

EXISTING VEGETATION
 An initial site visit and photographic survey has been undertaken to provide a baseline record of existing vegetation and trees on site. This includes a detailed survey of all trees and other vegetation, recording their location, size, species, and condition. The survey also includes an assessment of the ecological value of the site and the potential for biodiversity enhancement through the proposed landscaping. The survey findings are detailed in the 'Vegetation Survey Report' (Ref: L21041.02.B).

EXISTING TREES TO BE RETAINED
 These are trees that are deemed to be of high value and should be retained where possible. They are shown on the plan with a green outline and a tree symbol. Retention is subject to approval by the local planning authority and the need to protect them during construction.

EXISTING VEGETATION TO BE RETAINED
 This includes other vegetation such as shrubs, hedges, and ground cover that is deemed to be of high value and should be retained where possible. They are shown on the plan with a green outline and a vegetation symbol. Retention is subject to approval by the local planning authority and the need to protect them during construction.

ROOT PROTECTION AREAS - TREES & VEGETATION TO BE RETAINED
 These areas are defined around the root zones of trees and other vegetation to be retained. They are shown on the plan with a green outline and a root protection symbol. Retention is subject to approval by the local planning authority and the need to protect them during construction.

EXISTING TREES TO BE REMOVED (REFER TO TREE PROTECTION PLAN)
 These are trees that are deemed to be of low value and should be removed. They are shown on the plan with a red outline and a tree symbol. Removal is subject to approval by the local planning authority and the need to remove them during construction.

PROPOSED ADVANCED NURSERY STOCK TREES (INC LARGER SCALE)
 These are trees that are proposed to be planted in the site. They are shown on the plan with a green outline and a tree symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

PROPOSED STANDARD TREES
 These are trees that are proposed to be planted in the site. They are shown on the plan with a green outline and a tree symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

PROPOSED FRUIT TREES
 These are trees that are proposed to be planted in the site. They are shown on the plan with a green outline and a tree symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

PROPOSED SPECIEM SHRUBS
 These are shrubs that are proposed to be planted in the site. They are shown on the plan with a green outline and a shrub symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

TALL SHRUBS (NATIVE)
 These are native shrubs that are proposed to be planted in the site. They are shown on the plan with a green outline and a shrub symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

TALL SHRUBS (SEMI ORNAMENTAL)
 These are semi-ornamental shrubs that are proposed to be planted in the site. They are shown on the plan with a green outline and a shrub symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

MEDIUM / LOW EVERGREEN HEDGE NG
 These are medium or low evergreen hedges that are proposed to be planted in the site. They are shown on the plan with a green outline and a hedge symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

LOW SHRUBS
 These are low shrubs that are proposed to be planted in the site. They are shown on the plan with a green outline and a shrub symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

GROUND COVER SHRUBS
 These are ground cover shrubs that are proposed to be planted in the site. They are shown on the plan with a green outline and a shrub symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

CLIMBERS
 These are climbers that are proposed to be planted in the site. They are shown on the plan with a green outline and a climber symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

BULB PLANTING
 These are bulbs that are proposed to be planted in the site. They are shown on the plan with a green outline and a bulb symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

GRASS SEED TO REAR GARDENS (A22)
 These are grass seeds that are proposed to be planted in the site. They are shown on the plan with a green outline and a grass seed symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

HEGEOGROU W/ LOFLLOWER AND GRASS SEED MIX (E11) SEMI SHADE TOLERANT
 These are hedges with low flowers and grass seed mix that are proposed to be planted in the site. They are shown on the plan with a green outline and a hedge symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

FLOWERING LAWN SEED MIX (E1)
 These are flowering lawn seed mixes that are proposed to be planted in the site. They are shown on the plan with a green outline and a lawn seed symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

MEADOW - GRASSES ONLY MIX (EG8)
 These are meadow grasses only mixes that are proposed to be planted in the site. They are shown on the plan with a green outline and a meadow symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

WILDFLOWER ONLY SEED MIX NO GRASS (EM6F / EM6F)
 These are wildflower only seed mixes with no grass that are proposed to be planted in the site. They are shown on the plan with a green outline and a wildflower symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

