



- LANDSCAPE MASTERPLAN KEY:**
- AMENITY GRASS TO GARDEN AREAS
 - SPECIES RICH FLOWERING LAWN
 - 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
 - DECIDUOUS HEDGE (INCLUDING NATIVE MIXED)
 - ORNAMENTAL SHRUBS
 - NATIVE SCRUB AND WOODLAND PLANTING
- 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 tree, hedge and shrub planting in ornamental streets and in front gardens
 - Provide mitigation for the loss of vegetation through the planting of new meadow, hedgerow, specimen trees, woodland 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.
- GARDEN PLOTS**
Open space area to form a central entrance to the site. The space is to be enclosed by existing and proposed native hedgerow, mature trees and will be complemented by amenity grass 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 to the site. Where this is the case a new hedge of the same species composition will be replanted to the rear of the visibility verges. Informal groups of mature trees will be planted to the rear of the hedge to provide a further buffer and break up areas of the proposed back yard. Landings will be set back by approximately 20m from the site boundary and typically 25m from the road, further reducing the impact of the built form and allowing the hedge to provide effective screening. A green corridor is created to the rear of the hedge with a continuous pedestrian route. Landings will face the open space with a constant building 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 mature hedge, varied meadow regimes will create wildlife rich meadows to the margins of the space with closely mown grass to the centre.
- SCRUB PLOTS**
Centred around a large heath of mature existing trees and hedgerow, the space has a more ecological focus with large areas of woodland meadow. A river channel through the site will add drama and effectively create 2 separate areas. The space has the potential to include play facilities, subject to requirements being confirmed with the local authority. To the south of the river belt, a public open space will be created, Sunset Park, which has extensive views to the south across the valley.
- EXISTING TREE BELT AND PUBLIC FOOTPATH**
A belt of trees runs along 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 coincides with a change in level, falling from east to west along the edge of what was the former sand quarry. Existing vegetation will be retained, managed and strengthened where possible to filter views of the development from the adjacent open land. Creating a north development edge, maintaining landscape character and biodiversity, loss of vegetation will be mitigated with new tree and hedgerow planting across the open space.
- COURTLY PLANTING**
The development will be visible in long range views, a key element of reducing visual impact is to break-up views of the development. The planting of medium or large trees along the contours of the site provides relief. Tree planting is water streets and within rear gardens.
- SOUTH WESTERN BOUNDARY**
The southern boundary is formed by a small stream which flows to the south. Development will be set back from the stream with a buffer of mature tree and scrub planting, typically 10m in width. The buffer will provide partial screening and filtering of views into the site.
- WATERLANDS DESIGN**
Centred around a large surface water attenuation basin, this space has an ecological focus with large areas of wildflower meadow, wetlands, mature 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 amenity tree planting and private 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, planting up the contours of the housing when viewed from a distance. Planting at the site entrance, the public open space areas and local green will all contribute to the scheme and complement the existing mature trees and hedgerow on site. Where practical there will be a mix of species of native species which are locally prevalent and trees will be provided and planted in accordance with BS5839:2012. Over the area of each planting pit, the tree top(s) shall be removed and set to one side for re-use. Pits for Extra Heavy Standard will 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 stem. 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 supplied undamaged using a Phloemorrhizal axon system available from Phloem Anchor, Ltd or other form of approved axon system with frame suitable for the purpose. All other trees, Heavy Standard and smaller, shall be supplied undamaged using two shock stakes (C/S) 0.8m 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 length of 2 years. The stakes are to be placed to prevent damage to the trees. The stakes must not cause rubbing of the tree trunk. All planting pits, containers etc should be from sustainable sources and plastic free e.g. Green Lock - Natural tree pits made entirely of natural fibres and is fully biodegradable. The tree pits must include an irrigation tube with a cap. All trees to receive a minimum of 40 litres watering at time of planting.
- SHRUB PLANTING**
A mix of evergreen and deciduous shrub (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 large trees will be planted into front gardens, main courts and around parking areas.
- ORNAMENTAL HEDGE PLANTING**
Deciduous and evergreen hedges are proposed in various locations throughout the site to define plot frontages. Lower growing evergreen hedges in prominent locations above domestic garages, bins and private space to screen without the need for tall screens. Deciduous hedges will be planted as a suitable alternative row of G1/50m trees, 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 retained hedgerow parts of the development to extend and continue the existing hedgerow. Native hedgerow 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 Lawn**
Front gardens will be turf with a quality amenity turf.
Areas included on the plan will be seeded with native wildflower seed mixtures. These will create an attractive backdrop to the development, as well as provide a source of shelter, nesting and pollen for a wide range of insects, and in turn, will attract the animals that prey upon them, such as birds and bats.
- Species Rich Meadow Mix**
EM1 - Flowering Lawn Mixture
EM2 - Meadow Mixture
EM3 - General Purpose Meadow Mixture
Seed mixtures supplied by Chromagras Seeds - <https://bit.ly/seedmixes> or similar

100 / LANDSCAPE MASTERPLAN

A 26.26 LANDSCAPE MASTERPLAN FULLY DEVELOPED TO LATEST SITE LAYOUT REV. W

Rev. Date Description Drawn Check

jrpa Architecture Planning Urban Design Landscape

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

DRAWING NUMBER: 23 5638 100
SCALE @ A0: 1:1000
DATE: JUN '24
CHECKED: LB
DATE: JUN '24
DATE: JUN '24

1000 SCALE

5m 25m

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