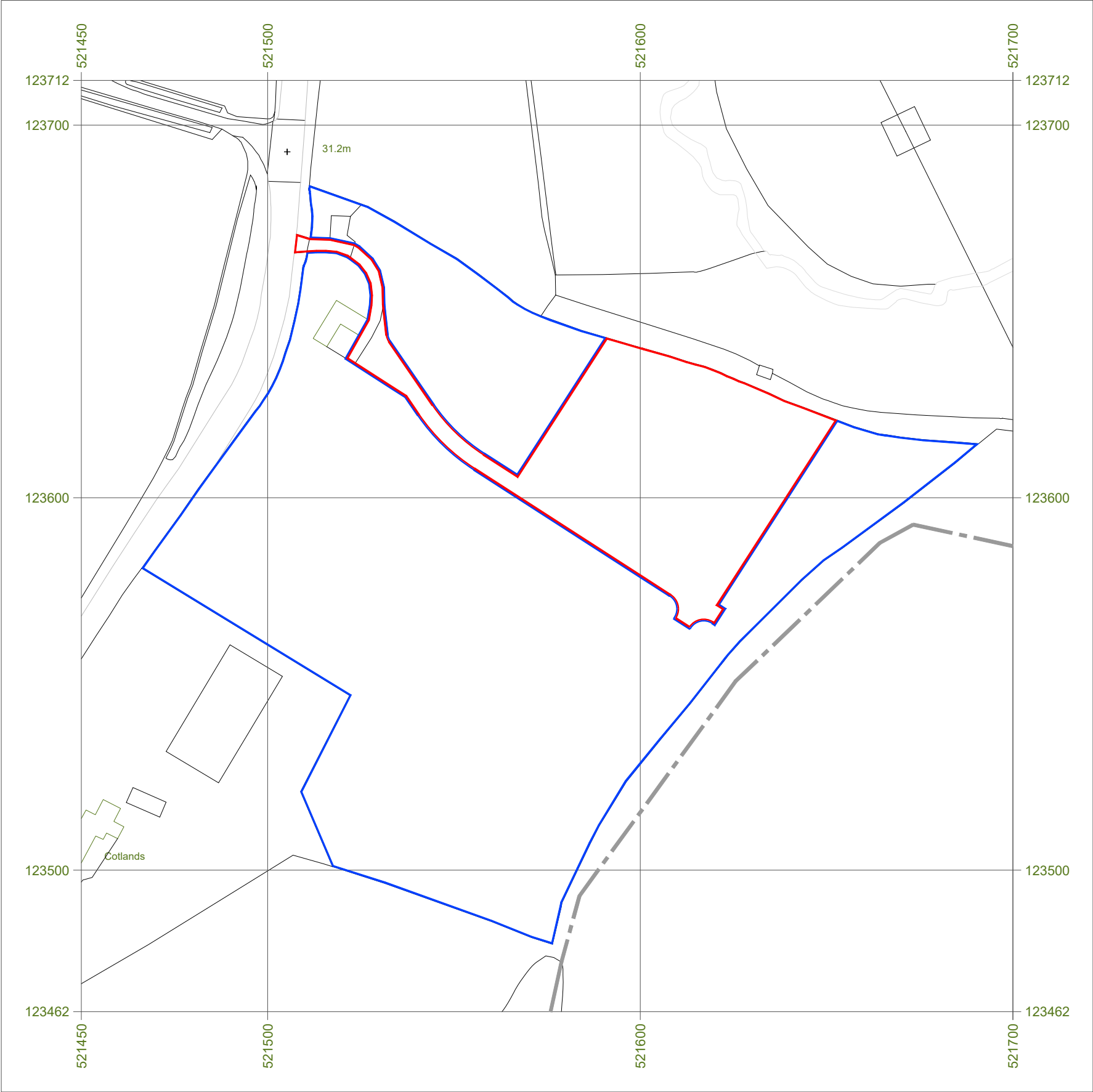
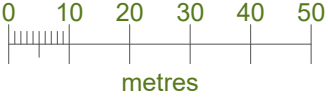