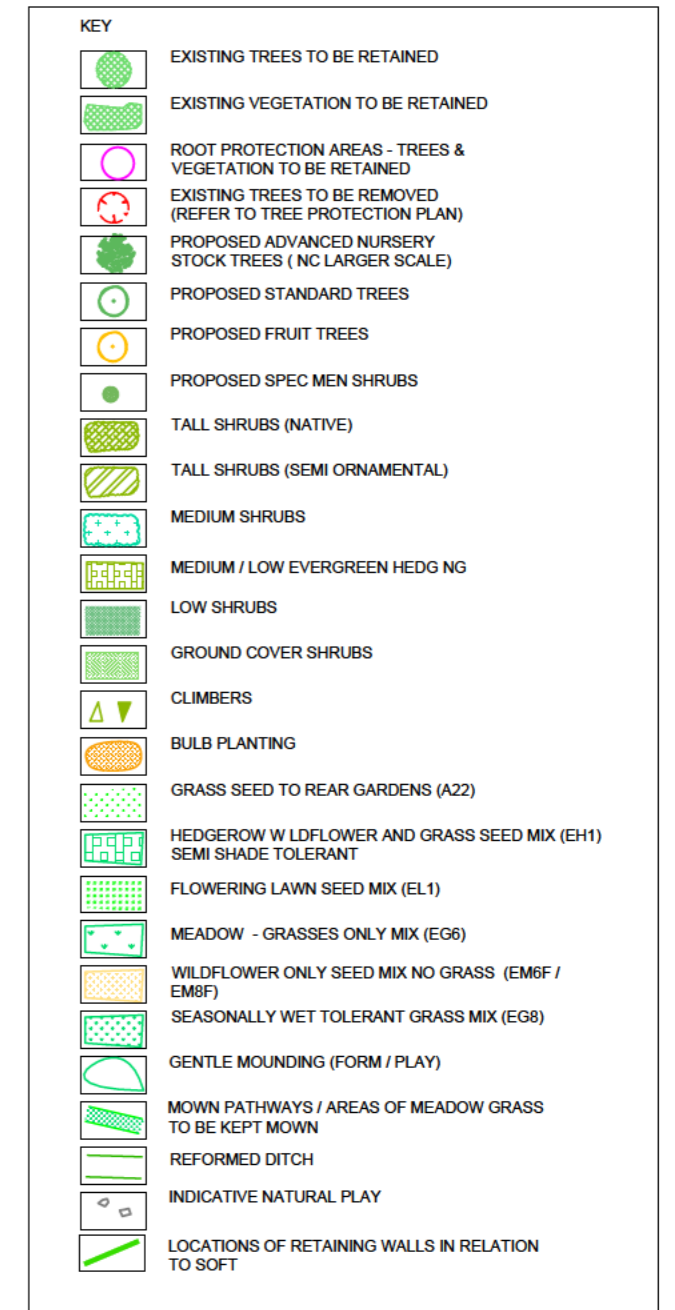
SEASONALLY WET TOLERANT GRASS MIX (EG6)
 These are seasonally wet tolerant grass mixes that are proposed to be planted in the site. They are shown on the plan with a green outline and a grass mix symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

MOWN PATHWAYS / AREAS OF MEADOW GRASS TO BE KEPT MOWN
 These are mown pathways or areas of meadow grass that are proposed to be kept mown. They are shown on the plan with a green outline and a meadow symbol. They are to be kept mown in accordance with best practice.

REFORMED DITCH
 These are reformed ditches that are proposed to be planted in the site. They are shown on the plan with a green outline and a ditch symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

INDICATIVE NATURAL PLAY
 These are indicative natural play areas that are proposed to be planted in the site. They are shown on the plan with a green outline and a play symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.

LOCATIONS OF RETAINING WALLS IN RELATION TO SOFT
 These are locations of retaining walls in relation to soft landscaping. They are shown on the plan with a green outline and a retaining wall symbol. They are to be sourced from a reputable nursery and planted in accordance with best practice.



