KEY

- Existing trees, hedges and vegetation to be retained.
- Existing trees, hedges and vegetation to be removed.
- Proposed Extra heavy standard (14-16cm girth) tree
- Proposed Extra heavy standard (14-16cm girth) tree planted into verge with rootbarrier around the edge of the verge
- Proposed heavy standard (12-14cm girth) tree
- Proposed selected standard (10-12cm girth) tree
- Proposed Beech hedging
  Proposed evergreen flowering hedge (Escallonia)
- Proposed native hedge
- Proposed mixed native species shrub planting
- Proposed mixed native species tree & shrub planting
- Proposed ornamental shrub planting
- Proposed turf
- Rear gardens
- Proposed amenity grass seed
- Proposed wildflower grass seed for wet soils
- Proposed wildflower grass seed for basin banking
- Species rich grassland
- Mixed scrub
- Grasscrete to engineer's design
- Proposed 1800mm high acoustic fencing (detailed by others)
- Proposed 1800mm high timber close boarded fence (detailed by others)
- Proposed 1800mm high timber close boarded acoustic fence with concrete posts (detailed by others)
- Proposed 600mm high timber trip rail (detailed by others)
- Proposed 1800mm high screen walls (detailed by others)
- Proposed 900mm high stone walls (detailed by others)
- Proposed hedgehog foraging hole - refer to ecology report for further details

NOTES

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.
All works affecting trees within the development shall be subject to BS 5837:2012.

PROTECTED TREES

Sixteen trees (T004 to T019) are protected by Kirklees Tree Preservation Order ref. No. 57 dated. However at the time of survey it was noted that these previously pollarded trees have not been managed for some time and are in very poor condition. The removal of these trees should not be prevented under the TPO due to their condition.

Any work to TPO trees is enforced under the Town and Country Planning (Tree Preservation) (England). Regulations 2012. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

TREE PLANTING

Tree planting to the front gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species selected will maximise food and nectar sources for birds and invertebrates. Trees will be planted as Select and Heavy Standards to provide a reasonable degree of instant maturity to the development. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Suggested species:

Acer campestre (Ac)
Acer campestre 'Elsrijk' (AcE)
Acer platanoides 'Laciniatum' (ApL)
Alnus glutinosa (Ag)
Betula nigra (Bn)
Betula pendula (Bp)
Betula pubescens (Bpu)
Betula utilis var. jacquemontii (Buj)
Carpinus betulus (Cb)
Malus Rudolf (MR)
Malus tschonoskii (Mt)
Prunus cerasifera 'Nigra' (PcN)
Prunus subhirtella 'Autumnalis Rosea' (PsAR)
Pyrus calleryana 'Chanticleer' (PcC)
Quercus robur (Qr)
Salix alba (Sal)
Salix fragilis (Sf)
Sorbus aria (Sa)
Sorbus aucuparia (Sau)
Sorbus 'Embley' (SE)
Sorbus 'Joseph Rock' (SJR)
Tilia cordata 'Green Spire' (TcGS)

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used against high walls and fences.

Species to be selected from a palette container typical plants sub as those listed below: ( ) density/m2

Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Bergenia cordfolia 'Silberlicht'(6), Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Jet Trail'(4), Cornus alba 'Sparehii'(2), Cornus stolonifera 'Flaviramea'(2), Cytisus 'Allgold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymus fortunei 'Emerald Gaiety'(6), Festuca spp(6), Geranium 'Johnson's Blue'(4), Hebe albicans 'Red Edge'(4), Hebe 'Autumn Glory'(4), Hypericum x moserianum(4), Juniperus sabina 'Tamariscifolia' (3), Lavandula 'Hidcote'(6), Nepeta faassenii(4), Perovskia 'Blue Spire'(6), Phormium var, Potentilla 'Red Ace'(5), Prunus laurocerasus 'Zabeliana'(3), Pyracantha 'Orange Charmer'(3), Rubus x 'Betty Ashburner'(4), Spiraea 'Gold Flame'(4), Spiraea 'Shirobana'(4), Viburnum tinus 'Eve Price'(3)

HEDGE PLANTING

Hedges will be planted in selected plots to strengthen boundaries and improve screening. Ornamental hedge planting will consist of Beech and Escallonia. All of which which will contribute to all year round colour and texture. Beech hedges are to be planted as a double staggered row of 40-60cm high hedging plants. Escallonia hedges are to be planted as a single row of 40-60cm high hedging plants.

PUBLIC OPEN SPACE

The southern area of the site is within an area of flood risk (2 and 3) so it likely to flood due to its low lying position and its proximity to Blacup Beck. Large areas of existing planting will be retained in this area and the proposed native planting around the southern boundary will complement the existing vegetation and is to include tree species should as Alder, Willow species, River Birch which are ideal for areas of wetland. The open space around these will be sown with a wildflower seed for wetlands. The rest of the area will be sown with a species rich grass seed increasing the biodiversity of the site.

The native hedge planting at the entrance to the POS will not contain any Hawthorn due to its proximity to adjacent properties.

PLAY PROVISION

The proposed LEAP has been positioned in an area which will have some natural surveillance and is placed over 20m from the adjacent properties. It will contain a minimum of six play experiences and will be fixed play equipment designed into a natural play environment with localised groundmodelling and planting.

It will be raised slightly from the surrounding area to reduce the potential for damage is the area does flood.

Rev U: Updated to site layout BY00099-STH-B01-XX-DR-A SL001Rev.S (SF)	Aug 25
Rev T: Updated to include revised AIA (SF)	June 25
Rev S: Tree locations adjusted to accommodate street lighting and root barrier added to verges (SF)	April 25
Rev R: Grasscrete annotated for tanker access (SF)	April 25
Rev Q: Updated to site layout Rev.B (SF)	March 25
Rev P: Updated to ensure 5m offset from drainage in POS (SF)	July 24
Rev N: Minor adjustment to Planting bed numbers (CS)	Feb 24
Rev M: Site updated to latest Site Layout drawing Rev K (MBN)	Jan 24
Rev L: Drainage easement added adjacent plot 180 and trees amended (SF)	March 23
Rev K: Amend to area adjacent to Plot 180 (SF)	March 23
Rev J: Fence lines updated to plots 77-79, attenuation tank moved & culvert/ banking updated, Southern POS planting updated & tree's added (MBN)	Feb 23
Rev H: Minor amend to POS by plots 100-101 to acommodate easement (SF)	Feb 23
Rev G: POS area updated to reflect latest planning layout rev G (MBN)	Jan 23
Rev F: Minor amends to POS typologies (SF)	Dec 22
Rev E: Site fully updated to latest planning layout rev H (MBN)	Dec 22
Rev D: Minor amends to grass heirarchy (SF)	July 21
Rev C: Amended in line with Strata comments (MBN)	July 21
Rev B: Amended in line with Ecologists comments (SEL)	June 21
Rev A: Extra sections of acoustic fence added (SEL)	May 21

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client
Strata

project
Proposed Residential Development
WESTGATE, CLECKHEATON

drawing title
LANDSCAPE MASTERPLAN

scale	date	drwn by	drawing no
1:500 @A0	May 21	SEL	R/2487/1U