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
- 1000mm POST & WIRE PROTECTIVE FENCE (TEMORARY FOR 3 YEARS DURING HEDGE ESTABLISHMENT)
- EXISTING STONE WALL
- ACCESSIBLE PICNIC TABLE (ORCHARD)
- 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 acheve 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-34601G-S7L7M9 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 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 compliment 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 P16 5043 113. 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 species 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.

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 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
SHOWN ON SHEET 3

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	26.06.25	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
K	04.11.25	UPDATES TO BOUNDARY TREATMENTS & PLANTING	LB	VS
J	03.11.25	COMMUNITY ORCHARD ACCESSIBLE PICNIC TABLE ADDED. BENCH REMOVED.	LB	VS
I	27.10.25	UPDATES TO LPA COMMENTS, INCLUDING: VISITOR PARKING INCREASED TO 2.5m WIDE, WITH 1m MARGIN AGAINST BOUNDARIES. BIN CP's AMENDED TO 14/15 AND 48/49. VIS SPLAY INCLUDED TO TURNING HEAD ADJ. PLOT 49. PATH ADDED TO PLOT 27 METERS. PLAY AREA UPDATED TO KOMPAN DESIGN. PROTECTIVE FENCE ADDED TO WOODLAND HEDGE. NOTES ADDED REGARDING PLANT REPLACEMENT	LB	VS

Architecture Planning Urban Design Landscape

CLIENT: MILLER HOMES

DRAWING NUMBER: 22:5811:102

PROJECT: HERMITAGE PARK, LEPTON

SCALE @ A0: 1:250

DRAWING: LANDSCAPE PROPOSALS SHEET 2

DRAWN: LB DATE: APR 25

CHECKED: VS DATE: APR 25

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