



- LANDSCAPE MASTERPLAN KEY:**
- EXISTING TREES AND HEDGES RETAINED
 - EXISTING TREES AND HEDGES REMOVED
 - EXTRA HEAVY STANDARD TREE (14-16cm GIRTH)
 - STANDARD TREE (8-10cm GIRTH)
 - FRUIT TREE (COMMUNITY GROWING AREA)
 - HARD WEARING AMENITY GRASS TO AREAS IMMEDIATELY SURROUNDING PLAYSPACE
 - FLOWERING LAWN TO ALL VERGES AND OPEN SPACE AREAS (EXCEPT THOSE SHOWN AS MEADOW)
 - SPECIES RICH MEADOW - GENERAL PURPOSE MIX
 - SPECIES RICH MEADOW - WETLAND MIX
 - ORNAMENTAL SHRUB
 - NATIVE SCRUB AND WOODLAND PLANTING
 - EVERGREEN HEDGE
 - DECIDUOUS HEDGE (INCLUDING NATIVE MIXED)
 - NATIVE SPECIES-RICH THORNY HEDGEROW TO DISCOURAGE ACCESS TO WOODLAND
 - EXISTING STONE WALL
 - EQUIPPED PLAYSPACE, TO LEAP STANDARD 800mm
 - SEAT WITHIN OPEN SPACE AREA

LANDSCAPE DESIGN STRATEGY

The landscape strategy for the site is based on the outline Landscape Masterplan and aims to achieve the following:

- Retain existing trees and hedges wherever possible
- Provide public open space and equipped play space
- Provide an attractive and distinctive environment for residents through the use of ornamental tree, hedge and shrub planting on internal streets and in front gardens
- Provide mitigation for the loss of vegetation through the native planting of new meadows, hedgerows, specimen trees, and scrub areas.

PLAY SPACE

A naturalistic area for play set amongst the trees and meadow, to include predominantly natural features such as a tunnel made from a natural tree trunk, boulders, embankment slide, mounding with a lookout and other timber play equipment, with natural loose fill safety surfacing.

Equipment includes:

- Tree tunnel
- Inclusive Swings
- Spinning Dish
- Glacial boulders
- Timber climbing feature
- Embankment slide & Lookout

Two seating areas are also created overlooking the playspace to provide for carers and social interaction. Equipment is to be set within a safety surface of a depth and extent sufficient for the free fall height/aspect area of the specific equipment. All installations to be in accordance with manufacturers recommendations and relevant British Standards, including but not limited to BS EN 1176.

LANDSCAPE TREATMENTS

TREE PLANTING

Extensive planting of semi mature and extra heavy standard and standard trees are proposed throughout the development to create a structure to the new housing which is in keeping with the scale and context of the development and helps to filter views into the site, breaking up the rooflines of the housing when viewed from a distance. Planting at the site entrance, the public open space areas and local grounds will aid navigation within the scheme and complement the existing mature trees and hedgerows on site.

Where practical there will be an emphasis of native species which are locally prevalent and trees will be procured and planted in accordance with BS5545:2014.

Over the area of each planting pit, the tree topsoil shall be removed and set to one side for reuse. Pits for Extra Heavy Standards shall be excavated to 1000 x 1000 x 750mm. Pits for Standard trees shall be excavated to 800 x 800 x 600mm.

Trees shall have a sturdy, reasonably straight stem and a well-balanced head with a clearly defined straight and upright leader and no main branch crossing the crown. They shall be in a healthy condition with a strong fibrous root system and a normal habit for the particular species.

All semi mature and extra heavy standard trees shall be girdled underground using a Flatpaw rootstock disc system available from Flatpaw Anchors Ltd or other forms of approved disc and anchor system with frame suitable for the purpose. All other trees, Heavy Standard and smaller, shall be double staked using two short stakes (1.5-1.0m metres long) driven into the ground to leave approximately 1 metre above ground and a cross rail secured across the top. Trees shall be firmly secured to the cross member with ties and spacers with a minimum life expectancy of 4 years. The stakes are to be placed to prevent damage to the trees. The stake must not cause rubbing of the tree trunk. All planting ties, cushions etc should be from sustainable sources and plastic free e.g. Green Tech 1. Natural tree ties are made entirely of natural fibres and are fully bio-degradable.