Serial number: 297155

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NORTH



Location Plan

1:1250 EXISTING

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Drawing No. 2509CO_R2_000

Scale @ A3 1:1250

Job No. 2509CO_R2

Drawn By MD

Checked By BK

Drawn On 27.02.2026

Issued On 27.02.2026

Status Existing

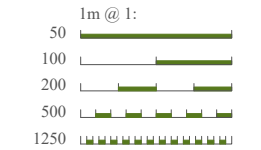
Drawing Location Plan

Submission Planning

Application Area: 4195m²



Indicative: 0.0°





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Drawing No. 2509CO_R2_001

Scale @ A2 1:500

Job No. 2509CO_R2

Drawn By MD

Checked By BK

Drawn On 27.02.2026

Issued On 27.02.2026

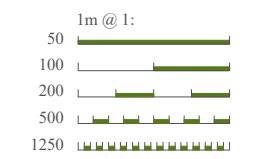
Status Proposed

Drawing Block Plan

Submission Planning



Indicative: 0.0°



Planting Specification for new boundary hedgerows

Plants to be between 80-90cm when planted and to be UK Sourced & Grown in accordance with Woodland Trust guidance and BS 8545:2014

Main Matrix (Transplants/Quicks)

70% of planting stock	
Hawthorn	Crataegus monogyna
Blackthorn	Prunus spinosa

Interplant (Whips/Transplants)

30% of planting stock	
Hazel	Corylus avellana
Holly	Ilex aquifolium
Dog Rose	Rosa canina
Field Maple	Acer campestre
Dogwood	Cornus sanguinea
Spindle	Euonymous europaeus
Wild Privet	Ligustrum vulgare
Common Beach	Fagus sylvatica
Common Hornbeam	Carpinus betulus
Guelder rose	Viburnum opulus

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

The interplant whips/transplants should be planted within this pattern in groups of 2/3.

Planting will be protected from grazing animals where applicable with a 1.5m high galvanised equine stock fence (or similar) erected 1m away from new plants.

All hedgerow planting should be carried out in accordance with BS4428:1989, Code of practice for general landscape operations.

Hedgerow shrubs should either be notch planted or trench planted.

Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather.

Hedges to be planted between November and March while plants are still dormant. Avoid planting in very cold or wet weather.

20 year Management Plan:
Plant new hedgerows during winter³
Connect them to other natural features to support wildlife spread³
Prune new hedgerows for the first 3-5 years to encourage dense, bushy growth³

Ongoing Management:
Manage hedgerows on a cycle to maintain their health and value for wildlife²
Gradually cut hedges higher and wider to prevent them from becoming 'leggy' or 'gappy'²
Rejuvenate hedges through laying or coppicing every 40+ years²

Protection Measures:
Establish or maintain green cover buffer strips adjacent to hedgerows⁷
Protect hedge nesting birds by avoiding cutting or trimming during their nesting period⁷
Hedgerows will be protected from damage by ensuring these measures are in place⁷

Long-Term Maintenance:
Aim for a balance of old and young hedgerow trees to support diverse wildlife²
Trim at the best time for nature, ideally late winter, to allow wildlife to feed on berries and fruits²

Environmental Benefits:
Hedgerows enhance biodiversity and provide habitat for a wide range of species¹
They offer erosion control, water regulation, and carbon storage to combat climate change¹
A new hedgerow can store 600 to 800 kilograms of carbon dioxide per year for up to 20 years⁹

By following these guidelines, hedgerows can be effectively managed and protected to ensure their ecological and environmental benefits are sustained over the long term. Consult with local wildlife trusts or experts for tailored advice and to comply with any specific regulations in your area.

Planting Specification for new native tree planting (southern England)

Trees to be between 60–120cm when planted, grown in the UK and UK sourced & grown in accordance with Forestry Commission guidelines and BS 8545:2014.

