Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing. Any layout is subject to detailed survey and may be illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, boundary treatments, open space provision, position of roads and building layouts, play areas and public open space may change to reflect changes in planning permission and are not to be relied upon unless any such matter is specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning comments including layout plans will be available.

WORKING TO HOURS FOR CONSTRUCTION Property Disturbance Act 1991

Hedges and trees bordering the Existing properties will be kept as a boundary feature.

Fences including existing fences to be erected between the existing buildings, plus fences on public open spaces, shall be 1.8m high close boarded timber fences unless otherwise stated on the plan.

Fences will not be hedging or will have to be taken off any public/ private footpaths or highways without the consent of the Council.

DO NOT SCALE. IF IN DOUBT ASK.

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 (8-10cm girth) tree
- Proposed Hornbeam Beech hedge
- Proposed Beech hedging
- Proposed Native mixed hedging Acuba (Hawthorn)
- Proposed Evergreen hedging, Laurel
- Proposed native hedge
- Proposed mixed native species shrub planting
- Proposed mixed native species tree & shrub planting
- Proposed ornamental shrub planting
- Proposed turf
- Rear garden
- Proposed amenity grass seed
- Proposed 1400mm high close boarded timber fence (shaded to inside)
- Proposed 1200mm high close boarded fence (shaded to inside)
- Proposed 1200mm high metal tower railing (shaded to inside)
- Proposed 600mm high metal tower railing (shaded to inside)
- Proposed 600mm high timber rail (shaded to inside)
- Proposed 1800mm wide oak screen fence (shaded to inside)
- Proposed 1200mm high close boarded timber fence (shaded to inside)
- Proposed timber rider trail play features on bark mulched segments (shaded)
- Proposed bin fence (shaded to inside) e.g. Ashtrugia Ltd Urban Expressions

PROTECTION OF EXISTING VEGETATION

In order to protect the rural character on the south and eastern boundary, as the site is considered to be prominent in the landscape, it is proposed to retain this hedgerow and supplement it with a native hedge to create a landscape buffer and compliment the surrounding landscape as well as improving the ecological value of the site. Spaces to be planted in random groups to create a 'natural' effect. New native hedges will also be planted around the green spaces to compliment the existing countryside 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 selected will maximise fruit and nectar sources for birds and invertebrates. Trees will be planted in Select and Heavy Standards to provide a reasonable degree of instant maturity to the development.

PROPOSED TREE PLANTING

New tree planting will consist of predominantly mixed native species chosen to complement the existing composition as well as to be in keeping with the scale of the garden area.

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 selected will maximise fruit 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. Species to be selected from:

Species to be chosen from:

Acer campestre (Ac)	Prunus padus (Pp)
Acer platanoides 'Columnare' (Ach)	Prunus avium 'Plena' (Pyb)
Acer pseudoplatanus (Ap)	Prunus cerasifera (Pce)
Alnus glutinosa (Ag)	Pyrus calleryana 'Chanticleer' (Pch)
Alnus incana (Ai)	Sorbus aria (Sa)
Aesculus hippocastanum (Ah)	Sorbus aucuparia (Sau)
Betula pendula (Bp)	Sorbus 'Joseph Rock' (Sjr)
Betula pubescens (Bpub)	Sorbus 'Joseph Rock' (Sjr)
Carpinus betulus (Cb)	Tilia cordata (Tco)
Carpinus betulus 'Fastigiata' (Cbfl)	Tilia cordata 'Greenspire' (Tcg)
Corylus colurna (Cc)	Tilia x europaea (Tex)
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 front gardens to break up the hard lines of the buildings and to create a soft edge to both and access/entrance. 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 Ethicial 'Interlux'(15), Berberis thunbergii 'Atropurpurea Nana'(5), Buddleja davidii 'Black Knight'(5), Buddleja davidii 'Pink Delight'(5), Cotoneaster rotundifolius var.(5), Cotoneaster simonsii, var. Exhibit, Cytisus x Boskoop Ruby'(5), Cytisus x Burkwoodii'(5), Cytisus scoparius 'Andreanus'(5), Cytisus scoparius 'Maritim'(5), Euonymus fortunei (2), Cytisus 'Allgold'(5), Elaeagnus pungens 'Maculata'(5), Escallonia 'Apple Blossom'(4), Euonymus fortunei 'Emerald 'n' Gold'(5), Hebe 'Autumn Glory'(5), Hebe 'Great Orme'(5), Hebe 'Midsummer Beauty'(5), Hebe 'Spender Hills'(5), Hypericum x moserianum(5), Lonicera nitida 'Fantastica'(5), Lavandula 'Hidcote'(5), Lonicera 'Maygreen'(4), Osmanthus burkwoodii (5), Potentilla fruticosa 'Abbotswood'(5), Prunus laurocerasus 'Zabeliana'(5), Pyracantha 'Orange Charmer'(5), Rubus x Barry Ashberry(5), Spiraea 'Gold Flame'(5), Spiraea 'Shirobana'(5), Weigelia rosea 'Eva Rose'(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 hedging to provide a variety of colour, texture and seasonal interest. Beech hedges are to be planted as a double staggered row of 60-80cm high hedging plants, the Escallonia and laurel is to be planted 40-60cm high as a single row at 300mm centres.

