



- 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 DISCOURAGE ACCESS TO WOODLAND
  - 1000mm POST & WIRE PROTECTIVE FENCE (TEMPORARY FOR 3 YEARS DURING HEDGE ESTABLISHMENT)
  - EXISTING STONE WALL
  - EQUIPPED PLAYSPACE, TO LEAP STANDARD 800mm<sup>2</sup>
  - 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 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 has been designed by Kompan. Refer to drawing CAS-346016-57L7M9 for full details.

**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 profile of the housing when viewed from a distance. Planting at the site entrance, the public open space area 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 BS5834:2014.

Over the area of each planting pit, the 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 root system and of a normal habit for the particular species.

All semi mature and extra heavy standard trees shall be spayed underground using a Platypus rootkill disc system (available from Platypus Structures Ltd) or other form of approved chemical 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 x 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 tree caps 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 pits, cutlure etc should be from sustainable sources and plastic free (e.g. Green-Spot). Natural tree pits are to be 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.

Subsoil volume is one of the most critical aspects of tree establishment. Soil volume requirements are proportional to the nature size of tree species. Where the verge or planting area does not meet the area requirement a local bearing soil system is to be used beneath the footway to extend the rooting volume into garden areas. A product such as GreenBlue Limer Stratocel should be used, cells are to be filled with sandy loam topsoil to BS2047 or suitable site soil. Module dimensions 500mm x 500mm x 250mm to be used. 2 module deep, providing 500mm depth of uncompacted roots. Refer to tree pit detail F16-5043 1:3. Landscape proposals plans show the local 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. The following are the main principles as previously approved.

Medium/ large specimens will be planted against screen fences and walls where space permits and medium/ low plants 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 hedges are proposed in situations where penetration between plots and privacy 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 external 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.

**PLANT REPLACEMENT**

Any tree, shrub, or hedge that dies or is removed must be replaced with similar size and species unless approved by the Local Planning Authority for five years after completion. Planting audits should be undertaken on an annual basis at the end of the growing season (August or September) during years 1 to 5 of establishment. This includes both public and private realm. Plants will be replaced in the first available planting season (November to March).

**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 natural seed/seed-mix 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**

- EM1 - Flowering Lawn Mixture
- DM5 Meadow Mixture for Wetlands
- DM1 - General Purpose Meadow Mixture

\*Seed mixtures supplied by Ecoterragie Seeds - <https://seedsofchange.co.uk/mixtures-or-similar>

**PLANTING SCHEDULE SHOWN ON SHEET 3**

Code	Date	Description	Drawn	Checked
H	30.08.25	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 FRONT LANE TO WOODLAND PLOTS 26 & 27.	LB	JP
F	25.07.25	LANDSCAPE UPDATED TO SITE LAYOUT REV U. 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 FRONT ADJACENT PLOT 9	LB	VS
B	06.06.25	LANDSCAPE UPDATED TO SITE LAYOUT REV M. WOODLAND BOUNDARY HEDGE IDENTIFIED BY KEY AND IDENTIFIED BY DIFFERENT COLOUR	LB	VS
A	14.05.25	LANDSCAPE UPDATED TO SITE LAYOUT REV L. PLOT 9 BOUNDARY HAS BEEN AMENDED AND REAR DOOR REMOVED DUE TO LEVELS. VERGE CROSSINGS & HIGHWAY SWAMP POSITIONS HAVE BEEN A TREST	LB	VS

Updates to LPA COMMENTS, INCLUDING:

- VISITOR PARKING INCREASED TO 256 VEHICLES WITH 16 MARGIN AGAINST BOUNDARIES. SIGN CHANGING TO 1415 AND 646. VISOR AREA INCLUDED TO TURNING HEADLAND PLOT 48.
- PATH ADDED TO PLOT 27 METRE PLAY AREA UPDATED TO COMPLY DESIGN PROTECTIVE FENCE ADDED TO WOODLAND HEDGE. NOTES ADDED REGARDING PLANT REPLACEMENT

**CLIENT:** MILLER HOMES

**PROJECT:** HERMITAGE PARK, LEPTON

**DRAWING:** LANDSCAPE PROPOSALS SHEET 1

**DRAWING NUMBER:** 22-5611-101

**SCALE @ A0:** 1:250

**DATE:** APR 25

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**jrpr** Architecture Planning Urban Design Landscape

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