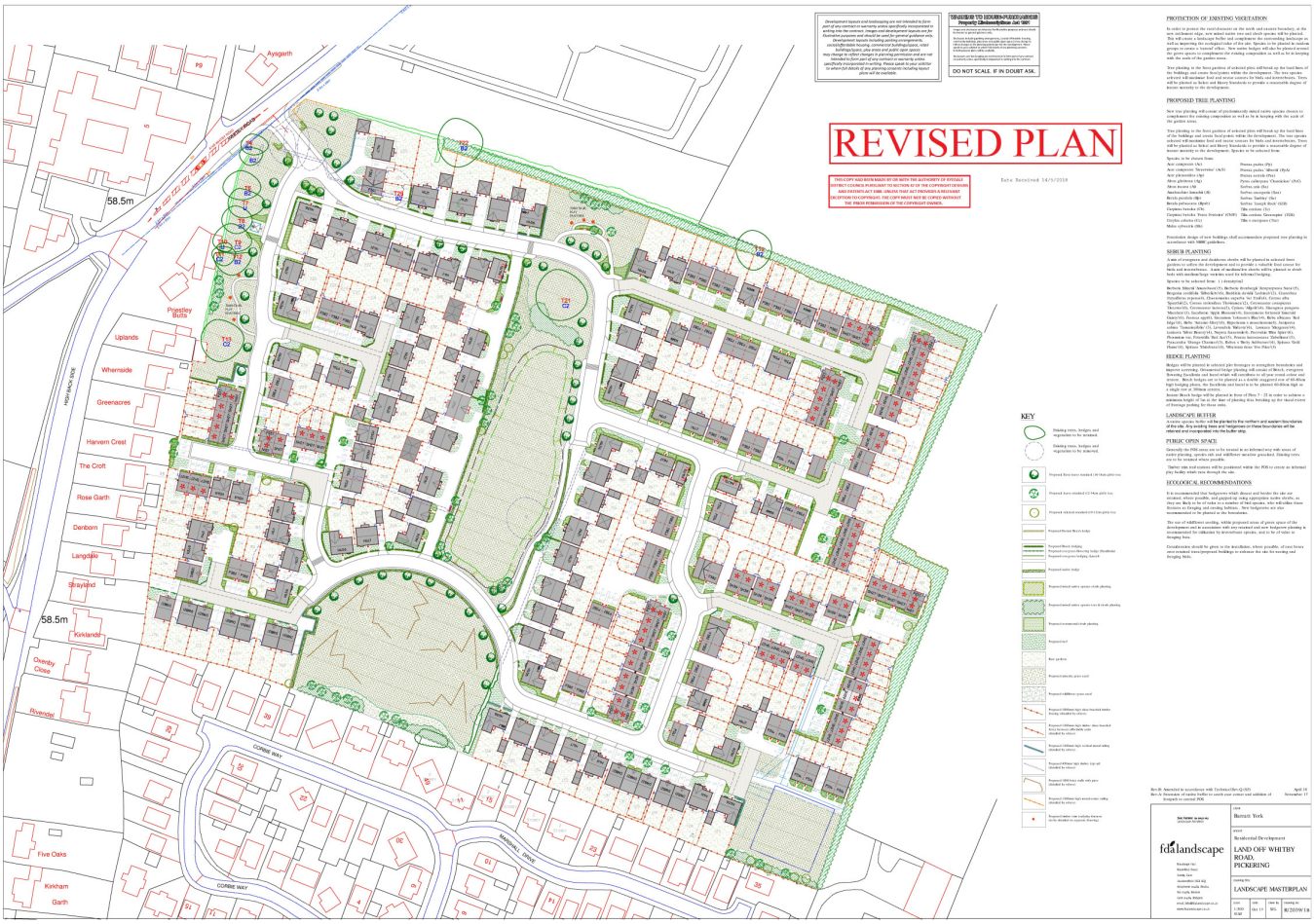

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract documents. Drawings are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, boundary treatments, garden sizes, plot orientation and total dwellings/types, play areas and public open spaces may change to reflect changes in planning permission and are not to be relied upon unless the relevant matters are specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available.

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PROTECTION OF EXISTING VEGETATION

In order to protect the trees/hedgerow on the north and eastern boundary, at the start of construction, a protective barrier will be erected at the edge of the root zone. This will create a landscape buffer and complement the surrounding landscape as well as improving the ecological value of the site. Species to be planted in random groups to create a 'natural' effect. New native hedges will also be planted around the green spaces to complement the existing composition as well as be in keeping with the scale of the garden areas.

Tree planting in the front gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species will be planted as Select and Heavy Standards to provide a reasonable degree of instant amenity to the development.

