KEY

- Existing vegetation to be retained (RPA's shown by dotted line)
- Proposed extra heavy standard (14-16cm girth) tree
- Proposed heavy standard (12-14cm girth) tree
- Proposed selected standard (10-12cm girth) tree
- Proposed Beech hedging
- Proposed Laurel hedging
- Proposed native hedgerow
- Proposed mixed native species tree & shrub planting
- Proposed ornamental shrub planting
- Proposed turf
- Proposed amenity grass seed
- Proposed 1800mm high close boarded timber fencing with 300mm high trellis on top (detailed by others)
- Proposed 1800mm high close boarded timber fencing (detailed by others)
- Proposed 1500mm high close boarded timber fencing (detailed by others)
- Proposed 1800 high screen wall / fence (detailed by others)
- Proposed 900 high railings (detailed by others)
- Proposed 450 high knee rail (detailed by others)

GENERAL NOTES

PROTECTION OF EXISTING VEGETATION

The following shall be read in conjunction with the current tree report for the site. Any tree works recommended within the tre report in order to safely retain the trees in the context of the development shall be undertaken by qualified and certified tree surgeons in accordance with BS3998:2010.

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 on the canopy drip line wherever possible. 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.

TREE PLANTING

Extra heavy and heavy standard trees will be planted within key focal points along the main access routes of the development. The trees will provide instant impact and will help to create an attractive entrance into the site. Within front gardens selected standard and standard trees will be used. The selected standards will be planted in locations that will influence and soften the street scene. Larger native tree species will be planted within the open space.

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

Species to be selected from:

Acer campestre 'Elsrijk' (AcE)
Acer platanoides 'Laciniatum' (ApL)
Betula pendula (Bp)
Betula utilis var. jacquemontii (Buj)
Malus tschonoskii (Mt)
Prunus padus 'Albertii' (PpA)
Prunus sargentii (Ps)
Pyrus calleryana 'Chanticleer' (PcC)
Sorbus aria (Sa)
Sorbus aucuparia (Sau)
Sorbus aucuparia 'Sheerwater Seedling' (SaSS)
Sorbus 'Embley' (SE)
Sorbus 'Joseph Rock' (SJR)

SHRUB PLANTING

A mix of evergreen and deciduous shrubs and herbaceous plants, that are of known wildlife value, will be planted within front gardens to create an attractive street scene with year round colour and interest. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used against high walls and fencing.

Species to be selected from: ( ) density/m2

Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Bergenia cordifolia 'Silberlicht'(6), Buddleia davidii 'Lochinch'(2), Ceanothus thyrsiflorus 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 fortunei '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 'Zabelliana'(3), Pyracantha 'Orange Charmer'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(3)

HEDGE PLANTING

A combination of Beech, Escallonia and Laurel hedges will be planted across the site. The Beech hedges will be used to front gardens, where a more formal feeling is required. The Escallonia hedges will be used where an informal effect is required to define private garden space and provide enclosure and the Laurel hedge will be used on the eastern boundary to provide screening from the adjacent public footpath.

Beech hedges are to be planted as a double staggered row of 60-80cm high hedging plants at 7nr plants per linear metre. The Escallonia and Laurel hedges are to be planted as a single row of 60-80cm 5 litre container grown plants at 3nr per linear metre.

NATIVE HEDGE PLANTING

A mixed species native hedge will be used against the north western boundary to provide a buffer against the development. The species composition will reflect the prevailing species composition of the existing hedges around the site and will be planted as a double alternating row of 40-60cm high hedging plants.

Rev H: Amendment of planting to offsite property boundary (SF)	Mar 2018
Rev G: Updated in accordance with client layout Rev.Y (SF)	Feb 2018
Rev F: Minor amends to client requirements (SF)	Nov 2017
Rev E: Masterplan updated in accordance with client site layout Rev.X (SF)	Nov 2017
Rev D:Removal of trees from Plot 1 garden (SF)	Nov 2017
Rev C:Amendment of indicative tree species list and adjustment of position of 1 no. tree (SF)	Aug 2017
Rev B:Masterplan amended in line with client requirements (SF)	Apr 2017
Rev A:Masterplan amended in line with planning layout Rev S (SEL)	Mar 2017

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project: Residential Development

BARNSLEY ROAD, FLOCKTON

drawing title: LANDSCAPE MASTERPLAN

scale	date	drwn by	drawing no
1:500 @A1	Sept. 2015	JT	R/1780/1H