

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 only 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 Information Act 2011

Images and site plans are intended for illustrative purposes only and should be treated as general guidance only.

Site layouts including parking arrangements, local affordable housing, commercial buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

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DO NOT SCALE. IF IN DOUBT ASK.

KEY

- Existing tree to be retained and protected
- Existing tree to be removed
- Proposed Semi-mature tree (25-30cm girth) tree
- Proposed Extra heavy standard (14-16cm girth) tree
- Proposed heavy standard (12-14cm girth) tree
- Proposed light standard (6-8cm girth) tree
- Proposed native hedge
- Proposed Reech hedge
- Proposed low native shrub mix
- Proposed native tree and shrub mix
- Proposed short mown amenity grass
- Proposed infrequently mown amenity grass
- Proposed wildflower meadow
- Proposed hedgerow edge wildflower seed
- 450mm high timber knee rail
- 1500mm high post and 4 rail stockproof fence
- 450mm high raised tree planter to POS
- Proposed Reptile Habitat - mounds of cut grass for reptile egg incubation - see detail sheets, Biodiversity and Ecological Management Plan and Landscape Management Document



TREE SCHEDULE

SPECIES	NUMBERS REQUIRED		
	Ht in m	2.5-3.0	3.5-4.25
	Girth in cm	6-8	12-14
Acer campestre (Ac)	8	-	-
Asclepias syriaca (Ah)	-	-	-
Alnus glutinosa (Ag)	4	-	-
Betula pendula (Bp)	10	3	-
Carpinus betulus (Cb)	5	-	-
Fagus sylvatica (Fs)	3	-	-
Prunus avium (Pa)	4	9	-
Prunus padus (Pp)	4	3	-
Quercus robur (Qr)	7	1	-
Sorbus aria (Sa)	-	3	-
Tilia cordata (Tc)	-	-	11

All trees to have clear stems to 1.8m above ground level, with well developed branching habits with a single, central leader and healthy, fibrous root systems.

Trees shall be planted into pits of an appropriate size to accommodate the root system without restriction, backfilled with a 3:1 topsoil/compost mix and shall be secured to a machine rounded stake using 1 no. tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

NATIVE SPECIES PLANTING

NATIVE SHRUB MIX SCHEDULE					
Nr	Name	Height/cm	Age	Root	Pot/L
44	Cornus sanguinea	40-60cm	1+1	B	-
23	Corylus avellana	40-60cm	1+1	B	-
11	Hedera helix	40-60cm	-	C	2L
23	Ilex aquifolium	40-60cm	-	C	3L
23	Lonicera periclymenum	60-80cm	-	C	2L
23	Rosa arvensis	40-60cm	1+1	B	-
11	Rosa canina	30-40cm	1+1	B	-
23	Sambucus nigra	60-80cm	1+1	B	-
44	Viburnum opulus	40-60cm	1+1	B	-

Native species shall be planted into 450mm depth, good quality clean topsoil incorporating organic compost and slow release fertiliser, over un-compacted sub-grade. Prior to planting all bareroot plant stock shall be dipped into a suitable mycorrhizal plant dip in accordance with the manufacturers recommendations. Plants shall be planted in groups of 3-11 of a single species with the taller growing species to the back or centre of the areas and the lower growing species to the edges of the areas. Planted areas to be mulched after planting with coarse grade forest mulch to a uniform depth of 50mm. Plants are to be fitted with rabbit guards.

Feathered trees to be planted at 3m centres in groups of 3-5, into pits 750 x 750 x 750mm, backfilled with 1 part compost : 3 parts topsoil with 100gms slow release fertilised added per pit. Trees to be staked with 75mm diameter round stake secured by 1 no tree tie with rubber spacer. Finished height of stake shall not exceed 1/3 height of staked tree above ground.

NATIVE SHRUB & TREE MIX SCHEDULE

Nr	Name	Height/cm	Age	Root	Pot/L
16	Acer campestre	40-60cm	1+1	B	-
16	Betula pendula (Feathered)	150-175cm	2x	B	-
32	Corylus avellana	40-60cm	1+1	B	-
69	Crataegus monogyna	40-60cm	1+1	B	-
134	Prunus spinosa	40-60cm	1+1	B	-
16	Quercus robur (Feathered)	150-175cm	2x	B	-
32	Sambucus nigra	60-80cm	1+1	B	-
16	Sorbus aucuparia	40-60cm	1+1	B	-

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NATIVE HEDGE

NATIVE HEDGE SCHEDULE					
Nr	Name	Height/cm	Age	Root	Pot/L
54	Acer campestre	40-60cm	1+1	B	-
108	Corylus avellana	40-60cm	1+1	B	-
432	Crataegus monogyna	40-60cm	1+1	B	-
54	Ilex aquifolium	40-60cm	-	C	3L
54	Lonicera periclymenum	60-80cm	-	C	3L
217	Prunus spinosa	40-60cm	1+1	B	-
108	Rosa canina	30-40cm	1+1	B	-
54	Viburnum opulus	40-60cm	1+1	B	-

Hedge to be planted in a previously prepared trench, 500mm wide and 450mm deep backfilled with a 3:1 mix of multipurpose topsoil to BS3882:2015 and planting compost. Bareroot transplants to be dipped in a suitable mycorrhizal dip before planting. Plants to be planted in a double staggered row, 300-350mm wide, at 5m plants per linear metre with species planted randomly throughout in groups of 7 to 30 of a single species. The hedge lines shall be mulched after planting with forest mulch to a uniform depth of 50mm.

GRASS SEEDING

LOW MAINTENANCE GRASS MIX

100mm depth of topsoil complying with BS3882:2015 to be spread to area.

Pre-seed fertiliser to be applied at 50g/m². Soil to be cultivated using a disc harrow or rotavator, to 50mm depth then further cultivated and rolled to produce a firm seed bed. Low maintenance grass seed mix such as Germinal Seeds A4 mix to be sown at 35g/m² to areas indicated on the drawing.

WILDEFLOWER MEADOW MIX

Subsoil to be cultivated using a disc harrow or rotavator, to 30mm depth then further cultivated and rolled to produce a firm seed bed.

An 80% grasses:20% wildflower seed mix to be sown. Eg: Emorsgate Seeds, EMI at 4gms/square meter.

WILDEFLOWER HEDGE EDGE MIX

Subsoil to be cultivated using a disc harrow or rotavator, to 30mm depth then further cultivated and rolled to produce a firm seed bed.

An 80% grasses:20% wildflower seed mix to be sown. Eg: Emorsgate Seeds, EMI at 4gms/square meter.

NOTE: CENTRAL POS AREA AND LEAP SEE DRAWING R-1789-12C FOR DETAILS

REV.C: Layout amended in line with Landscape Masterplan R-1789-1H. (SF) Sept 2021
REV.B: Layout amended in line with Landscape Masterplan R-1789-1F. (EW) Mar 2019
REV.A: Tree species amended. Easements and boundaries updated. (EW) Feb 2018

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client
Barratt Homes

project
Residential Development
CARRS LANE, CUDWORTH

drawing title
POS DETAILS

scale
1:500
@A0

date
Nov 17

drawn by
EW

drawing no
R/1789-11C