PROPOSED TREE PLANTING

New tree planting will create of predominately mixed native species chosen to complement the existing composition as well as to be in keeping with the scale of the garden areas.

Tree planting in the front gardens of selected plots will break up the hard lines of the buildings and create focal points within the development. The tree species will be planted as Select and Heavy Standards to provide a reasonable degree of instant amenity to the development. Species to be selected from:

Species to be chosen from:

Acer campestre (Ac)	Prunus padus (Pp)
Acer platanoides 'Cleveland' (Ap3)	Prunus sargentii 'Rancho' (Pyk)
Acer pseudoplatus (Ap)	Prunus serrula (Pse)
Alnus glutinosa (Ag)	Pyrus calleryana 'Chanticleer' (Pc3)
Alnus incana (Ai)	Sorbus aria (Sa)
Amelanchier lamarkii (Al)	Sorbus aucuparia (Sau)
Betula pendula (Bp)	Sorbus 'Joseph Rock' (Sjr)
Betula pubescens (Bpu1)	Sorbus 'Joseph Rock' (Sjr)
Carpinus betulus (Cb)	Tilia cordata (Tc)
Carpinus betulus 'Frans Fontaine' (Cb3)	Tilia cordata 'Greenspire' (Tcg)
Corylus colurna (Cc)	Tilia x europaea (Tx)
Malus sylvestris (Ms)	

Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHBC guidelines.

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted in selected beet beds. Shrubs will be planted in groups of 3 to 5 plants of each species in shrub beds and inverted rows. A mix of medium/low shrubs will be planted in shrub beds with medium/large varieties used for informal hedging.

Species to be selected from: ( ) denotes(%)

Berberis Stenii 'Autumnwood (7), Berberis thunbergii 'Atropurpurea Nana (5), Cornus alba 'Sibirica' (5), Cornus sanguinea 'Midwinter Fire' (5), Corylus avellana (Cavendishii) (5), Cotoneaster simonsii (10), Euonymus alatus 'Compactus' (5), Forsythia x intermedia 'Spectabilis' (5), Hebe 'Autumn Glory'(5), Hypericum x moserianum 'Tricolor' (5), Lavandula angustifolia 'Hidcote' (5), Lonicera 'Maygreen'(10), Philadelphus 'Belle Etoile' (5), Potentilla fruticosa 'Abbotswood' (5), Prunus laurocerasus 'Otto Luyken' (5), Ribes x 'Betty Ashburner'(5), Spiraea 'Gold Flame'(5), Spiraea 'Viniburnum'(5), Weigelia florida 'Foliis Purp'(5)

HEDGE PLANTING

Hedges will be planted in selected plot frontages to strengthen boundaries and improve screening. Ornamental hedge planting will consist of Beech, evergreen and mixed native species to be planted in selected plot frontages and to the public avenue. Beech hedges are to be planted as a double staggered row of 60-80cm high hedging plants, the Beech/mix and laurel is to be planted 450-60cm high as a single row at 350mm centres.

Instant Beech hedge will be planted in front of Plots 7 - 21 in order to achieve a high degree of screening. The rear of the existing dwellings face forming up the visual extent of frontage parking for those units.

LANDSCAPE BUFFER

Existing specific, further soft **to be planted to the** northern and eastern boundaries of the site. Any existing trees and hedgerows on these boundaries will be retained and incorporated into the buffer strip.

PUBLIC OPEN SPACE

Generally the POS areas are to be treated in an informal/way with areas of amenity grass, shrub planting and trees to deliver attractive grassland. Existing trees are to be retained where possible.

Timber rails and rustics will be positioned within the POS to create an informal play buddy which runs through the site.

ECOLOGICAL RECOMMENDATIONS

It is recommended that hedgerows which dissect and border the site are managed in a way that will maximise their value to wildlife as opportunities for birds, as they are likely to be of value as a number of the hedgerows within these areas as foraging and nesting habitats . New hedgerows are also recommended to be planted on the boundaries.

The use of wildflower seeding, within proposed areas of green space of the development and in association with any retained and new hedgerow planting is recommended for utilisation by invertebrate species, and to be of value to foraging bats.

Consideration should be given to the installation, where possible, of nest boxes onto mature trees/proposed buildings to enhance the site for roosting and foraging bats.

Rev B: Amended in accordance with Technical Rev Q (22) April 18
Rev A: Extension of rustic buffer to south east corner and addition of footpath to central POS November 17

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PICKERING

drawing title: LANDSCAPE MASTERPLAN

scale	date	drawn by	drawing no
1:500 @A0	July 17	WG	RCD1098 C B