Development layouts and landscaping are not intended to form part of any contractual 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, boundary treatments, the position of doors and windows on buildings/dwellings, play areas and public open spaces may change to reflect changes in planning permission and are not to be relied upon unless specifically stated in writing and specifically incorporated in writing. Please speak to your solicitor for advice/full details of any planning consents including layout plans will be available.

WARNING TO MEMBERS OF THE PUBLIC
Property Decorations Act 1991

Images and site layouts are for illustrative purposes only and should be used for general guidance only.

Whilst we take the building and property "Goods" Property Security extremely seriously, play areas and public open spaces may change to reflect changes in planning permission and are not to be relied upon unless specifically stated in writing.

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DO NOT SCALE. IF IN DOUBT ASK.

TRIM TRAIL

Trim trail equipment to be installed into grass areas where indicated on the plan in accordance with the schedule below:

A. Tree Hopscotch

B. Zig Zag Steps

C. Nimble Board

D. Incline Twins

E. Rope Sea

F. Zig Zag Stepper

Equipment to be supplied by Playdale Ltd and installed onto 300mm deep pea gravel surface (also supplied by Playdale Ltd) to the manufacturers recommended specifications to accord with the fall height of the various pieces of equipment.

Bark Mulch to be supplied by Playdale Ltd and installed as the location shown.

KEY

- Existing trees, hedges and vegetation to be retained
- Existing trees, hedges and vegetation to be removed
- Proposed Deer fencing standard 1.8 1.8mm gabbi wire
- Proposed knee rail standard 1.0 1.2mm gabbi wire
- Proposed reinforced standard 1.8/ 1.2mm gabbi wire
- Proposed Hermes Brook hedge
- Proposed Hermes hedging
- Proposed native hedge
- Proposed mixed native species tree & shrub planting
- Proposed ornamental shrub planting
- Proposed turf
- Rain garden
- Proposed amenity grass seed
- Proposed wildflower grass seed
- Proposed 1800mm high close boarded timber fencing (details by others)
- Proposed 1200mm high timber close boarded fencing (details by others)
- Proposed 1800mm high vertical board railing (details by others)
- Proposed 600mm high timber rail (details by others)
- Proposed 1800 MM high rails with crocs fence (details by others)
- Proposed 1800mm high vertical estate railing (details by others)
- Proposed timber LSH rail play features (to be detailed on separate drawing)

PLANTING SCHEDULES

TREE SCHEDULE

SPECIES	Ht in m / Girth in cm	SUPPLIED AS / SIZE REQUIRED 3.5-4.25	4.25 min
	10-12	12-14	14-16
Acer campestre 'Clic'	-	10	-
Betula pendula (Sp)	3	-	5
Carpinus betulus (Hb)	-	3	15
Carpinus betulus (Fl)	-	-	-
Pyrus calleryana 'Chanticleer' (Orn)	-	3	-
Quercus robur (Sp)	-	3	5
Sorbus aucuparia 'Asplenifolia' (Orn)	-	4	8
Sorbus 'Dunkeld' (Sp)	-	4	2
Tilia cordata (Sp)	-	3	-
Tilia cordata 'Greenspire' (TOR)	-	-	14

All shrub material shall be free quality, evenly, well rooted non-refrigerated stock with well branched heads and fibrous root systems. Shrubs shall be planted into 450mm good quality fibrous topsoil incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice.

Mulch to be applied to all shrub beds to a depth between the soil and mulch of the planted areas and with 2 no Xalks to fit around the plants as required. All plant material shall be a minimum of 35 per sqm unless otherwise specified and conform to BS3936 Part 1 and BS 4428. Finished beds shall be lightly forked over and dressed with 50mm coarse bark beds mulch.

NATIVE SPECIES SHRUB AND HEDGE SCHEDULES

Native species shall be planted into 450mm depth, good quality clean topsoil incorporating organic compost and slow release fertiliser in accordance with all good horticultural practice. Plant in planting diffinsection plant stock shall be dipped into a suitable mychorrinal plant dip in accordance with the manufacturers recommendations. Plants shall be planted in groups of 5 to 10 of a single species in a random pattern. Plants shall be planted in areas of the areas and the fewer growing species to the edges of the areas. Planted areas to be mulched after planting with coarse grade forest mulch to a uniform depth of 50mm.

