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.

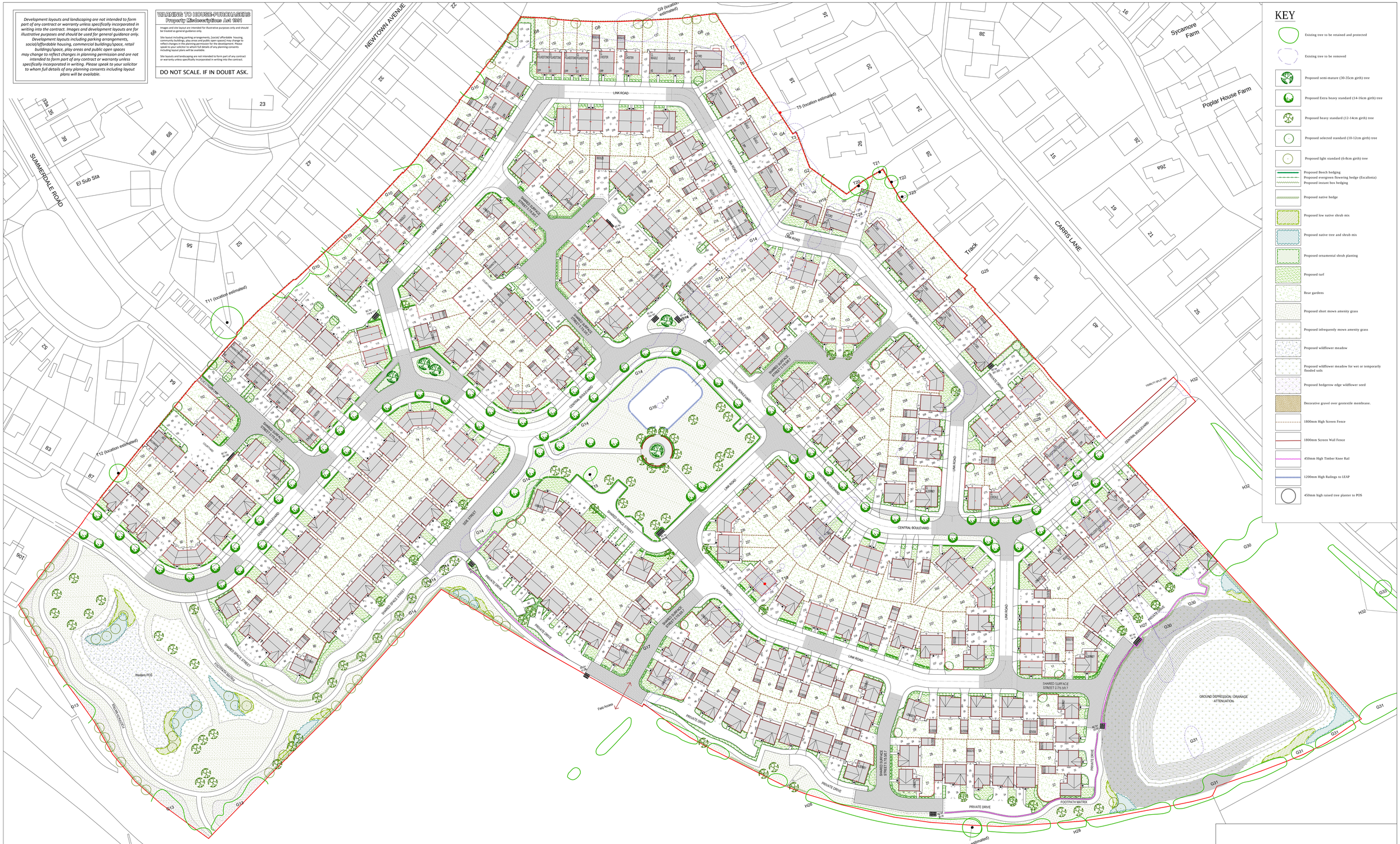
WARNING TO HOUSE-PURCHASERS!
Property Misdescriptions Act 1991

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Site layout including parking arrangements, (socio/ affordable housing, community 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 (30-35cm girth) tree
- 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 Beech hedging
- Proposed evergreen flowering hedge (Escallonia)
- Proposed instant box hedging
- Proposed native hedge
- Proposed low native shrub mix
- Proposed native tree and shrub mix
- Proposed ornamental shrub planting
- Proposed turf
- Rear gardens
- Proposed short mown amenity grass
- Proposed infrequently mown amenity grass
- Proposed wildflower meadow
- Proposed wildflower meadow for wet or temporarily flooded soils
- Proposed hedgerow edge wildflower seed
- Decorative gravel over geotextile membrane.
- 1800mm High Screen Fence
- 1800mm Screen Wall Fence
- 450mm High Timber Knee Rail
- 1200mm High Railings to LEAP
- 450mm high raised tree planter to POS

