NOTES

PROTECTION OF EXISTING VEGETATION

The following notes shall be read in conjunction with the Tree Survey Report by AWA dated January 2014.

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected around the Root Protection Zone as shown by the magenta fence line on the drawing. 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 BS 5837:2012.

Where recommendations are made within the Tree Survey (or in any subsequent Arboricultural Implications Assessment) for works to be carried out to the existing tree cover in order to safely retain it in the context of the proposed use of the Site this shall be undertaken as required using qialified tree surgeons in accordance with BS3998:2010.

PROPOSED LANDSCAPE WORKS TO HOUSE PLOTS

TIMESCALE

The soft landscape works to each plot shall be carried out in the nearest available planting season following completion of the construction works associated with the houses and external hard works. Where construction takes place on a phased basis, planting shall correspond to this so that soft landscape works are completed prior to the dwellings being marketed.

TREE PLANTING

Tree planting to the front gardens of selected plots will break up the lines of the buildings and create focal points within the development, helping to enhance the traffic calming effect. The tree species selected will maximise food and nectar sources for birds and invertebrates. Trees will be planted as Selected, Heavy and Extra Heavy Standards to provide a degree of instant maturity to the development. Extra heavy specimens will be concentrated along the spine road and in key focal points throughout the Development.

Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Species to be selected from the following indicative but not exhaustive list:

Acer campestre (Ac)
Acer campestre 'Elsrijk' (AcE)
Acer platanoides 'Columnare' (ApC)
Aesculus hippocastanum (Aeh)
Alnus glutinosa (Ag)
Alnus incana (Ai)
Betula pendula (Bp)
Betula pubescens (Bpub)
Betula utillis 'Jacquemontii' (BJ)
Carpinus betulus (Cb)
Malus sylvestris (Ms)
Malus tschonoskii (Mt)
Prunus serrula (Ps)
Prunus padus 'Albertii' (PpA)
Quercus robur (Qr)
Sorbus aria (Sa)
Sorbus aucuparia (Sau)
Sorbus aucuparia 'Asplenifolia' (SaA)
Sorbus 'Embley' (Se)
Sorbus 'Joseph Rock' (Sj)
Tilia cordata 'Green Spire' (TGs)

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted into frontages to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted within frontages with medium/large varieties used for informal hedging and screening.

Species to be selected from the following indicative list: ( ) density/m2

Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Bergenia cordifolia 'Silberlicht'(6), Buddleia davidii 'Lochinch'(2), Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Jet Trail'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(6), Cotoneaster lacteus(2), Cytisus 'Allgold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymous fortuneii 'Emerald Gaiety'(6), Festuca spp(6), Geranium 'Johnson's Blue'(4), Hebe albicans 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabina 'Tamariscifolia' (3), Lavandula 'Hidcote'(6), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Nepeta faasennii(4), Perovskia 'Blue Spire'(6), Phormium var, Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabeliana'(3), Pyracantha 'Orange Charmer'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(3)

HEDGE PLANTING

Three types of ornamental hedges are proposed to define plot frontages, strengthen boundaries and improve screening. Ornamental Beech hedging is proposed along the main spine road frontage and in key areas around the Development to provide definition of space and separation between public and private areas. The Beech hedging will be planted as a single row of 800mm high bare root plants planted at 5nr. plants per linear metre.

Further into the Development, two different types of evergreen hedging is proposed to provide enclosure and definition of space to the front garden areas along the spine road, cul de sacs and private drive areas. These hedges will be planted as a single row of 45-60cm high, 5 litre pot grown specimens at 3nr plants per linear metre.

GRASS AREAS

Front gardens will be turfed with a suitable hard wearing ornamental garden turf. Rear gardens will be soiled ready for occupation.

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drawing title	PHASE 2 - RESIDENTIAL LANDSCAPE MASTERPLAN

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