LANDSCAPE PROPOSALS 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 DISOURAGE ACCESS TO WOODLAND
- EXISTING STONE WALL
- EQUIPPED PLAYSPACE, TO LEAP STANDARD 800m²
- SEAT WITHIN OPEN SPACE AREA
- BOARDWALK FOOTPATH
- NO DIG FOOTPATH - CELLULAR CONFINEMENT SYSTEM AND GRAVEL
- MOWN FOOTPATH

LANDSCAPE DESIGN STRATEGY

The landscape strategy for the site is based on the outline Landscape Masterplan and aims to acheive 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/impact 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 focal points 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 provenant and trees will be procured and planted in accordance with BS8545:2014.
Over the area of each planting pit, the true topsoil shall be removed and set to one side for re-use. Pits for Extra Heavy Standard 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 of a normal habit for the particular species.
All semi mature and extra heavy standard trees shall be guyed underground using a Platipus rootball disc system (available from Platipus Anchors Ltd) or other form of approved deadman anchor system with frame suitable for the purpose. All other trees, Heavy Standard and smaller, shall be double staked using two short stakes (1.5-1.8 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 : Natural tree tie is made entirely of natural fibres and is 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 tree species. Where the verge or planting area does not meet the area requirement a load bearing soil system is to be used beneath the footway to extend the rooting volume into garden areas. A product such as GreenBlue Urban Stratacell should be used, cells are to be filled with sandy loam topsoil to BS3882 or suitable site won 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 F16 S043 1 13. 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.
Medium/ large spaces will be planted against screen fences and walls where space permits and medium / low mixes will be will be planted into front gardens, mews 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 tall 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 continue 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 mixtures. 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
EM8 Meadow Mixture for Wetlands
EM1 - General Purpose Meadow Mixture
Seed mixtures supplied by Emorsgate Seeds - https://wildseed.co.uk/mixtures or similar

PLANTING SCHEDULE

Trees

Number	Abbreviation	Species	Girth	Height	Specification	Density
323 No.	ACECAM	Acer campestre		60-80cm	(+) (-) Transplant: B	6m
3784 No.	CRAMON	Crataegus monogyna		60-80cm	(+) (-) Transplant: B	6m
4 No.	SORARLU	Sorbus aria 'Lutescens'	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
7 No.	SORAUCK	Sorbus aucuparia 'Cardinal Royal'	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
2 No.	ACEPLC	Acer platanoides 'Columnare'	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
5 No.	SORHYG	Sorbus hybrida 'Gibbsii'	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
2 No.	SORAU	Sorbus aucuparia	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
2 No.	ORAMON	Crataegus monogyna 'Stricta'	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
6 No.	CORCOL	Corylus colurna	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
12 No.	PRUAVI	Prunus avium 'Plena'	8-10cm	250-300cm	Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
2 No.	TILCOR	Tilia cordata 'Greenspire'	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
12 No.	ACECAMF	Acer campestre 'Elsrijk'	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
10 No.	ALNCO	Alnus cordata	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
4 No.	CARBETF	Carpinus betulus 'Fastigiata'	12-14cm	350-425cm	Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
3 No.	MALTS	Malus 'Echtermoster'	14-16cm	425-600cm	Extra Heavy Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
51 No.	Q r	Quercus robur	8-10cm	250-300cm	Standard: 3 links- 2x RB- Clear Stem 175-200	Counted
4 No.	APPCOP	Malus domestica 'Cox's Orange Pippin'		175-200cm	Half Standard: MM106 Rootstock: 3 links- B- Clear Stem 100-125cm	Counted
3 No.	PEACONF	Pyrus communis 'Conference'		125-150cm	Cordon: Quince A Rootstock: 3 yrs old- Well developed spurs- B	Counted
3 No.	APPBR	Malus domestica 'Bramley's Seedling'		175-200cm	Half Standard: MM106 Rootstock: 3 links- B- Clear Stem 100-125cm	Counted
792 No.	ACEGAM	Acer campestre		60-80cm	(+) (-) Transplant: B	1/m²
792 No.	ALNGL	Alnus glutinosa		150-175cm	Feathered: 3 links- 2x- B	1/m²
792 No.	BETPU	Betula pubescens		60-80cm	(+) (-) Transplant - seed raised: B	1/m²
792 No.	PRUAV	Prunus avium		125-150cm	Feathered: 3 links- 2x- B	1/m²
1104 No.	QUEPE	Quercus petraea		60-80cm	(+) (-) Transplant - seed raised: B	1/m²
1104 No.	QUERO	Quercus robur		60-80cm	(+) (-) Transplant: B	1/m²

