



- KEY**
- Existing trees, hedges and vegetation to be retained.
 - Existing trees, hedges and vegetation to be removed.
 - 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 native hedge
 - Proposed 'Instant' native hedge
 - Proposed shrub only native mix
 - Proposed shrub only native mix undersown with tussocky grassland
 - Proposed woodland edge native mix
 - Proposed light woodland mix
 - Proposed woodland core mix
 - Proposed low native shrub planting
 - Proposed ornamental shrub planting
 - Proposed turf
 - Proposed amenity grass seed
 - Proposed wildflower grass seed
 - Tussocky grassland - to be established and managed in line with Ecologists Report
 - Proposed grasscrete surfacing
 - Proposed 1800mm high close boarded timber fencing (detailed by others)
 - Proposed wanylap fence (detailed by others)
 - Proposed post and wire 'green screen' fence (detailed by others)
 - Proposed 1800mm high brick wall (detailed by others)
 - Proposed 450mm high timber knee rail (detailed by others)
 - Suggested Trim Trail stations
 - Easements

NOTES

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 shall 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.

SITE BOUNDARIES

SITE FRONTAGE - The existing native hedge that runs along the site frontage will be retained and protected. Where sections of this hedge are missing or have to be removed for construction purposes, new sections of native hedge will be planted to provide a continual hedged boundary. Where possible additional native tree and shrub planting will be undertaken to create a deeper vegetated buffer.

NORTHERN BOUNDARY - Along the northern site boundary a combination of native tree and shrub planting will be undertaken to provide a vegetated buffer between the site and existing housing.

WESTERN BOUNDARY - A 5m deep buffer will be planted along this boundary consisting of native trees and shrubs, where possible and a low native shrub mix within the easement area. The existing vegetation along the ditch will be retained and protected.

SOUTHERN BOUNDARY - Extensive native tree and shrub planting will take place in this area as part of the proposed community woodland.

PUBLIC OPEN SPACE

The existing on site ponds and ditches, along with associated vegetation will be retained and incorporated within large open spaces. The areas around the ponds will be improved with additional native planting and areas of wildflowers. The proposed planting and management of the ponds will create a rich mosaic of wildlife habitat. The open spaces will also include a LAP play area, Trim trail, Community Woodland, open grass areas and areas of new wetland habitat.

TREE PLANTING

Extensive tree planting will be undertaken throughout the site. Tree planting within plot frontages will consist of ornamental trees of a suitable eventual size for the location. Tree planting within the open spaces will consist of a mix of native tree species and ornamental avenue trees.

The trees will be used to provide height to the planting scheme, create focal points and to create attractive street scenes throughout the site.

to 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 selected will maximise food and nectar sources for birds and invertebrates. Trees will be planted as Select and Heavy Standards to provide a reasonable degree of instant maturity to the development. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NHC guidelines.

- Plot frontage tree species:
- Acer campestre 'Ehrhik' (AcE)
 - Acer platanoides 'Princeton Gold' (APPG)
 - Amelanchier lamarckii (AL)
 - Amelanchier lamarckii 'Robia HIF' (ARH)
 - Betula pendula (Bp)
 - Betula silvatica 'Fascination' (Baf)
 - Betula utilis var. jacquemontii (Buj)
 - Carpinus betulus 'Frans Fontaine' (CBFF)
 - Malus Rudolphi (MR)
 - Prunus 'Accolade' (PA)
 - Prunus subhirtella 'Autumnalis' (PSA)
 - Pyrus calleryana 'Chanticleer' (PcC)
 - Sorbus 'Joseph Ross' (SRB)
 - Sorbus 'Golden Wonder' (SGW)

For POS trees see drawing R/2012/4.

SHRUB PLANTING

A mix of evergreen and deciduous shrubs and herbaceous plants will be planted in selected front gardens to soften the development, provide year round colour and interest and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used against high walls and fences.

HEDGE PLANTING

A combination of Beech and Escallonia (evergreen flowering hedge) will be planted across the site. The Beech hedges will be planted in formal areas along main access roads whereas the Escallonia hedges will be planted in more informal areas along secondary access road and private drives. Both species of hedges will strengthen boundaries and improve screening. Beech hedges are to be planted as a double staggered row of 40-60cm high hedging plants. Escallonia hedges will be planted as a single row of 40-60cm high hedging plants.

SEE DRAWING R-2012-2D FOR NORTHERN LANDSCAPE MASTERPLAN, R-2012-4 TO R-2012-14 FOR PLOT DETAILS, R-2012-15C TO 16C FOR POS SPECIFICATION AND SCHEDULES AND R-2012-17A FOR LAP AND PLAY AREA DETAILS AND R-2012-18 FOR SALES AREA.

NOTE: ALL TUSOCKY GRASSLAND TO BE SOWN, ESTABLISHED AND MANAGED IN LINE WITH ECOLOGISTS REPORT. ALL PROPOSED PONDS ARE TO BE CONSTRUCTED TO ENGINEERS DETAILS AND ECOLOGIST'S RECOMMENDATIONS.



See drawing R-2012-2E for northern section of masterplan

Rev E: Layout updated in line with 17037_R-01 Planning Layout (EW)	Jun 21
Rev D: Layout updated in line with E3.1 Habitat Measures (EW)	Oct 18
REV C: Layout amended in line with 17037_P1_G Site Layout, 6196-02-04 F.G Adoptable Drainage and E3.1 Habitat Measures. Beets S16 & S17 omitted (EW)	Sep 18
REV B: Layout amended (EW)	May 18
REV A: Drainage information added. Proposed planting amended to suit (EW)	Feb 18

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	Project: Residential Development PRESTON ROAD, LONGRIDGE
Drawing Title: LANDSCAPE MASTERPLAN SHEET 2 of 2	Scale: 1:500 Date: Jan 18 Drawn by: EW Drawing no: R/2012/3E