KEY

- Existing trees, hedges and vegetation to be retained.
- Existing trees, hedges and vegetation to be removed.
- Proposed root barrier (see masterplan notes)
- Proposed Extra heavy standard (14-16cm girth) tree
- Proposed heavy standard (12-14cm girth) tree
- Proposed selected standard (10-12cm girth) tree
- Proposed light standard (6-8cm girth) tree
- Proposed 'Instant' native species hedge
- Proposed native species hedge
- Proposed Beech hedging
- Proposed evergreen flowering hedge (Escallonia)
- Proposed evergreen hedging (Photinia)
- Proposed ornamental shrub planting
- Proposed turf
- Proposed amenity grass seed
- Decorative gravel
- Proposed 1800mm high close boarded timber fencing (detailed by others)
- Proposed 1200mm high post and rail fence (detailed by others)
- Proposed 18.m x 1.8m close boarded privacy panel then 1.2m beyond (detailed by others)
- Proposed 2.1m high fence constructed from concrete post with 300mm concrete gravel board and 1.8m high close boarded timber fence panel (detailed by others)
- Proposed wildlife habitat boxes (from left to right) - Bat boxes and bird boxes suitable for different species

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.

TREE PLANTING

A hierarchy of tree planted sizes will be used on site. With extra heavy standards planted along the main access roads and at key focal points, down to light standards planted within rear gardens. A range of ornamental tree species will be planted which will have a final size that will be suitable for the location. Native tree species will be planted within the open space. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Suggested species:

Acer campestre (Ac)
Acer campestre 'Elsrijk' (AcE)
Betula pendula (Bp)
Betula utillis var. jacquemontii (Buj)
Carpinus betulus 'Fastigiata' (CbF)
Malus sylvestris (Ms)
Prunus padus (Pp)
Prunus padus 'Albertii' (PpA)
Prunus sargentii (Ps)
Prunus x subhirtella 'Autumnalis Rosea' (PsAR)
Pyrus calleryana 'Chanticleer' (PcC)
Sorbus aria 'Lutescens' (Sa)
Sorbus aucuparia (Sau)
Sorbus 'Embley' (SE)
Sorbus 'Joseph Rock' (SJR)

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 walls and hedges.

Suggested species: ( ) density/m2

Berberis candidula 'Amstelveen (5), Berberis thunbergii 'Atropurpurea Nana' (6), Ceanothus thyrsiflorus repens (5), Choisya ternata 'Sundance' (4), Cotoneaster conspicuus 'Decorus' (4), Cytisus praecox 'Albus' (4), Euonymus fortunei 'Emerald 'n' Gold' (6), Fuchsia 'Mrs Popple' (4), Hebe 'Red Edge' (5), Hebe 'Autumn Glory' (4), Hebe 'Mrs Winder' (4), Hypericum moserianum (5), Lavandula angustifolia 'Hidcote' (6), Lavandula angustifolia 'Munstead' (6), Lonicera pileata (5), Philadelphus 'Manteau d'Hermine' (3), Prunus laurocerasus 'Low 'n' Green' (4), Rosa 'Swany' (4), Sarcococca confusa (5), Spiraea japonica 'Goldflame' (4), Viburnum davidii (5).

HEDGE PLANTING

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

PUBLIC OPEN SPACE

A central public open space will be provided containing a play area to LEAP standards, beech hedge planting and tree planting. The open space will provide an informal recreation area for the future residents.

ECOLOGICAL RECOMMENDATIONS

- Trees will be planted within the rear gardens along the northern boundary. The trees will provide a buffer between the houses and the existing vegetation whilst creating a linear wildlife feature along the boundary of the site.
- 150mm holes are to be left in the bottom of all rear garden fences (furthest point away from the house) to allow for hedgehog access.
- 7nr 1bstock bat brick C are to be installed high on the gable end or under eves of buildings. They should be positioned away from direct illumination.
- 20nr open fronted and hole fronted nestling boxes should be provided, attached beneath the eves of new homes.

NOTE

No gravel permitted within 2m of the prospectively adoptable highway

For all proposed trees centred in a location within 3.0m of the prospectively adoptable highway; root barrier membranes are to be installed on the tree side along the back edge of the highway boundary and are to extend a minimum of 3.0m in each direction from a point at its intersection with a perpendicular line drawn from the highway boundary to the tree trunk. Where a root barrier on the highway boundary strikes a driveway, footpath or other area of hardstanding within a plot/POS then the remaining length of root barrier should extend back along the edge of the hardstanding into the plot/POS. Root barriers are to extend to a depth of 1000mm.

Specified Root director to be supplied and installed in accordance with the suppliers instructions - ReRoot 1000 (product code RD1050A) as supplied by Green Blue Urban, Northpoint, Compass Park, Junction Road, Bodiam, Hastings, East Sussex. TN32 5BS or equivalent approved.

Rev.F: Amended in line with Technical Layout Rev H and LA comments (SEL) Jan 19
Rev.E: Addition of roundabout and updates in line with Technical Layout LL-TL/01 Rev D (CS) Jul 18
Rev.D: Addition of underground tanks easement and sub station (SF) March 18
Rev.C: Addition of section of instant native hedgerow May 17
Rev.B: Addition of native hedge to key May 17
Rev.A: Updated in line with drawing LL-PL/01 A Planning Layout. Gravel strips added. (EW) Apr 17

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

WARNING TO HOUSE-PURCHASERS
Property Misdescriptions Act 1991

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DO NOT SCALE. IF IN DOUBT ASK.

Please note: Shrub beds S12, S15, S38, S95-S99 and S105 omitted

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drawing title: LANDSCAPE MASTERPLAN

scale	date	drwn by	drawing no
1:500 @A0	Dec 16	EW/SEL	R/1937/1F