

PLANTING NOTES

NO ADDITIONAL TREE PLANTING, INCLUDING SHRUBS, IS PROPOSED.
ALL SOFT LANDSCAPING TO BE TURF TO FRONTAGES AND GRASS SEED ELSEWHERE

GROUND PREPARATION..

- Where required all existing topsoil and subsoil shall be stripped and stored separately on site. Heaps must not exceed 3m in height and should be used within 12 months in accordance with BS 4425 (Code of practice for general landscape operations).
- Existing topsoil and inert sub soils, shall be analysed in accordance with BS 3882 to determine available nutrients, texture, organic matter content and pH. Where required, existing soils are to be improved in accordance with BS 3882:2015. Subsoils shall conform to BS 8601:2013
- In all instances, where soil is to be retained and relatively undisturbed for the purposes of planting new vegetation on site, then it must be alleviated to avoid compaction, must be tested for pH for specific species suitability, and may require the addition of biochar + compost + organic fertiliser + native soil.
- Imported topsoil and site won soils shall be to British Standards BS 3882 - Multipurpose Grade. Spread to 300mm depth over areas to be planted with trees and shrubs. Remaining minimum rooting depth to be provide by a good quality subsoil to BS 8601:2013, free of building material debris to achieve the following overall rooting depths:
Grass - 450mm

TURFING TO FRONTAGES

The topsoiled area to be turfed, is to be grade and cross-graded to even running falls, to allow the finished levels of the turf to be 40mm above the adjoining paved areas. The surface should be lightly and uniformly firmed by rolling or treading and reduced to a fine tilth up to 25mm in depth. All rubbish, stones greater than 50mm in diameter etc, shall be removed from the surface.
Apply an even application of approved fertiliser at a rate of 70g/m² and rake in. No turves shall be laid in exceptionally frosty weather or in other unsuitable weather conditions. The turves shall be laid in a stretcher bond pattern, closely butted and firmed into position, to the correct levels. The turves should be laid off planks, working over turves previously laid. A dressing of fine, sifted topsoil (complying with BS 3882) should be applied to the laid turf and brushed well into the joints.
Turves shall be watered regularly to prevent them drying out before they establish.

GRASS SEEDING

LOW MAINTENANCE GRASS MIX
100mm depth of topsoil complying with BS3882 to be spread to area.
Pre-seed fertiliser to be applied at 50gm/m². Soil to be cultivated using a disc harrow or rotovator, to 50mm depth then further cultivated and rolled to produce a firm seed bed.
Low maintenance grass seed mix such as Germinal Seeds A22 mix to be sown at 35gm/m2 to the rear gardens of properties

EXISTING WATER SERVICE TO FARM OFF DANCE LANCE IS SHOWN IN A DOTTED PURPLE LINE AND WILL BE DIVERTED ALONG THE ROUTE SHOWN AS A BLACK BROKEN LINE. THIS WILL BE A PRIVATE ARRANGEMENT BETWEEN THE LAND OWNER AND FARM OWNER AND THE WATER SERVICE WILL BE MAINTAINED AND PROTECTED AT ALL TIMES.

EXISTING WATER SERVICE FROM CHAMBER TO FARM OFF DANCE LANCE SHOWN DOTTED

EXISTING WATER SERVICE FROM CHAMBER TO FARM OFF DANCE LANCE SHOWN DASHED

EXISTING PUBLIC SEWER TO REMAIN UNDISTURBED AND IS NEITHER TO BE DIVERTED OR BUILT OVER. EASEMENT (2M IN TOTAL) TO MAINTAINED TO YWA REQUIREMENTS.

EXISTING PUBLIC SEWER REMAINS UNDISTURBED AND IS NEITHER DIVERTED OR BUILT OVER. EASEMENT WILL BE MAINTAINED IN ACCORDANCE WITH YW REQUIREMENTS AND AS DISCUSSED IN THE DETAILS INCLUDED IN APPENDIX 1.

TWIN ELECTRICITY POLES AND STAYS WITH 4.3M RESTRICTION OVERHEAD WIRES EXTEND EASTWARDS FROM THIS POLE. AN U THIS POLE AND WILL INCLUDE A MIN 1M CABLE RESERVE ALL AS THE NORTHERN POWERGRID EASEMENT DRAWING INCLUDED II

SITE BOUNDARY INDICATED IN RED LINE

FOUNDATIONS TO BE DESIGNED TO ENSURE THAT NO LATERAL LOAD IS TRANSFERRED ON TO THE EXISTING SEWER PIPE.

HATCHED AREA DENOTES IMPROVED VISIBILT AT JUNCITON WITH DANCE LANE WITH NO OBSTRUCTION HIGHER THAN 1M ABOVE GROUND AND SMALL FEE TO BE REMOVED.

HATCHED AREA DENOTES IMPROVED VISIBILITY AT JUNCTION WITH DANCE LANE WITH NO OBSTRUCTION HIGHER THAN 1M ABOVE GROUND AND SMALL TREE TO BE REMOVED.

EXISTING WATER SERVICE TO FARM OFF DANCE LANCE IS SHOWN IN A DOTTED PURPLE LINE AND WILL BE DIVERTED ALONG THE ROUTE SHOWN AS A BLACK DOTTED LINE. THIS WILL SIMPLY BE A PRIVATE ARRANGEMENT BETWEEN THE LAND OWNER AND FARM OWNER AND THE WATER SERVICE WILL BE MAINTAINED AND PROTECTED AT ALL TIMES.

EXISTING WATER SERVICE TO FARM LOCATED OFF DANCE LANCE IS CLEARLY VISIBLE CROSSING THE BE

EXISTING WATER SERVICE TO FARM OFF DANCE LANCE IS VISIBLE CROSSING CRANE MOOR BECK AT THIS POINT

PREPARED FROM DRAWINGS PREPARED BY OTHERS.
ALL DIMENSIONS AND DETAILS TO BE CHECKED ON SITE

LOCATION PLAN SCALE 1:1250

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Project.			Client.					
PROPOSED DWELLING OFF DANCE LANE, CRANE MOOR SHEFFIELD			MR L. SIMPSON					
Drawing Title.			Date.	FEB 2026		Scale.	1:200 @ A2	
SITE PLAN			Ref.	25-182		Dwg. No.	01	
Date	Suffix	Description	Date	Suffix	Description	Date	Suffix	Description