Shrubs

Number	Abbreviation	Species	Pot Size	Specification	Density
323 No.	CORAV	Corylus avellana		(+) 2- Branched: 3 links- BR	6m
323 No.	ILEAG	Ilex aquifolium	2L	Leader 4 Laterals- C	6m
1267 No.	PRUSP	Prunus spinosa			6m
323 No.	SAMNI	Sambucus nigra		(+)	6m
329 No.	PHOPRIER	Photinia x fraseri 'Red Robin'	3L	Branched: 4 links- C	4m
452 No.	PRULU	Prunus laurocerasus	3L	Bushy: 4 links- C	3m
438 No.	LIGOV	Ligustrum ovalifolium	3L	Branched: 3 links- C	4m
14 No.	GAREL	Garrya elliptica	3L	Leader 4 Laterals- 3 links- C	2m²
106 No.	CYTKE	Cytisus x kewensis	1.5L	Bushy: 3 links- C	4m²
64 No.	BRASU	Brachyglottis 'Sunshine'	3L	Branched: 4 links- C	2m²
86 No.	POTFRAB	Potentilla fruticosa 'Abbotswood'	3L	Bushy: 4 links- C	3m²
82 No.	VIBOA	Viburnum davidii	3L	Bushy: 3 links- C	3m²
53 No.	LAVANH	Lavandula angustifolia 'Hidcote'	2L	Bushy: 3 links- C	4m²
28 No.	AUCJA	Aucuba japonica	3L	Bushy: 3 links- C	3m
84 No.	SARCO	Sarcococca confusa	5L	Bushy: 4 links- C	3m
61 No.	OLEPA	Olearia x haastii	3L	Bushy: 4 links- C	4m
268 No.	ELAPUMA	Elaeagnus pungens 'Maculata'	3L	Branched: 3 links- C	3m
42 No.	CEANJU	Ceanothus 'Blue Mound'	3L	Branched: 3 links- C	3m²
17 No.	CHOTES	Choisya ternata 'Sundance'	3L	Bushy: 4 links- C	3m²
127 No.	GRILIVA	Griselinia littoralis 'Variegata'	2L	Bushy: 3 links- C	3m
58 No.	OSMHE	Osmanthus heterophyllus	3L	Bushy: 3 links- C	3m
90 No.	AUCJA	Aucuba japonica	3L	Bushy: 3 links- C	4m
452 No.	VIBTEVP	Viburnum tinus 'Eve Price'	5L	Bushy: 3 links- C	3m
50 No.	GAREL	Garrya elliptica	3L	Leader 4 Laterals- 3 links- C	4m
154 No.	OLEPA	Olearia x haastii	3L	Bushy: 4 links- C	3m
57 No.	AUCJAR	Aucuba japonica 'Rozannie'	5L	Bushy: 4 links- C	3m
70 No.	CORAV	Corylus avellana		(+) 2- Branched: 3 links- BR	1/m²
70 No.	PRUSP	Prunus spinosa			1/m²
127 No.	PRULAOL	Prunus laurocerasus 'Otto Luyken'	3L	Bushy: 3 links- C	3m²
192 No.	LONPI	Lonicera pileata	3L	Bushy: 6 links- C	3m²
36 No.	ESCAR	Escallonia 'Apple Blossom'	3L	Bushy: 4 links- C	3m²
40 No.	HEBMB	Hebe 'Midsummer Beauty'	2L	Bushy: 3 links- C	3m²
100 No.	LIGOVAU	Ligustrum ovalifolium 'Aureum'		QD: Branched: 3 links- B	3m
30 No.	GRILIVA	Griselinia littoralis 'Variegata'	2L	Bushy: 3 links- C	3m²
24 No.	HEBGO	Hebe 'Great Orme'	2L	Bushy: 3 links- C	3m²
34 No.	HEBRA	Hebe rakaiensis	2L	Bushy: 3 links- C	4m²
71 No.	ILEAGLT	Ilex aquifolium 'J.C. van Tol'	2L	Leader 4 Laterals- C	3m
64 No.	HEBPS	Hebe pinguifolia 'Sutherlandii'	3L	Bushy: 3 links- C	3m²
12 No.	CHOAP	Choisya 'Aztec Pearl'	3L	Bushy: 3 links- C	3m²
70 No.	LAVANAL	Lavandula x intermedia 'Alba'	3L	Bushy: 3 links- C	3m²
14 No.	EUOFODD	Euonymus fortunei 'Dart's Blanket'	2L	Bushy: 3 links- C	4m²
15 No.	GRIJ	Griselinia littoralis	5-7.5L	Bushy: 3 links- C	3m

Rev	Date	Description	Drawn	Check
H	30.09.25	LANDSCAPE UPDATED TO SITE LAYOUT REV W. FENCE & HEDGE ADDED TO BOARDWALK.	LB	JP
G	26.08.25	LANDSCAPE UPDATED TO SITE LAYOUT REV V. CHANGES TO PROW LINK TO WOODLAND, PLOTS 20 & 21.	LB	JP
F	25.07.25	LANDSCAPE UPDATED TO SITE LAYOUT REV R. BOARDWALK, SWALE AND TREE PLANTING UPDATED.	LB	JP
E	28.06.25	LANDSCAPE UPDATED TO SITE LAYOUT REV Q. BOARDWALK EXTENT UPDATED.	LB	VS
D	23.06.25	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 PROW ADDED ADJACENT PLOT 9	LB	VS
B	06.06.25	LANDSCAPE UPDATED TO SITE LAYOUT REV M. WOODLAND BOUNDARY HEDGE IDENTIFIED ON KEY AND DENOTED BY DIFFERENT COLOUR	LB	VS
A	14.05.25	LANDSCAPE UPDATED TO SITE LAYOUT REV L. PLOT 68's BOUNDARY HAS BEEN AMENDED AND REAR DOOR REMOVED DUE TO LEVELS. VERGE CROSSINGS & HIGHWAY RAMP POSITIONS HAVE BEEN ALTERED.	RAN	VS

jrp Architecture Planning Urban Design Landscape

CLIENT: MILLER HOMES

DRAWING NUMBER: 22:5611:103

PROJECT: HERMITAGE PARK, LEPTON

SCALE @ A0: 1:250

DRAWING: LANDSCAPE PROPOSALS SHEET 3

DRAWN: LB DATE: APR 25

CHECKED: VS DATE: APR 25

NORTH

1:500 SCALE 10m 50m

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