



LANDSCAPE PROPOSALS KEY:

- AMENITY LAWN TURF TO FRONT GARDENS
- AMENITY LAWN TURF TO REAR GARDENS
- 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
- SEMI-MATURE TREE (20-25cm GIRTH)
- EXTRA HEAVY STANDARD TREE (14-16cm GIRTH)
- STANDARD TREE (8-10cm GIRTH)
- EVERGREEN HEDGE (INCLUDING NATIVE MIXED)
- DECIDUOUS HEDGE (INCLUDING NATIVE MIXED)
- ORNAMENTAL SHRUBS
- NATIVE SCRUB AND WOODLAND PLANTING

PUBLIC RIGHTS OF WAY KEY:

- EXISTING PUBLIC RIGHT OF WAY - ROUTE RETAINED
- EXISTING PUBLIC RIGHT OF WAY - TO BE DIVERTED
- PUBLIC RIGHT OF WAY - PROPOSED DIVERSION

LANDSCAPE DESIGN STRATEGY

The landscape strategy for the site aims to achieve the following:

- Provide appropriate buffers and screening to mitigate the visual impact of the development on surrounding open land
- Provide an attractive and distinctive environment for residents through the use of ornamental trees, hedge and shrub planting to enhance streets and front gardens
- Provide mitigation for the loss of vegetation through the planting of new meadows, hedgerows, species trees, shrubs and scrub areas

LANDSCAPE MASTERPLAN NOTES

GREEN INFRASTRUCTURE

PRIMARY STREET TREE PLANTING

Trees are to be planted within highway verges to create tree lined streets. Species to include Lime, Field Maple & Whitebeam.

GATEWAY PDS

Open space areas to form a visual entrance to the site. The space is to be enclosed by existing and proposed native hedge, closely mown grass will be complemented by spray ball planting to provide additional seasonal interest. The space has the potential to include play facilities, subject to requirements being confirmed with the local authority.

NORTHERN BOUNDARY

The northern boundary of the site abuts Doncaster Road & Barnby Road. The road is lined by a large, mature native species rich hedge which will be retained along with occasional hedgerow trees. Small sections of the hedge will need to be removed to allow access and visibility. Where this is the case a new hedge of the same species composition will be replanted to the rear of the existing hedge. Internal groups of native trees will be planted to the rear of the hedge to provide further buffer and break up areas of the proposed back fence. Hedging will be set back by approximately 20m from the site boundary and typically 20m from the road, further reducing the impact of the back fence and allowing the hedge to provide effective screening. A grass corridor is created to the rear of the hedge with a continuous pedestrian route. Hedging will face the open space with a continuous planting line, providing surveillance and ensuring that rear gardens are not exposed.

POCKET PARK

A seating area will provide an opportunity for a rest and social interaction. The space is to be enclosed by a native hedge, varied planting regimes will create outdoor meadows to the margins of the space with closely mown grass to the centre.

SOUTHERN OPEN SPACE

Centred around a large meadow of native species trees and hedgerows, this space has a more ecological focus with larger areas of wildflower meadow. A tree change through the space will create and effectively create 2 separate areas. The space has the potential to include play facilities, subject to requirements being confirmed with the local authority.

DESIGN TREE BELT AND PUBLIC FOOTPATH

A belt of trees runs alongside the public footpath in a north-south direction. This forms the site boundary to the north and then runs between two areas of development further south. It concludes with a change in level, falling from east to west along the edge of which are the former sand pits. Existing vegetation will be retained, managed and strengthened where possible to filter views of the development from the adjacent open land. Creating a well-developed edge, maintaining landscape character and biodiversity. Lines of vegetation will be integrated with new trees and hedgerow planting across the open space.

CONTOUR PLANTING

The development will be visible in long range views, a key element of reducing visual impact is to break-up views of the rooftops. The planting of medium to large trees along the contours of the site provides relief. Tree planting is within streets and within rear gardens.

SOUTH WESTERN BOUNDARY

The south western boundary is formed by a small stream which flows to the south. Development will be set back from the stream with a buffer of native trees and scrub planting, typically 10m in width. The buffer will provide partial screening and filtering of views from the stream.

ATTENUATION BASIN

Centred around a large surface water attenuation basin, this space has an ecological focus with large areas of wildflower meadow, wetlands, native trees and scrub. It will provide enhanced biodiversity.

GREEN LINKS

A network of pedestrian routes will be created within the central open space and green links to provide key connections to the existing facilities within the local vicinity and between streets. Paths are lined by green tree planting and grass boundaries defined by hedge planting and fencing.

LANDSCAPE TREATMENTS

TREE PLANTING

Extensive planting of 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 rooftops of the housing when viewed from a distance. Planting at the site entrance, the public open space areas and local paths will all complement the screening and filtering of views from the stream and hedgerows on site. Where practical trees will be an emphasis of native species which are locally prevalent and trees will be procured and planted in accordance with BS5839:14.

Over the area of each planting pit, the tree top(s) shall be removed and set to one side for reuse. Pits for Extra Heavy Standard shall be enclosed by 1000 x 1000 x 100mm. Pits for Standard trees shall be enclosed by 600 x 600 x 100mm. Trees shall have a sturdy, reasonably straight stem and a well balanced head with a clearly defined straight and upright leader and no more than one branch crossing the crown. They shall be in a healthy condition with a strong fibrous root system and a normal habit for the particular species.

All extra heavy standard trees shall be spaced underground using a Platino miltallic also system (available from Platino Anchor Ltd) or other form of approved deactivation anchor system with frame suitable for the purpose. All other trees, Heavy Standard and smaller, shall be spaced using two short stakes (i.e. 1.2m 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 bars and spacers with a minimum frequency of 8 spacers. The stakes are to be placed to prevent damage to the trees. The stake rail set cannot rub against the tree trunk. All planting bars, cushions etc should be from sustainable sources and plastic free e.g. Green Tech - natural tree ties made entirely of natural fibres and fully biodegradable.

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.

SHRUB PLANTING

A mix of evergreen and deciduous shrub planting (including plants and herbaceous perennials) will be planted throughout the site to give structure and definition to the hedging and to add visual interest. This follows the same principles as previously approved. Medium large species will be planted against screen fences and walls where space permits and smaller / low plants will be planted into front gardens, rear courts and around parking areas.

ORNAMENTAL HEDGE PLANTING

Black and Flemish hedges are proposed in various locations throughout the site to define plot boundaries. Lower growing evergreen hedging is proposed in situations where demarcation between public and private space is required without the need for tall enclosures. Deciduous hedging will be planted as a double alternate row of 60-80cm transplants, or larger. The evergreen hedges will be planted in various ways 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 hedgerows on the relevant facing parts of the development to enhance and continue the existing hedgerows. Native hedging will also be planted in selected areas of the site to give 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 Lawns

Front gardens will be turfed with a quality amenity turf. Areas adjacent to the site will be seeded with a mix of native and non-native species. 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 Mix

CL - Flowering Lawn Mixture
 DM - Meadow Mixture for Wetlands
 EM - General Purpose Meadow Mixture
 Seed mixtures supplied by Chorleywood Seeds - <http://www.chorleywood.co.uk/products> or similar

Rev	Date	Description	Drawn	Check



CLIENT: KEEPMOAT & SAUL HOMES
PROJECT: DONCASTER ROAD, DARFIELD
DRAWING: LANDSCAPE MASTERPLAN

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