowed to die back within long grass areas prior to regular summer mowing. Wildflower meadows and wetland meadow areas around the periphery of the amenity grassed areas should be allowed to grow to full height and be cut once a year at the end of August. Mown paths through area of open space should be mown regularly to provide a suitable route through open space.

- Notes:**
- Bare root plants specified for planting during planting season only. Containerised and rootballed stock to be employed when necessary as advised by supplier;
 - No cultivation should be undertaken in wet/waterlogged conditions;
 - Imported topsoil to accord with BS3882;
 - Supplying nurseries shall be registered under the HTA Nursery Certification Scheme, and plant material should be of certified British provenance;
 - All plants shall be packed and transported in accordance with the Code of Practice for plant handling as Published by The Committee for Plant Supply and Establishment (CPSE);
 - All plant material to conform with BS:3936 and BS:4428;
 - Planting operations to be undertaken during appropriate climatic conditions to avoid wet/waterlogged or frost bound soil conditions, frosts, droughts or during periods of excessive cold drying winds.

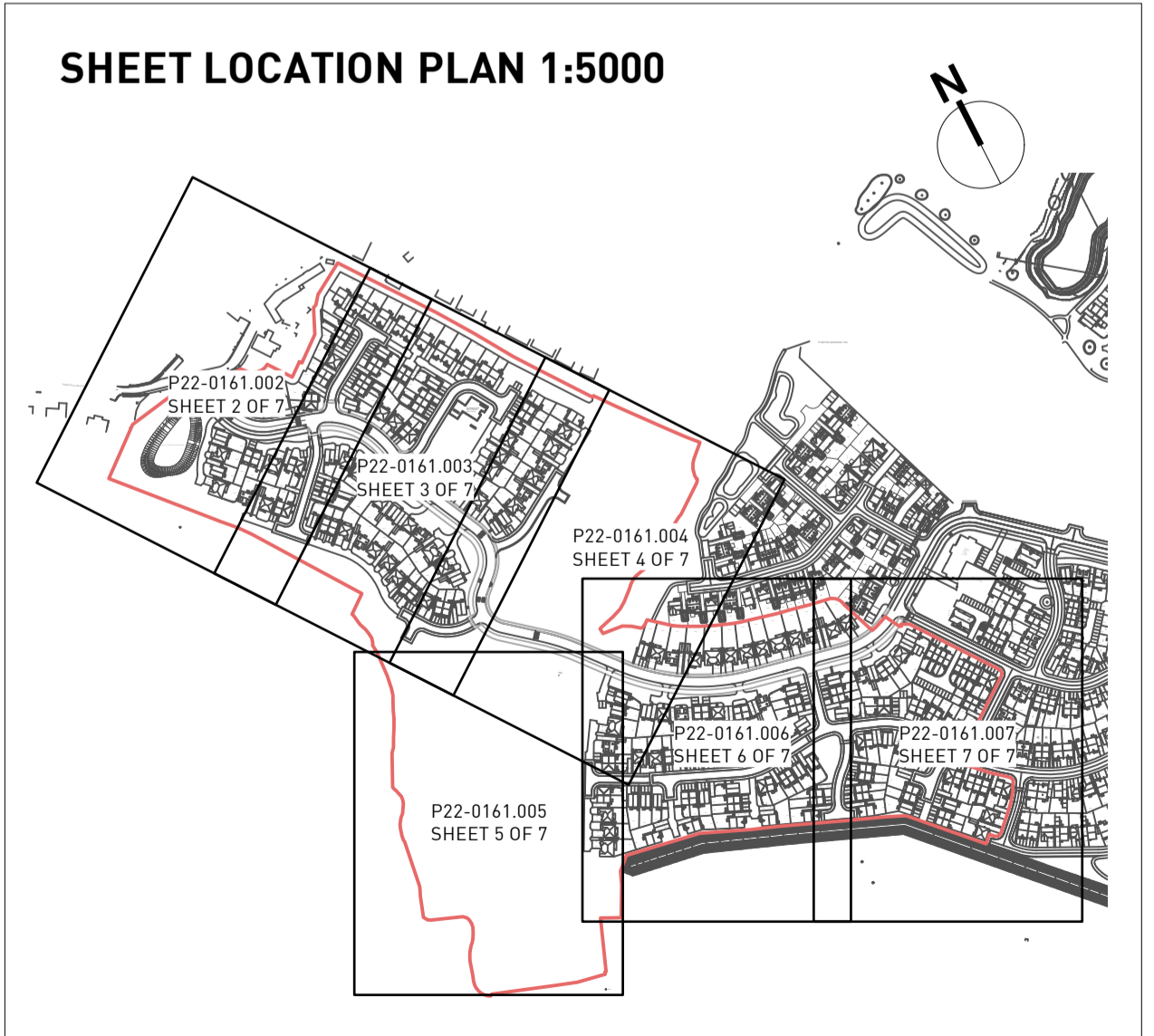
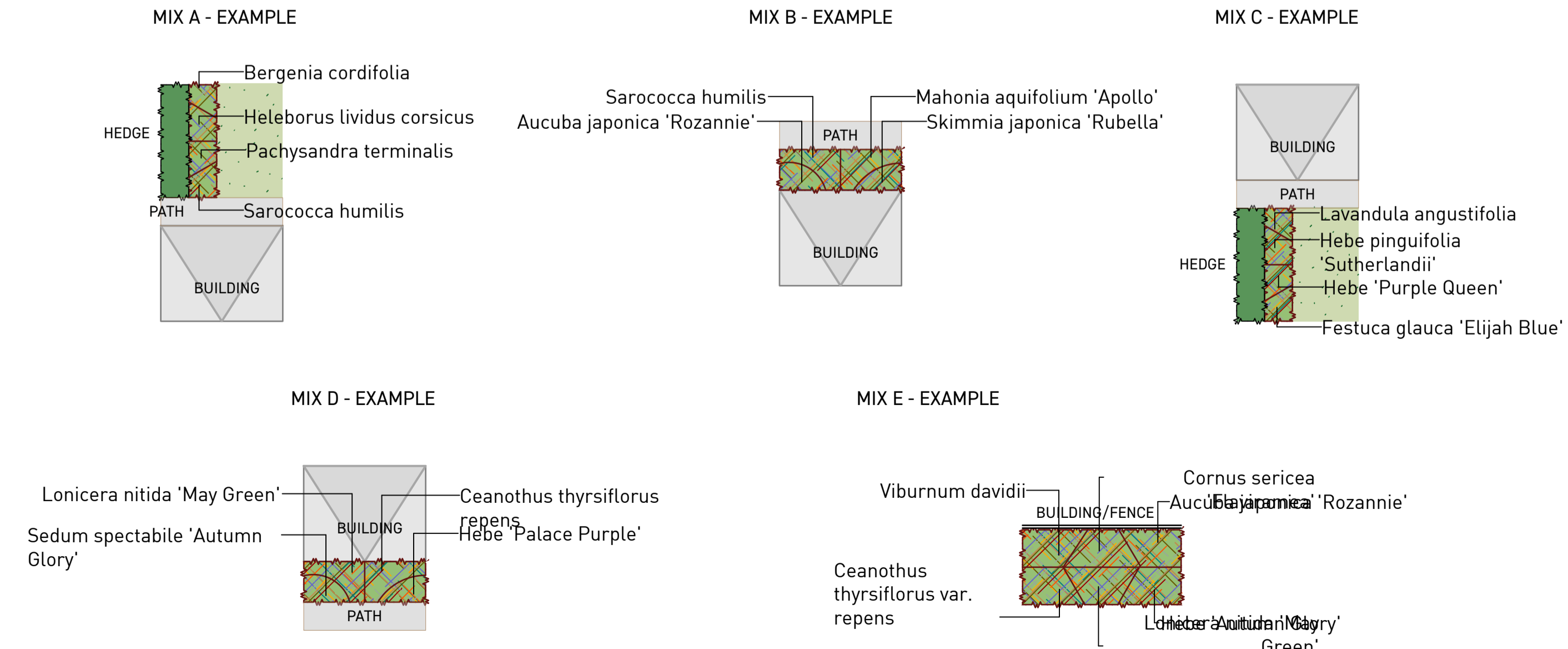
