











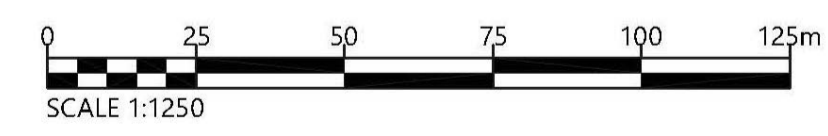




KEY

- ① Existing avenue of mature Beech trees to be retained and aid screening of the Primary School.
- ② Existing Tree and Hedgerow either side of the 15.54/69/1 PRoW to be retained and extended to Whinney Road to provide screening of the Primary School to the north.
- ③ Proposed mixed native tree planting south and east of the Primary School to screen views from both Whinney Road as well as wider views from the south.
- ④ Proposed extension of existing native avenue of trees, to provide screening of views from the west.
- ⑤ Proposed native tree planting within residential scheme to provide filtered screening of properties when viewed from the south.
- ⑥ Proposed native scrub planting to reinforce the existing north-western boundary and provide additional screening from Lund House properties and Bark Mill Cottage while providing varied habitat.
- ⑦ Native tree planting to the west of the existing native hedgerow along Whinney Lane, to provide additional screening from views from the east and reinforce the existing hedge with infill planting.
- ⑧ Species rich grassland with native trees primarily located along the peripheries to maintain the open appearance, characteristic to the surrounding landscape setting. This will provide an area for biodiversity purposes with managed access which ties in with character along surrounding PRoW.
- ⑨ Native wetland planting associated with SuDS to provide aesthetic interest along routes within the central amenity area.
- ⑩ Proposed native species rich hedgerow to tie in with existing planting and dry stone wall while reinforcing the western boundary.
- ⑪ Row of mixed native trees to screen informal play area and reduce exposure to the spine road.
- ⑫ Proposed Wetland planting area. Existing culvert to be opened and pond area created and planted with aquatic planting to improve health of the ditch running centrally through the site.
- ⑬ Proposed native tree planting within residential scheme to provide filtered screening of properties when viewed from the north.
- ⑭ Proposed pocket of mixed native trees to provide screening of the development from Bark Mill Cottage and Lund House group of properties.
- ⑮ Existing dry stone wall to be retained along the western boundary and an opening created for the proposed access road.
- ⑯ Existing dry stone wall to be repaired and an opening created for the new pedestrian route which runs along the western boundary dry stone wall from Lady Lane.
- ⑰ Proposed species rich native hedgerow with native tree belt to extend from the existing hedgerow along Lady Lane and wrap around the land associated with the Old Poor House and Linton Cottage. This will provide additional screening from Lady Lane and neighbouring properties.
- ⑱ Bat and bird boxes/bricks to be installed on a minimum of 10% of housing and the school building.
- ★ **Barn Owl Boxes** (Tree and Pole Mounted)
-  **Proposed Native Deciduous Tree Planting**
Species to include *Betula pendula*, *Betula pubescens*, *Alnus glutinosa* and *Crataegus monogyna*.
-  **Proposed Woodland Avenue Trees**
An extension of the existing row of trees located along the north western edge of the site. Species to tie in with existing tree and include *Acer campestre* and *Fagus sylvatica*
-  **Native Species Rich Grassland**
Species rich grassland to be created by seeding and/or hay strewing.
-  **Basic Amenity Grass**
Basic Amenity grass mix to properties.
-  **Ditch Planting**
Improved existing ditch containing species rich submerged and floating aquatic plants with marginal fringe of emergent vegetation.
-  **Wetland Planting**
Native wetland planting associated with SuDS to provide aesthetic interest along main access routes. Species to provide year round colour and structure. Species to include *Carex nigra*, *Epilobium palustre*, *Iris pseudacorus* and *Deschampsia cespitosa*.
-  **Existing Native Hedgerow**
-  **Proposed Native Hedgerow**
-  **Existing Dry Stone Wall to be Retained**
-  **Existing Dry Stone Wall to be Repaired**
-  **Proposed Dry Stone Wall**
-  **Informal Play Area**

BANKSProperty
development with care



REVISION SCHEDULE		
Rev	Date	Description
A	09.04.20	Additional Bird/ Bat Boxes
B	14.04.20	Additional Labels
C	20.04.20	Amended Key
D	27.04.20	SuDS update

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TITLE: Landscape Masterplan	
CLIENT: Banks Property	
DATE: 25.03.20 SCALE: 1:1250@A1	
DRAWN: WM DRAWING NO: 51156-DR-LAN-101 CHECKED: LH REVISION: D	