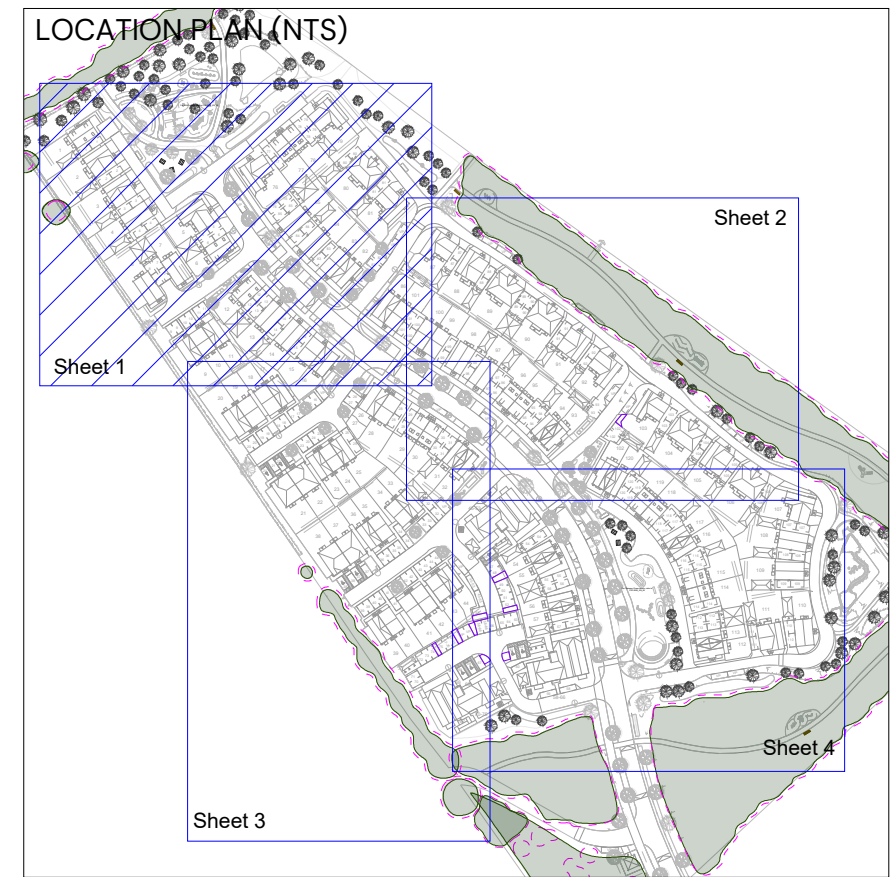
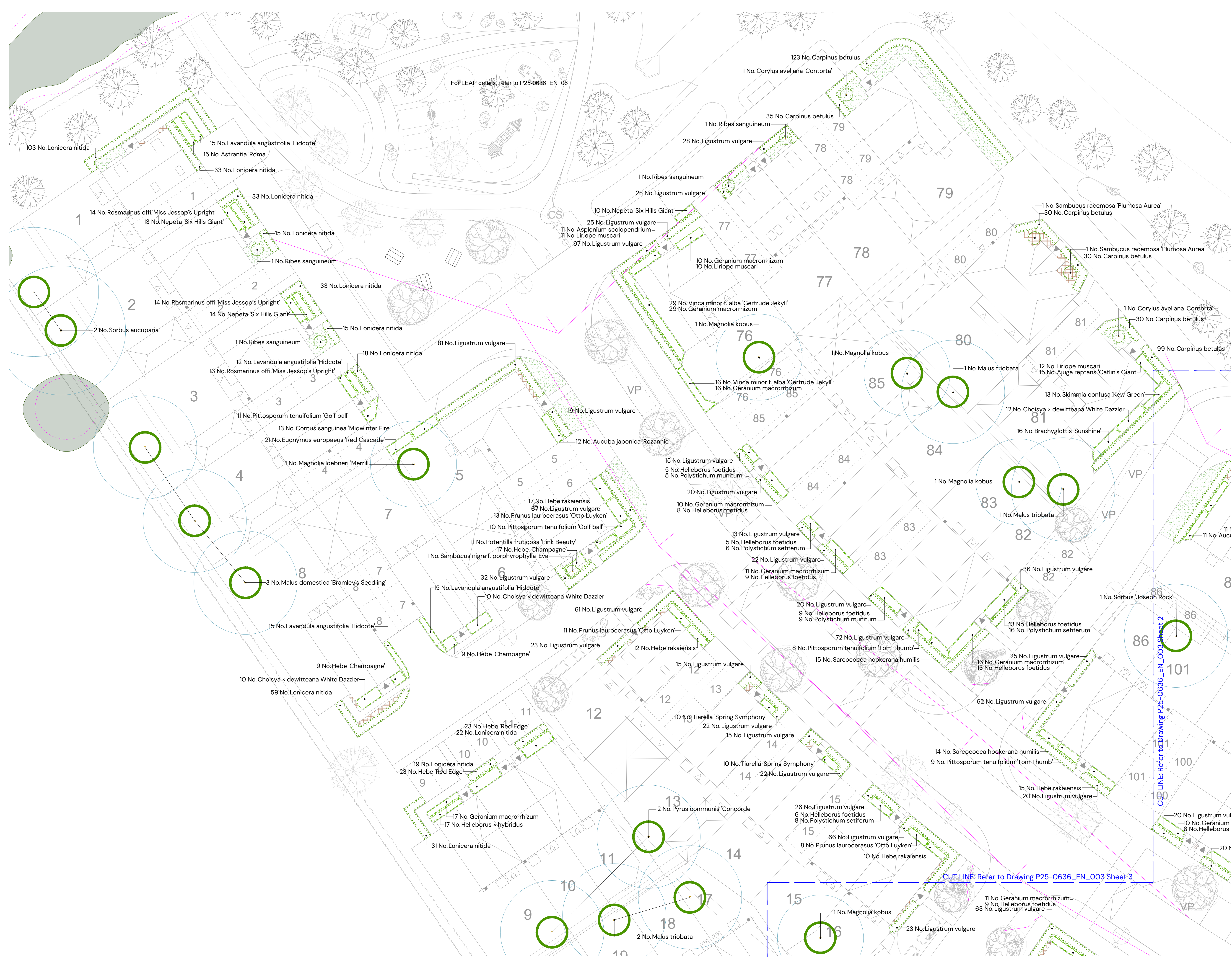