Main Tree Species (Transplants/Standards)

70% of planting stock - Native to Southern Counties

- Oak	Quercus robur / Quercus petraea
- Field Maple	Acer campestre
- Hornbeam	Carpinus betulus
- Small-leaved Lime	Tilia cordata
- Wild Cherry	Prunus avium
- Rowan	Sorbus aucuparia

Interplant (Whips/Transplants)

30% of planting stock

- Crab Apple	Malus sylvestris
- Hazel	Corylus avellana
- Holly	Ilex aquifolium
- Spindle	(Euonymus europaeus
- Guelder Rose	Viburnum opulus
- Wayfaring Tree	Viburnum lantana
- Dogwood	Cornus sanguinea

Trees should be planted at 5–10m spacing for woodland edge or parkland settings. For screening belts, trees can be planted at 2.5–4m spacing in staggered double rows. Allow 1.5m between rows.

Interplants (shrubs/small trees) to be planted in groups of 3 or 5, between the main tree planting pattern to provide structure, biodiversity and successional interest.

All planting to be protected from browsing animals using tree guards or spiral shelters, and where applicable, enclosed within a stock-proof fence or temporary electric fencing.

Planting to be carried out in accordance with BS 8545:2014 and Forestry Commission guidelines for establishment and aftercare.

Tree Pits and Establishment
- Tree pits to be minimum 300mm wider than root spread or container and 300mm deeper than the rootball depth.
- Backfill with excavated soil, improved with compost if necessary, and firmed well.
- Mulch with 75mm depth organic mulch around base, 500mm radius minimum, avoiding contact with stem.
- Stake and tie all standard trees using 1.2m stakes and rubber ties as per arboricultural best practice.
- Planting to be completed between November and March while trees are dormant. Avoid planting in frozen or waterlogged conditions.

Environmental Benefits:
Native trees provide:
- High-value habitat for a range of species
- Nesting, roosting and food sources for birds, bats, and insects
- Improved soil stability, water infiltration and carbon storage
- Shade and cooling benefits in urban and semi-rural landscapes

Well-managed native planting contributes to carbon capture for decades. A single native tree can store up to 1 tonne of carbon in its lifetime and provide ecological benefits for over 100 years.

20 Year Management Plan
- Year 1–3:
 - Water during dry periods
 - Check, adjust or replace guards, stakes and ties
 - Remove competing vegetation within 500mm radius
 - Monitor for pests and disease
- Year 3–10:
 - Remove shelters once trees are established
 - Formative pruning to establish strong structure (winter only)
 - Replace failures (minimum 90% survival rate required)
- Year 10–20:
 - Crown thinning or selective removal if required for spacing
 - Manage for habitat, amenity, and long-term resilience

Ongoing Management
- Control invasive species
- Maintain ground cover or understorey planting
- Regular inspections and arboricultural input where necessary
- Promote diverse age and species structure for climate resilience

Protection Measures
- Keep machinery and livestock well away from young trees
- Mow or control grass competition twice yearly (spring and summer)
- Inspect fencing and guards annually, repair as needed

Long-Term Maintenance
- Aim to create long-term, multi-layered woodland or treed habitat
- Ensure good species diversity and genetic variety
- Engage with local wildlife or community groups for stewardship where appropriate

Drainage Strategy:

Surface Water drainage

Surface water will be discharged by infiltration. The British Geological Survey confirms that the site is on Upper Tunbridge Wells Sand - Sandstone and siltstone, there are therefore no envisaged issued in relation to infiltration.

The new soakaway will be designed following infiltration testing in accordance with BRE365, at the location and depth of proposed devices.

Infiltration devices will be located 5m from structures and boundaries, in addition to avoiding Root Protection Zones.

The proposed permeable surfacing will be constructed of MOT Type 3 sub base to a depth of 300mm overlaid with a permeable pea shingle, or similar.

Foul Drainage

The application proposes a package treatment plant for each pitch. In the absence of mains drainage this is considered to be an appropriate means of foul water disposal which would avoid harm to the quality of the soils.

The new package treatment plants will be a Rewatec Solido Smart 2-8 Person Sewage Treatment Plant manufactured by Premier Tech Aqua, 2 Whitehouse Way, South West Industrial Estate, Peterlee, Co Durham, SR8 2RA.

The package treatment plants will be installed and fully operational prior to occupation of the development. The package treatments plant will be installed in accordance with the manufacturer’s recommendations and instructions, and in accordance with the Building Regulations.

The package treatment plants will be serviced by a qualified British Water accredited engineer on an annual basis in accordance with the manufacturers servicing and maintenance guide to ensure it is operating efficiently and effectively.

