

NOTES

PROTECTION OF EXISTING VEGETATION

Existing vegetation on the site boundaries or overhanging the boundaries from the adjacent land which are to be retained shall be protected where necessary during works by 2300mm high mesh panel fencing secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Where works are proposed to trim back overhanging vegetation to enable construction to take place this shall be undertaken by qualified tree surgeons in accordance with the requirements of BS39989:2010 and shall be carried out prior to any demolition / construction works and then the tree protection fencing shall be installed.
Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'. Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread.
Any excavation work beneath the canopy spread shall be carried out by hand. All works affecting trees within the development shall be subject to BS5837:2012.

CONCEPT

The landscape masterplan has been developed to create a strong landscape structure to the residential development applying varied palettes of shrubs, herbaceous plants and trees throughout the scheme in order to create a soft landscape setting for the houses with a distinct sense of place.

PROPOSED TREE PLANTING

Extensive planting of extra heavy standards, heavy standards and selected standard trees are proposed throughout the development to create a structure to the site which is in keeping with the scale and context of the development and helps to filter views into the site, breaking up the roof line of the housing when viewed from a distance. Planting at the site entrance and at focal points within the development will aid navigation within the scheme and create character areas.
Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.
Trees will be selected from the following indicative but not exhaustive list.

Acer campestre 'Streetwise' (AcS)
Acer campestre (Ac)
Amelanchier lamarckii (Al)
Betula 'Jacquemontii' (BJ)
Betula pendula (Bp)
Carpinus betulus (Cb)
Malus tschonoskii (Mt)
Prunus sargentii (Pg)
Prunus subhirtella 'Autumnalis' (PsA)
Pyrus calleryana 'Chanticleer' (PcC)
Quercus robur (Qr)
Sorbus aria (Sa)
Sorbus aucuparia (Sau)
Sorbus 'Embley' (SE
Sorbus 'Joseph Rock' (SJR)
Tilia cordata 'Green Spire' (TGS))

SHRUB PLANTING

A mix of evergreen and deciduous shrubs/ climbing plants and herbaceous perennials will be planted throughout the site to give closure and structure to the development and all year round interest.
Medium/ large species will be planted against screen fences and walls where space permits and medium / low mixes will be will be planted into front gardens, private drives and around parking areas.
Species to be selected from the following indicative but not exhaustive list: ( ) density/m2
Berberis candidula 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana', 'Bagatelle' & 'Helmond Pillar'(5), Bergenia cordifolia 'Silberlicht'(6), Buddleia davidii 'Lochinch'(2), Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Moerlooseii'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(6), Cotoneaster lacteus(2), Cytisus praecox(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymus fortunei 'Emerald Gaiety'(6), Festuca spp(6), Geranium endressii 'Wargrave Pink'(5), Hebe albicans 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hebe pinguifolia 'Pagei'(6), Hypericum x moserianum(4), Jasminum nudiflorum(1), Juniperus sabina 'Tamariscifolia' (3), Lavandula 'Hidcote' and 'Munstead'(6), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Nepeta faasenii(4), Perovskia 'Blue Spire'(6), Phormium var, Philadelphus 'Manteau d'Hermine(5), Potentilla 'Abbotswood', 'Red Ace' & 'Sunset'(5), Prunus laurocerasus 'Zabeliana'(3), Pyracantha 'Orange Charmer'(3), Rubus x 'Betty Ashburner'(4), Spiraea x arguta(3), Spiraea nipponica 'Snowmound'(5), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum davidii (5) Viburnum tinus 'Eve Price'(3), Weigela florida 'Follis Purpureis'(4)

ORNAMENTAL HEDGE PLANTING

Three types of hedge are proposed to plot frontages.
Beech hedges are proposed to properties at the site entrance to give a more formal structure at the gateway to the development. Ornamental, evergreen flowering hedges and laurel hedge will be planted in more informal situations between plot driveways and to define frontages at focal points within the cul de sacs.

NATIVE PLANTING

Wher appropriate within the site areas of mixed native shrub planting will enhance biodiversity on the site.

KEY

- Existing trees, hedges and vegetation to be retained.
- Existing trees, hedges and vegetation to be removed.
- Proposed extra heavy standard (14-16cm girth) trees
- Proposed heavy standard (12-14cm girth) trees
- Proposed selected standard (10-12cm girth) trees
- Proposed mixed native species tree and shrub planting
- Proposed beech hedging
- Proposed evergreen flowering hedging
- Proposed laurel hedging
- Proposed ornamental shrub planting
- Rear gardens
- Proposed turf
- Proposed 1800mm high screen wall (detailed by others)
- Proposed 1800mm high timber screen fence (detailed by others)
- Proposed 1800mm high plot division fence (detailed by others)
- Proposed 1200mm high timber post and rail (detailed by others)

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only.

Site layout including parking arrangements, [social/ affordable housing, community buildings, play areas and public open spaces] may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

DO NOT SCALE. IF IN DOUBT ASK.

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project: Residential Development,
BARNSLEY ROAD,
FLOCKTON

drawing title: LANDSCAPE MASTERPLAN

scale	date	drwn by	drawing no
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