KEY

- Existing trees to be retained in accordance with BS 5837
- Proposed tree planting
- Proposed specimen shrubs
- Proposed hedge planting
- Proposed ornamental shrub / herbaceous planting
- Proposed areas of amenity grass
- Areas of gravel- to be laid over a semi-permeable weed suppressant membrane
- Proposed ornamental bark mulch
- Offset in accordance with NHBC Chapter 4.2 Building Near Trees - assumed moderate volume change potential soil and minimum foundation depths. Subject to detailed foundation design
- Minimum soil volume required per tree
- Visibility splay - refer to drawing by others for details
- Proposed lighting - refer to drawing by others for details

Note: Tree soil volume calculated as (Mature Canopy Area x 0.6) with an assumed root depth of 0.6. Where the indicated soil volume is shown outside of soft landscape areas, the use of structural underground cells may be necessary, such as Silvaceil.

For planting schedule, refer to sheet 3

For planting specification, refer to sheet 2

B	08.05.2026	Landscape amended to revised layout and LPA comments	LAB
A	25.11.2025	Landscape amended to revised layout	ARW
	30.10.2025	Issued for planning	VK
	01.10.2025	Draft Issue	VK/LAB
REV:	DATE:	DETAILS	DRAWN BY

TITLE:
Detailed Soft On-Plot Landscape Proposals (Sheet 1 of 4)

PROJECT NAME:
LAND AT TALBOT WAY, LETCHWORTH

CLIENT:
BARRAT DAVID WILSON HOMES (NORTH THAMES)

DATE:	SCALE:	TEAM:	APPROVED:
08.05.2026	1:200 @A1	LAB	SW

DRAWING NO:	SHEET NO:	REVISION:
P25-0636_EN_0003	1 of 4	B

STATUS:
PLANNING

PEGASUS GROUP