This would include a desludge to ensure a solids build-up doesn’t compromise the treatment chamber if the sludge level reaches 70% of the permitted maximum.

The annual service would include an assessment of the activated sludge volume in the reactor in accordance with the manufacturers servicing and maintenance guide.

The runoff from the treatment plant will be taken to a soakaway drainage field. Given the porosity of the soils this is not envisaged to present any issues.

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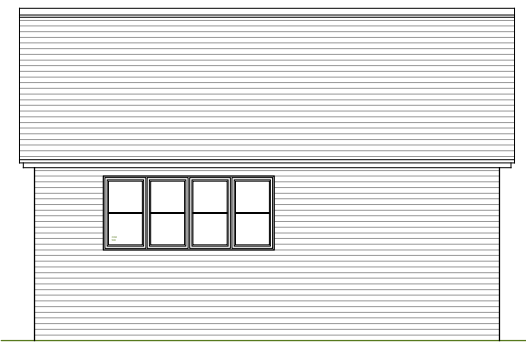
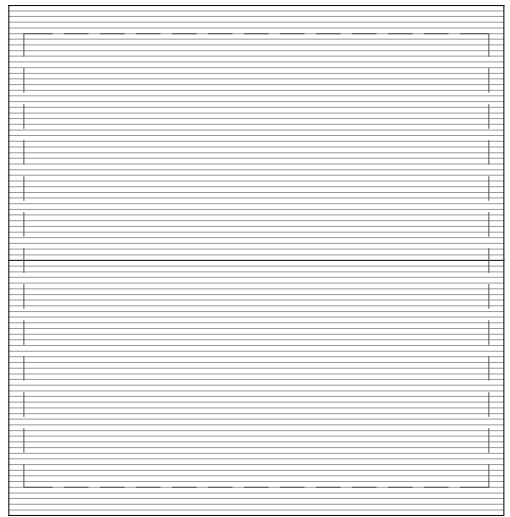
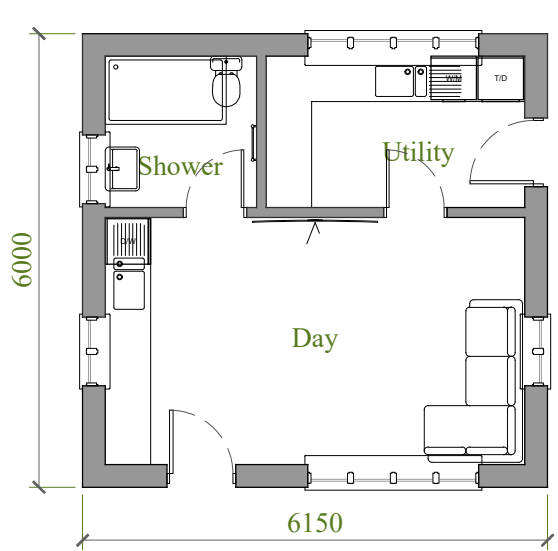
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Drawing No. 2509CO_R2_002	
Scale @	A3 N/A
Job No.	2509CO_R2
Drawn By	MD
Checked By	BK
Drawn On	27.02.2026
Issued On	27.02.2026
Status	Proposed
Drawing	Strategies
Submission	Planning



