



Enhanced meadow grassland beneath tree canopy - 644m²



Lawns, hedgerows, trees and ornamental planting will be a feature of the front gardens which will contribute to the character of the development whilst complementing the surrounding area. This approach also creates clear separation between the public and private realms.



Opportunities to enhance the existing biodiversity of the site will be explored within the new open spaces. A combination of grassland and wildflowers will be incorporated into the new scheme to promote the creation of new habitats to boost local wildlife.

Retained tree line - 10m linear

The opportunity to include some seasonal interest at key nodal points within the scheme will be explored at the detailed design stage. The use of ornamental cherry could be incorporated into the scheme to provide some dramatic contrast to the streetscene. Evergreen shrub species will also be incorporated to balance the aesthetic of the scheme.



KEY

- Site boundary
- Existing PRoW
- Existing tree/vegetation (retained/removed)
*Subject to Arboriculturist confirmation and production of Tree Retention Plan
- Proposed turf (front gardens) - 1,251m²
- Proposed POS tree
- Proposed street tree
- Proposed feature tree (eg. Cherry)
- Proposed front garden tree
- Proposed native scrub mix - 115m²
- Species rich grassland - 2,718²
- Proposed ornamental shrub - 170m²
- Formal low hedgerow (Private Gardens) - 355m linear
- Species rich native hedgerow - 226m linear
- Wildflower meadows - 860m²
- Gravel strips

NB. Rear gardens subject to customer preference - 4927m²

Maintenance
Planting and lawns in private areas will be maintained as detailed below until occupied. Once occupied, the planting and lawns in private areas shall be maintained by the individual plot holders.

All planting in open space areas shall be maintained as detailed below by the management company in good order with any plant material which dies within a five year period being replaced to the original specification.

Trees
All trees shall be regularly checked and any broken ties, guards or stakes replaced. Mulch shall be topped up to maintain original levels. In periods of dry weather all trees during years 1-5 shall be regularly watered to field capacity. The area around the base of each tree is to be kept mulched to 50mm depth minimum and weed free to a minimum diameter of 1 m during years 1-5. At the end of each growing season for years 1-5 all trees shall receive an application of slow release fertiliser. After approximately 5 years stakes and ties are to be removed once trees have established.

Hedgerows
All hedgerows shall be maintained weed and rubbish free and any loose plants re-firmed. All plant protection measures where employed shall be regularly checked and adjusted or replaced as required. All hedges lines shall be regularly watered in times of drought to field capacity during years 1-5 and shall receive an application of slow release fertiliser at the end of the growing season for years 1-5. Mulch shall be regularly topped up to original levels during years 1-5. Cutting hedgerows is to be undertaken outside the bird breeding season (March to end August). After approximately 5 years stakes and ties are to be removed once trees have established.

Ornamental Shrub Planting Areas
Plant borders are to be kept weed and rubbish free and any loose plants re-firmed. All borders to be regularly watered in times of drought during years 1-5 and receive an annual application of slow release fertiliser for years 1-5. Mulch shall be topped up annually to original levels during years 1-5.

Grass areas (front lawn of properties)
Any turfed areas which fail to provide a good quality initially vigorous grass sward shall be re-cultivated and resown/re-turfed as required during the first season.

Amenity Grass Areas
Areas of open space identified on the plan shall be mown regularly (maintained at approximately 25mm high). Collect and remove all arisings.

Meadow areas within open space
Meadow areas as identified on the plan shall be mown regularly throughout the first year of establishment to maintain the balance between faster growing grasses and slower developing wild flowers, and to remove competition from the first flush of annual weeds. From the second year of establishment onwards areas should be allowed to grow to full height and be cut once a year at the end of August. All arisings are to be allowed to lay in situ for ten days to allow seeds to be cast within the area prior to removal from site or composted in piles.

Bulbs
Bulbs shall be allowed to die back within grass areas for a period of six weeks following flowering. Following this, mowing of these areas can be carried out (if applicable).

INDICATIVE PLANTING SCHEDULE



TREES PLANT SPECIES	SIZE (GIRTH AND HEIGHT)
Acer campestre	12-14 cm 350-450 cm ht
Carpinus betulus	12-14 cm 350-450 cm ht
Fagus sylvatica	12-14 cm 350-450 cm ht
Betula pendula	12-14 cm 350-450 cm ht
Prunus subhirtella 'Autumnalis Rosea'	14-16 cm 450-600 cm ht



NATIVE HEDGEROW MIX PLANT SPECIES	SIZE AND AGE	%
Acer campestre	B 60-90 ht 1+1	25
Alnus glutinosa	B 60-90 ht 1+1	20
Corylus avellana	B 60-80 ht 1+2	20
Fagus sylvatica	B 60-80 ht 1+1	10
Ilex aquifolium	B 40-60 ht 2ft	10
Viburnum opulus	B 40-60 ht 1+1	5



ORNAMENTAL HEDGEROW PLANT SPECIES	SIZE AND AGE
Fagus sylvatica	90-120cm ht Instant Hedge
Prunus Lusitanica	90-120cm ht Instant Hedge
Euonymus japonicus 'Jean Hugues'	20-30cm ht (6 per linear metre)



SHRUBS PLANT SPECIES	SIZE	DENSITY (m2)
Aucuba japonica longifolia	5L pot 30-40cm	3
Ceanothus 'Autumnal Blue'	3L pot 40-60cm	3
Choisya ternata 'Aztec Pearl'	5L pot 40-60cm	3
Choisya x dewitteana 'Aztec Gold'	4L pot 40-60cm	3
Euonymus fortunei 'Emerald Gaiety'	5L pot 30-40cm	4
Euonymus fortunei 'Emerald 'n' Gold'	5L pot 30-40cm	4
Hebe albicans	5L pot 30-40cm	4
Lavandula angustifolia 'Hidcote'	5L pot 20-30cm	4
Photinia x fraseri 'Red Robin'	5L pot 40-60cm	3
Rosmarinus officinalis	5L pot, 40-60cm	4
Stipa tenuissima	5L pot, 30-40cm	4
Verbena bonariensis	3L Full pot	4

NATIVE SCRUB PLANT SPECIES	SIZE	DENSITY
Acer campestre	B 60-90 ht 1+1	3
Ilex aquifolium	3L pot 30-40cm	3
Rosa canina	2L pot, 40-60cm	3
Sambucus nigra	B 60-90 ht 1+1	3
Viburnum opulus	B 60-90 ht 1+1	3

SPECIMEN SHRUBS PLANT SPECIES	SIZE
Amelanchier lamarkii	10L pot 120-150cm
Buxus sempervirens	25L pot 100-120cm
Fatsia japonica	20L pot 70-100cm
Phormium 'Cream Delight'	15L pot 80-100cm

BULBS PLANT SPECIES	SIZE (BULB GRADE)	Density (m2)
Crocus bicolor mix	5-6 cm	25
Narcissus pseudonarcissus	7+ cm	30

Rev	Date	Note
D	08.12.25	Updated to reflect changes to visitor parking bays
C	04.12.25	Updated following clarifications regarding hedge retention
B	12.11.25	Updated to reflect layout changes - response to Landscape Officer

Lower Blacup Lane, Cleckheaton



Landscape Masterplan

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