KEY

- Existing trees, hedges and vegetation to be retained
- Existing trees, hedges and vegetation to be removed
- Car park tree pits - minimum 15 cubic metres volume of tree soil to be provided for each tree as denoted by the blue dashed line. A crate system is to be used under any areas of hard surfacing
- 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 evergreen flowering hedge (Escallonia)
- Proposed mixed native hedgerow
- Proposed native shrub mix
- Proposed ornamental shrub planting
- Proposed turf
- Rear gardens
- Proposed species rich amenity grass
- Proposed meadow grass
- Proposed 1800mm high close boarded timber fencing (detailed by others)
- Proposed 900mm high stone wall with 900mm close boarded fence on top (detailed by others)
- Proposed retaining walls (detailed by others)
- Proposed root barrier to edge of adoptable Highway

NOTES

PROTECTION OF EXISTING VEGETATION

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 5837:2015.

TREE PLANTING

Tree planting within the site will break up the hard lines of the buildings and create focal points within the development. The tree species selected will maximise food and nectar sources for birds and invertebrates. Trees will generally be planted as Heavy and Selected Standards to provide a good degree of instant maturity to the development.

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

Species to be selected from:

Acer campestre (Ac)	Pyrus calleryana 'Chanticleer' (PcC)
Amelanchier lamarkii (Al)	Pyrus calleryana 'Redspire' (PcR)
Betula albosinensis 'Fascination' (BaF)	Quercus robur (Qr)
Betula pendula (Bp)	Sorbus aucuparia (Sau)
Carpinus betulus 'Fastigiata' (CbF)	Sorbus aucuparia 'Asplenifolia' (SaA)
Prunus avium (Pa)	Tilia x cordata (Tc)
Prunus sargentii (Pg)	Tilia x cordata 'Greenspire' (TGS)

Trees will be planted into the rear gardens of properties on the western boundary to provide some screening to off site properties.

Trees planted into front gardens will be deparated from the adopted Highway by a proprietary Root Bariier membrane such as ReRoot 1000 by GreenBlue Urban Ltd.

Trees planted into hard landscape areas shall be planted into an engineered tree pit using Soil Cells by GreenBlu Urban or similar approved to provide an appropriate rooting volume for the selected tree species.

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used for informal hedging.

Species to be selected from this typicalbut not exhaustive palette: ( ) density/m2

Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Bergenia cordifolia 'Silberlicht'(6), Carex spp (9) Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Jet Trail'(4), Choisya ternata (4), Choisya ternata 'Sundance' (4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cytisus 'Allgold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymous fortunei 'Emerald Gaiety'(6), Festuca spp (9), Geranium spp (6), Hebe albicans 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabina 'Tamariscifolia' (3), Lavandula 'Hidcote'(6), 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), Weigela spp

HEDGE PLANTING

Beech and evergreen flowering hedges will be planted to selected frontages to give structure to the site and separate drives and parking spaces.

OPEN SPACES

Open space areas to the north and east will be planted with native species trees, hedges and scrub to increase the biodiversity on site and provide transitions between the woodland to the east and the open countryside to the north. An additional area of open space to the West of the site entrance will be planted with species rich grass seed.

Rev.L: Notes amended. (CS)	Jun 2023
Rev.K: Updated to site layout POO2-CC (SF)	Nov 2022
Rev.J: Updated to site layout POO2-BB (SF)	June 2022
Rev.H: Updated to site layout POO2-Y (SF)	June 2022
Rev.G: Removal of trees from off site Highway verge (SF)	April 2022
Rev.F: Adjustment of tree positions (SF)	April 2022
Rev.E: Amended to latest layout P002W (MBN)	Mar 2022
Rev.D: Additional POS added to site entrance (SF)	Jan 2022
Rev.C: Minor amendment to position of Pumping Station (SF)	Dec 2021
Rev.B: Masterplan updated to new site layout (MBN)	Dec 2021
Rev.A: Addition of meadow grass to western boundary and shrubs, trees and amenity grass to site entrance (SF)	April 2021

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client
Newett Homes

project
Residential Development

NORTHORPE LANE,
MIRFIELD

drawing title
LANDSCAPE MASTERPLAN

scale	date	drwn by	drawing no
1:500 @A1	Mar 21	SF	R/2470/1L