Typical Utility Building
1:100 | PROPOSED

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Drawing No. 2509CO_R2_200

Scale @ A3 1:100

Job No. 2509CO_R2

Drawn By MD

Checked By BK

Drawn On 27.02.2026

Issued On 27.02.2026

Status Proposed

Drawing Utility Building

Submission **Planning**

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Drawing No. 2509CO_R2_400

Scale @ A3 As Indicated

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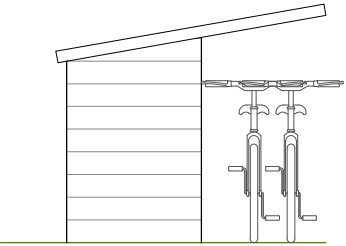
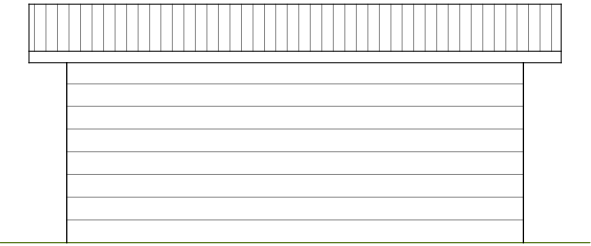
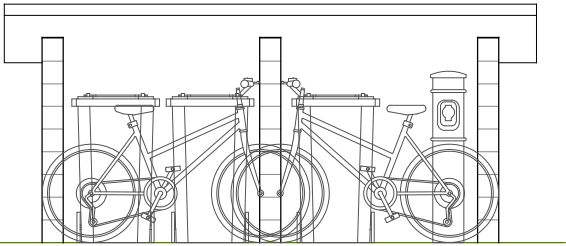
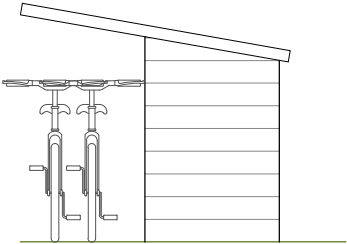
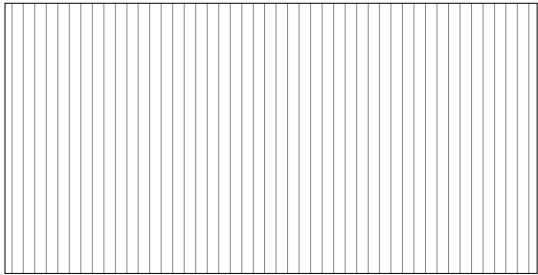
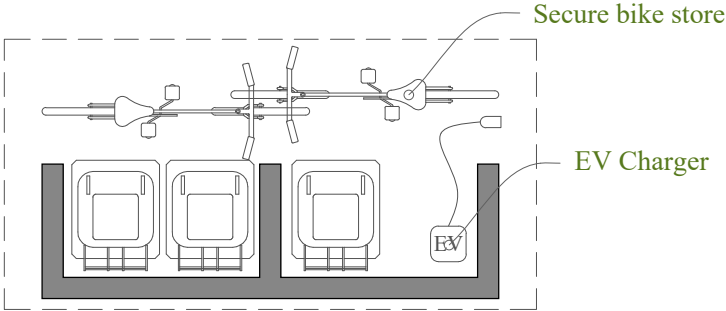
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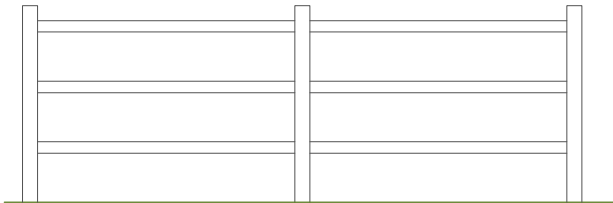
Drawing Site Elements

Submission Planning



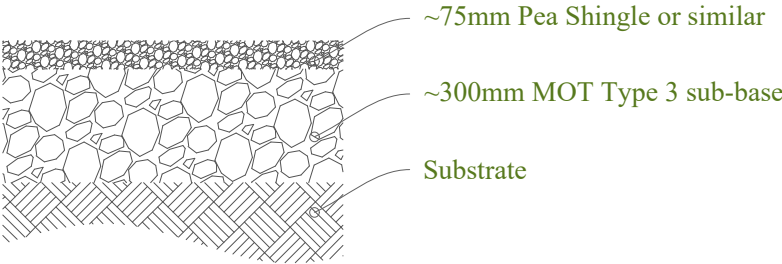
Bin & Bike Store

1:50 PROPOSED



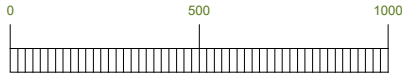
Typical 1.2m timber post & rail fence

1:50 PROPOSED

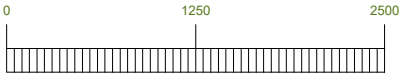


Typical permeable surfacing

1:20 PROPOSED



SCALE BAR: 1:20 MM



SCALE BAR: 1:50 MM