Instant Beech hedge will be planted in front of Plots 7 - 23 in order to achieve a mature hedge as soon as possible. Existing tree/hedging to the rear/corner of frontage pending for those units.

LANDSCAPE BUFFER

Existing mature, hedge will 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 viewed in an informal way with areas of amenity grass, shrub planting and wildflower meadow grassland. Existing trees are to be retained where possible.

Timber site trail stations will be positioned within the POS to create an informal play facility which runs through the site.

ECOLOGICAL RECOMMENDATIONS

It is recommended that hedgerows which dissect and border the site are retained and enhanced with the planting of additional appropriate native shrubs, as they are likely to be of value as a corridor for wildlife species, who will utilise these features 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 retained trees/proposed buildings to enhance the site for nesting and foraging birds.

Rev C: 3 trees adjacent to plot 136 and standards in the southern buffer updated to Extra Heavy standards (SD)	Nov 22
Rev B: Plot 136 moved 1m to the north (SD)	May 22
Rev A: Revisions to planting on southern boundary of POS, amendment of post and rail fence to 1500mm close boarded (SD)	March 22
Rev: Additional planting to plot 117 (SD) and ACO to (SD)	January 21
Rev H: Additional hedgerow to plots 1 and 2 and hedgerow (SD)	November 21
Rev G: Minor amendments to client requirements (SD)	October 21
Rev M: Re-distance fence to plots 125-130 and 169-174 extended and fence position of plot 72 adjusted (SD)	Sept 21
Rev L: Hedgerow to rear boundary of plot adjusted to plot 136 amended (SD)	Sept 21
Rev K: Length of new native hedge added adjacent to plot 136 amended (SD)	April 21
Rev J: Additional native hedge added adjacent to plot 136 (SD)	Mar 21
Rev I: Additional hedgerow to plots 1 and 2 and ACO (SD)	Mar 21
Rev H: Addition of circle feel seamless to (SD)	May 19
Rev F: Amended in accordance with Technical Layout Rev AS (SD)	March 19
Rev D: Still fence added in accordance with technical re-planning (TS)	Nov 18
Rev D: Amended in accordance with Technical Layout Rev W (SD)	Oct 18
Rev C: Minor amend to refuse buildup (SD)	April 18
Rev B: Amended in accordance with Technical Re-Q (SD)	April 18
Rev A: Amended in accordance with comments and addition of footpath to corner (SD)	November 17

fdslandscape
Wardgate LLP
Wardley Yard
Leeds Lane
Gateshead NE8 4JJ
Tel 0191 4901 800
mail: info@fdslandscape.co.uk
www.fdslandscape.co.uk

Client: Barratt York

Project: Residential Development

LAND OFF WHITBY ROAD, PICKERING

Drawing title: LANDSCAPE MASTERPLAN

Scale	Date	Drawn by	Drawing no
1:500 @A0	July 17	WG	BC20/PICT