The tree pits must include an irrigation tube with a cap. All trees to receive a minimum of 60 litres watering at time of planting.

Adequate soil volume is one of the most critical aspects of tree establishment. Soil volume requirements are proportional to the mature size of trees species. Where the verge or planting area does not meet the area requirement a load bearing soil system is to be used beneath the footing volume into the garden areas. A product such as GreenBlue Urban Stratagist should be used, cells are to be filled with sandy loam topsoil to BS5545 or suitable site soil. Module dimensions 500mm x 500mm x 250mm to be used 2 modules deep, providing 500mm depth of uncompacted rooting. Refer to tree pit detail P I C 5043 1.3. Landscape proposals plans show the load bearing soil areas required as a blue cross hatch.

SHRUB PLANTING

A mix of evergreen and deciduous shrubs/climbing plants and herbaceous perennials will be planted throughout the site to give enclosure and structure to the development and all year round interest. This follows the same principles as previously approved.

Mature/large species will be planted against screen fences and walls where space permits and medium/low mixes will be planted into front gardens, meadow courts and around parking areas.

ORNAMENTAL HEDGE PLANTING

Beech and Hornbeam hedges are proposed in various locations throughout the site to define plot frontages. Lower growing evergreen hedging is proposed in situations where demarcation between public and private space is required without the need for full enclosure. Deciduous hedging will be planted as a double alternate row of 60-80cm transplants, or larger.

The evergreen hedges will be planted in various sizes according to species availability.

NATIVE HEDGE PLANTING

All existing hedgerows have been retained except for where access to the site is required. Native species hedging will be planted into frontages on the outward facing parts of the development to extend and contain the existing hedgerows. Native hedgerow will also be planted in selected areas of the site to gap up existing sections of hedgerow and introduce additional habitat value within the site.

GRASS TREATMENTS

A variety of grass treatments are proposed throughout the site to define different areas of space and use:

- Amenity Turf
- Front gardens will be turfed with a quality amenity turf.
- Areas indicated on the plan will be seeded with native wildflower-rich seed mixes. These will create an attractive backdrop to the development, as well as provide a source of shelter, nectar and pollen for a wide range of insect life, and in turn, will attract the animals that prey upon them, such as birds and bats.

Species Rich Meadow Mixes

- EL1 - Flowering Lawn Mixture
- DMB Meadow Mixture for Wetlands
- DM1 - General Purpose Meadow Mixture

Seed mixtures supplied by Elmorigate Seeds - 1125ps@wildseed.co.uk/mixtures or similar

PLANTING SCHEDULE SHOWN ON SHEET 3

Ref.	Date	Description	Drawn	Check
F	25.07.25	LANDSCAPE UPDATED TO SITE LAYOUT REV R. BOARDWALK, SWALE AND TREE PLANTING UPDATED.	LB	JP
E	26.06.25	LANDSCAPE UPDATED TO SITE LAYOUT REV Q. BOARDWALK EXTENT UPDATED.	LB	VS
D	21.06.25	LANDSCAPE UPDATED TO SITE LAYOUT REV P. BOARDWALK FOOTPATH SHOWN.	LB	VS
C	12.06.25	LANDSCAPE UPDATED TO SITE LAYOUT REV N. LINK TO PROPOSED ADJACENT PLOTS.	LB	VS
B	06.06.25	LANDSCAPE UPDATED TO SITE LAYOUT REV M. WOODLAND BOUNDARY HEDGE IDENTIFIED ORIENTED AND IDENTIFIED BY DIFFERENT COLOUR.	LB	VS
A	14.05.25	LANDSCAPE UPDATED TO SITE LAYOUT REV L. PLOT BOUNDARY HAS BEEN BENCHMARKED AND REAR DOOR REMOVED DUE TO LEVELS. VERGE CROSSINGS & HIGHWAY SWAMP POSITIONS HAVE BEEN ALTERED.	LB	VS

Rev. Date Description Drawn Check

JRP Architecture Planning Urban Design Landscape

CLIENT: MILLER HOMES **DRAWING NUMBER:** 22-5611-101

PROJECT: HERMITAGE PARK, LEPTON **SCALE @ A0:** 1:250

DRAWING: LANDSCAPE PROPOSALS **DATE:** APR 25

SHEET 1 **CHECKED:** LB **DATE:** APR 25

DATE: APR 25

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