NOTES

1. All dimensions are in metres unless otherwise stated.

2. All levels are in metres above sea level unless otherwise stated.

3. All planting is to be carried out in accordance with best practice.

4. All trees and shrubs are to be sourced from a reputable nursery.

5. All lawns and grasses are to be sourced from a reputable nursery.

6. All hedges are to be sourced from a reputable nursery.

7. All ground cover and climbers are to be sourced from a reputable nursery.

8. All bulbs are to be sourced from a reputable nursery.

9. All grass seeds are to be sourced from a reputable nursery.

10. All mowed areas are to be kept mown in accordance with best practice.

11. All retaining walls are to be constructed in accordance with best practice.

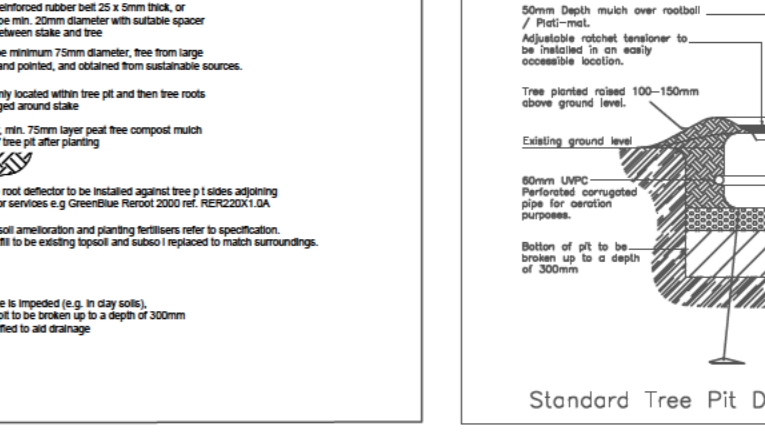
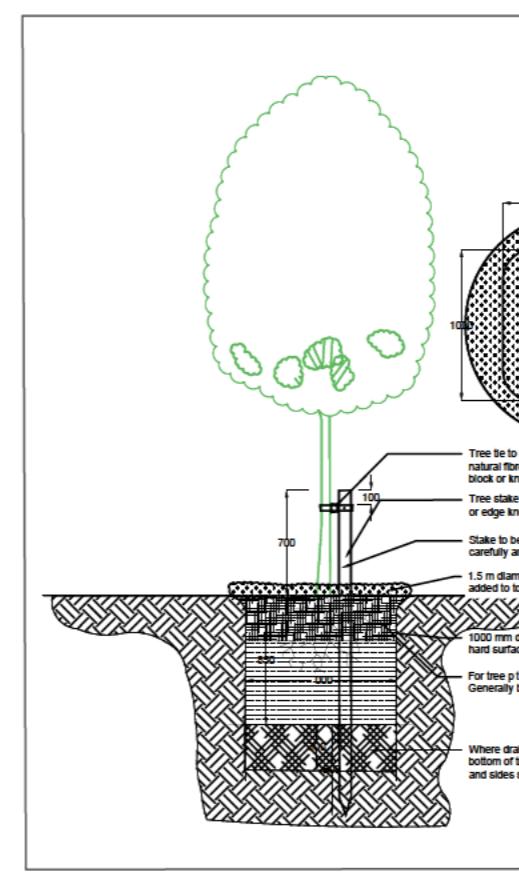
12. All ditches are to be reformed in accordance with best practice.

13. All play areas are to be constructed in accordance with best practice.

14. All retaining walls are to be constructed in accordance with best practice.

15. All ditches are to be reformed in accordance with best practice.

16. All play areas are to be constructed in accordance with best practice.



NOTES: POSITION OF PROPOSED TREES AND VEGETATION TO BE REVIEWED FURTHER TO DETAILED SERVICES DESIGN

FOR PLANTING SCHEDULE AND SPECIFICATION REFER TO DRAWING SHEET 2 OF 2, REF L21041.02.B

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REV:	BY:	DATE:	DETAILS:
A	HL	26.09.23	PLANT LABELS (PARTIAL) ADDED TO PREVIOUS DRAFT LAYOUT
B	HL	16.11.23	SOFT SCHEME UPDATED TO FINAL SITE LAYOUT (FOR COMMENT)
-	HL	17.11.23	PLANTING LABELS ADDED, COMMENTS ADDRESSED
C	HL	21.11.23	MINOR AMENDS TO PLANTING SCHEME
D	HL	29.01.24	DRAWING UPDATED TO LATEST SITE LAYOUT
E	HL	29.01.24	2 NO. STREET TREES ADDED
F	HL	15.03.24	DRAWING UPDATED TO REFLECT ARBOICULTURAL IMPACT ASSESSMENT REPORT TG Report No. 14764_R02B_IP_120224 / TREE CONSTRAINTS PLAN REV E
G	HL	08.05.24	SHARED CYCLE PATH UPDATED

PROJECT: THAXTED ROAD, SAFFRON WALDEN

DRAWING TITLE: SOFT LANDSCAPE PROPOSALS DRAWING 1 OF 2

ISSUE STATUS: DESIGN B of Q CONSTRUCTION RECORD

SCALE: 1:500 (A1) DATE: SEPT 2023 BY: HJL/SM

DRAWING NO: L21041.01.0

REVISION: G