Landscape contractors to confirm potential build programme with house builder when pricing soft landscape works to allow for and accommodate potential out of season planting and phased release of plots for implementation. Allowances to potentially include for supply of containerised stock, additional attendance in relation to phasing and additional watering.

In September following implementation plants to be checked for successful establishment and any losses replaced in the following planting season.

Planting proposals to be checked and confirmed by project engineer for construction against ground conditions/ soil types and foundation design.

Plans to be read in conjunction with the Long Term Landscape and Ecological Management Plan submitted as part of the planning application.

EXAMPLE PLANTING BEDS 1:150



Rev	Date	By	Note
J	08.06.26	LB	Minor amendments to mown paths
I	13.05.26	KG	Updated in line with layout (Rev AE)
H	18.09.25	IBD	Basin and landscaping amended
G	27.08.25	ARW	Amended to client comments and vis splay layout
F	15.08.25	AT	Amended to revised layout (RevR) and comments
E	12.05.25	ARW	Red line updated
D	24.04.25	ARW	Amendments to the 5m buffer planting area
C	15.04.25	ARW	Landscape amended to comments
B	11.04.25	ARW	Amended to revised layout (RevN)
A	07.03.22	VR	Minor amends

Detailed Landscape Proposals Sheet 1
Standen, Phase 5 & 6

Client: Taylor Wimpey REV: J
 DRWG No: P22-0161.001 Approved by: RF
 Drawn by : LB/KG
 Date: 18/09/2025
 Scale: As shown @ A1



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