NATIVE HEDGE MIX SCHEDULE

Nr	Name	Height/size	Rows	Spc	Pot/L
40	Betula pendula Bd	125-150cm	Br		
40	Corylus avellana	60-80cm	Br	1/1	
105	Corylus avellana	40-60cm	Br	1/1	
462	Crataegus monogyna	40-60cm	Br	1/1	
105	Ilex aquifolium	60-80cm	Br		9L
40	Malus sylvestris Bd	175-200cm	Br		
105	Prunus spinosa	40-60cm	Br	1/1	
90	Rosa canina	50-60cm	Br		
105	Sambucus nigra	40-60cm	Br	1/1	
40	Sorbus aucuparia Bd	125-150cm	Br		

LOW NATIVE SHRUB MIX

Nr	Name	Height/size	Rows	Spc	Pot/L
105	Prunus spinosa	60-80cm	Br	1/1	
140	Corylus avellana	80-60cm	Br	1/1	
105	Ulmus carpinus	60-80cm	Br		
1140	Ligustrum ovalifolium	80-60cm	Br		9L
90	Ligustrum ovalifolium	200-80cm	Br		2L
90	Ilex aquifolium	60-80cm	Br		

NATIVE HEDGE

Hedge to be planted in a previously prepared trench, 450mm wide and 450mm deep backfilled with a 1:1 mix of multipurpose topsoil to BS4951:2007 and planting compost. Recovered saxophone to be dipped in a suitable mychorrinal dip before planting. Plants to be planted in staggered rows at 300mm centres. Plants shall be planted in groups of 5 to 10 of a single species planted randomly throughout at groups of 7 to 10 of a single species. The hedge lines shall be mulched after planting with forest mulch to a uniform depth of 50mm.

With the exception of the replacement hedge adjacent to plot 156, when native hedge is to be planted within 10 metres of any house the hawthorn (Crataegus monogyna) shall be excluded from the mix and the quantities adjusting accordingly.

NATIVE HEDGE SCHEDULE

Nr	Name	Height/size	Spc	Rows	Pot/L
462	Crataegus monogyna	80-100cm	1/1	Br	
172	Corylus avellana	80-100cm	1/1	Br	
693	Crataegus monogyna	60-80cm	1/1	Br	
105	Prunus spinosa	60-80cm	1/0	Br	
86	Rosa canina	50-60cm	1/1	Br	
172	Viburnum opulus	20-60cm	1/1	Br	

GRASS SEEDING

LOW MAINTENANCE AMENITY GRASS MIX

450mm depth of topsoil compliying with BS3882 to be spread to area.

Pre-seed fertiliser to be applied at 50g/m². Soil to be cultivated using a disc harrow or rotovator, to 150mm depth then further cultivated and rolled to produce a fine seed bed.

Low maintenance grass seed mix such as Germinal Seeds A22 mix to be sown at 35gm/m² in the rear gardens of properties and along the new access to POS A.

WILDFLOWER MIX

Area to be sown with wildflower seed mix to be spread with a 150mm depth of good quality topsoil to BS3882.

Subsoil to be cultivated using a disc harrow or rotovator, to 150mm depth then further cultivated and rolled to produce a fine seed bed.

At 50% grasses 25% wildflower seed mix to be sown. Eg. Emorsgate EM2 Herb General Purpose Meadow Mix (01353 828628).

FOR ORNAMENTAL SHRUB BED DETAILS AND SCHEDULES SEE DRAWING RC2039/10J

Rev K: 3 trees adjusted to plot 156 replaced to Semi Heavy standards (SF) Nov 22
Rev J: Addition of 3 no. heavy standard trees adjusted plot 156 (SF) May 22
Rev H: Section of existing hedge shown to be retain adjacent plot 156 (SF) May 22
Rev G: Alignment of buffer across southern boundary (SF) March 2022
Rev F: Minor amendments to native hedge specification (SF) Sept 2021
Rev E: Minor amends to native hedge specification notes (SF) Sept 2021
Rev D: Length of new hedge adjacent to plot 156 amended (SF) April 2021
Rev C: Updated to include additional length of hedge adjacent to plot 156 (SF) Mar 2021
Rev B: Drawing reference updated (SF) April 2020
Rev A: Amended in accordance with the latest site layout AS (SF) May 2019

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project: Residential Development

LAND OFF WHITBY ROAD, PICKERING

drawing title: POS DETAILS

scale	date	check by	drawing no
1:500 @ A0	Oct 18	SF	RC2039/19K