

KEY

- APPLICATION BOUNDARY • S278 BOUNDARY**

EXISTING VEGETATION - RETAINED (and root protection area)
 Refer to Arboricultural Tree Protection and Removal Plan. Changes must be consulted with the arboriculturist

Structural Planting

 - NATIVE TREE PLANTING**
 Standard, clear stem trees and feathered trees of British Native Origin.
 Rivermaple species in the flood meadows adjacent to the river. 12-14 Girth
 - STREET TREE / FEATURE TREE PLANTING**
 Standard, Clear Stem trees used to delineate boundaries and urban environments. 12-14 Girth.
 - GARDEN TREE PLANTING**
 Standard, Clear Stem trees. Cultivars and ornamental species. 10-12 Girth.
 - ORCHARD TREE PLANTING**
 Including local varieties on semi-vigorous rootstock such as MM106
 - MULTI-STEM TREE OR SHRUB PLANTING**
 Small species trees and large shrubs. native and non-native.
 2-3cm tall on planting
 - LOW NATIVE HEDGE PLANTING**
 Planted as transplants (60-100cm tall) and to be maintained at 1m tall.
 Includes Hawthorn and sallow species
 - LOW PRE-FORMED HEDGE PLANTING**
 Generally evergreen species and to be maintained at 90cm tall.
 - TALL PRE-FORMED HEDGE PLANTING**
 Generally evergreen species and to be maintained at 180cm tall.
 - NATIVE WOODLAND PLANTING**
 Native saplings and transplants in a mix of 3 per m². With stakes and rabbit guards
 One or at least 9 native species

Structural Planting

- NATIVE TREE PLANTING**
Standard: clear stem trees and both seeded trees of British Native Origin.
Riparian species in the flood meadows adjacent to the river. 12-14 GrG
- STREET TREE / FEATURE TREE PLANTING**
Standard: Clear Stem trees suited to Streetscape conditions & urban environments. 12-14 GrG
- GARDEN TREE PLANTING**
Standard: Clear Stem Trees. Cultivars and ornamental species. 10-12 GrG
- ORCHARD TREE PLANTING**
Including local varieties on semi-vigorous rootstock such as MM106
- MULTI-STEM TREE or SHRUB PLANTING**
Small species trees and large shrubs. Native and non-native.
1.5m tall on planting.
- LOW NATIVE HEDGE PLANTING**
Planted as transplants (60-100cm tall) and to be maintained at 1m tall.
Including Hawthorn and at least 2 species
- LOW PRE-FORMED HEDGE PLANTING**
Generally evergreen species and to be maintained at 60cm tall.
- TALL PRE-FORMED HEDGE PLANTING**
Generally evergreen species and to be maintained at 180cm tall.
- MIX OF WOODLAND PLANTING**
Planted as transplants in a minimum of 3 per m². With stakes and rabbit guards.
Native of at least 9 native species.

Railings

-  **Estate Railing**
5 bar estate railing in black, 1m tall
 -  **Front Garden Railing**
Such as Zaun 'Holloway' Railing 1m tall

Hard surfacing & Furnishings

(refer to DES-703-108 Surface Materials Layout)

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Levels

- | | |
|-----------|--|
| +71.03 | Cover Levels (Refer to Drainage strategy Plan) |
| +71.03 | Topographic Levels to be maintained |
| FFL 37.55 | Approx Finished Floor Level (Refer to overall level strategy plan) |
| +38.65 | Approx interpolated landscape levels |

Bins and Benches

- Woodscape Backrest Seats, Type 3a, Straight
Woodscape Litter Bin LBS 220 Single.
- Notes**
Refer to:
Biodiversity Net Gain Assessment Report (Nicholsons Ecology)
Biodiversity Enhancement Plans (Nicholsons Ecology)
Landscape & Ecological Management Plans (Nicholsons Ecology)
CH038-001 Landscape Design Statement
CH038-002 Landscape Master Plan
CH038-003 5106 Open Space Areas
CH038-004 Tree Planting Plan 1
CH038-005 Tree Planting Plan 1
CH038-006 Tree Planting Plan 3
CH038-007 Tree Planting Plan 4
CH038-008 Tree Planting Plan 5
CH038-010 Canopy Cover
CH038-009 Tree Planting Schedule

Notes

Refer to:
Biodiversity Net Gain Assessment Report (Nicholson's Ecology)
Biodiversity Enhancement Plans (Nicholson's Ecology)
Landscape and Ecological Management Plans (Nicholson's Ecology)
CH038-001 Landscape Design Statement
CH038-002 Landscape Master Plan
CH038-003 S106 Open Space Areas
CH038-004 Tree Planting Plan 1
CH038-005 Tree Planting Plan 2
CH038-006 Tree Planting Plan 3
CH038-007 Tree Planting Plan 4
CH038-008 Tree Planting Plan 5
CH038-010 Canopy Cover.xls
CH038-009 Tree Planting Schedule

Grasslands

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AMENITY GRASS for Plots
 Amenity Turf to be maintained short mown
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SPECIES RICH AMENITY GRASS & MOWN PATHS
 *Lowering Lawn seed such as Ergonite EL, or species rich turf
 - 
NATIVE MEADOW
 Existing species rich native grasslands to be retained and enhanced.
 Replenishment (where needed) with site derived donor seed, or a suitable seed mix such as Ergonite EMD Meadow Mixtura for Wetland for areas close to the flood zone, or Ergonite ERM standard General Purpose Meadow Mixtura for areas above the flood zone.
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PAINTED MACADAM
 Hard Surfaced Area
 - 
WAYFINDING / INTERPRETATION SIGNAGE / DISCOVERY DISKS / INFORMAL PLAY
 Interactive signage interpreting the landscape and ecological features of the site. Informal play, including 'discovery' boards, chalkboards / large chalkboards.

(Play content, thematic and schematic design to be developed through planning consultation)

Faunal Enhancements / Tree Management

refer to ecologists' plans for nest boxes, hibernacula etc.

- Shallow Scrapes for Wading Birds**
Shallow linear depressions in meadow to ecologist's specification.
- EXISTING CRACK WILLOW TREES FOR POLLARDING**
As per ecological and landscape strategy



Bridge Farm , Twyford
LANDSCAPE MASTER PLAN

RESERVED MATTERS

CH038-002 **M** - MW - 10 / 9 / 24

croudacehomes