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 sizes will be used across the site. Semi-mature trees will be used at key focal points at the road junctions and as the centre feature of the seating area within the central POS. Extra heavy standards will be planted within the grass verges along the central boulevard. The avenue style tree planting will provide instant structure to the scheme. Plot frontages in key locations will be planted with heavy standard trees, whilst selected standards will be planted to all other plot frontages and within rear gardens at key focal point locations. Light standards will be planted along the lengths of new hedgerow planting and within rear gardens. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

Suggested tree species:

Acer campestre (Ac)
Acer platanoides 'Laciniatum' (Apl.)
Aesculus hippocastanum (Ah)
Alnus glutinosa (Ag)
Alnus incana 'Aurea' (AiA)
Betula pendula (Bp)
Betula utilis var. jacquemontii (Buj)
Carpinus betulus (Cb)
Fagus sylvatica (Fs)
Malus sylvestris (Ms)
Malus tschonoskii (Mt)
Prunus padus (Pp)
Prunus sargentii (Ps)
Prunus subhirtella 'Autumnalis Rosea' (PsAR)
Pyrus calleryana 'Chanticleer' (PcC)
Quercus robur (Qr)
Sorbus aria (Sa)
Sorbus aucuparia (Sau)
Sorbus 'Joseph Rock' (SJR)
Tilia cordata 'Green Spire' (TcGS)

SHRUB PLANTING

A combination of evergreen and deciduous shrubs with areas or herbaceous plants will be planted across the site. The plant species will be grouped to create distinct areas within the development. A mixture of shrub sizes will be used to emphasize key focal points and to create structure within individual beds.

Species to be selected from: ( ) density/m2

Berberis frikartii 'Amstelveen'(5), Berberis thunbergii 'Atropurpurea Nana'(5), Bergenia cordifolia 'Silberlicht'(6), Buddleia davidi 'Lochinch'(2), Ceanothus thrysiflorus repens(4), Chaenomeles superba 'Jet Trail'(4), Cornus alba 'Spaethii'(2), Cornus stolonifera 'Flaviramea'(2), Cotoneaster conspicuus 'Decorus'(6), Cotoneaster lacteus(2), Cytisus 'Allgold'(4), Elaeagnus pungens 'Maculata'(3), Escallonia 'Apple Blossom'(4), Euonymous 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), Lonicera 'Maygreen'(4), Lonicera 'Silver Beauty'(4), Nepeta faasenii(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

A mix of Beech Escallonia and Box hedging will be used throughout the site to create structure and definition to the site. The different hedge species will be used to create distinct areas within the site. Beech and Escallonia hedges are to be planted as a double staggered row of 40-60cm high hedging plants. The Box hedges are to be planted in 'Instant Hedge' troughs 30-35cm high.

SITE BOUNDARIES

The existing boundary vegetation will be retained and cut back to form manageable hedgerows. Additional hedgerow planting will take place along all boundaries outside of private gardens. In addition to the hedgerows, standard trees and where space permits, areas of native shrubs will be planted. The boundary planting will create a robust green boundary to the site which will provide and attractive edge to the development and important wildlife habitats and food sources.

PUBLIC OPEN SPACE

Three Public Open Spaces (POS) will be provided on site. The western POS will provide an informal recreation area, with a mixture of native shrub planting enclosing extensive wildflower meadows. The combination of different planting types will create an important series of interlinking wildlife habitats on site. The Central POS will be a more formal recreation area with a central seating area, LEAP and ornamental shrub and tree planting. The southern POS contains the attenuation basin for the site. The area will be planted with native shrubs, trees and hedgerows to the boundaries and the basin itself will be sown with a wildflower mix suitable for wet/damp conditions.

Rev.B: Re-plan in line with YW-04-03 AA Proposed Site Layout. (EW) May 17
Rev.A: Minor amends to POS Oct 15

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project: Residential Development

CARRS LANE, CUDWORTH

drawing title: LANDSCAPE MASTERPLAN

scale	date	drawn by	drawing no
1:500 @A0	Oct 15	EW	R/1789/1B