

# Landscape Plan

## Burford Road, Witney, OX26 6DJ



- KEY**
- EXISTING TREES AND HEDGING AROUND SITE BOUNDARY**
- Retained Specimen Trees (e.g. T3) and RPA zone (Refer to Arboricultural report)
  - Retained Tree Groups (e.g. TG3) (Refer to Arboricultural report)
  - Retained Trees shade pattern
  - Retained Tree Group Area (e.g. TG3) (Refer to Arboricultural report) including many native species such as silver birch, field maple, hazel and willow
  - Indicative trees in Tree Group areas including native trees such as Betula, Corylus, Alnus and Salix
- NEW TREES**
- Acer platanoides 'Crimson King'
  - Acer platanoides 'Crimson Sentry' or 'Crimson King'
  - Acer campestre 'Elsrijk'
  - Carpinus betula
  - Alnus glutinosa
  - Salix fragilis
  - Malus tschonoskii
  - Pyrus calleryana 'Chanticleer'
  - Prunus avium 'Plena'
  - Betula pendula
  - Sorbus aucuparia
- PLANTING**
- Amenity grass seed mix
  - Utility turf with perennial rye grass in Public Square
  - Shrubs mix in public square: 20% each of Choisya ternata 'Aztec Pearl', Fatsia japonica, Crataegus coccinea 'Royal Purple', Elaeagnus x ebbingei and Lonicera nitida 'May Green' as 10L pots
  - Planting beds in square and NEAP: 50% evergreen shrub mix (Choisya ternata 'Aztec Pearl', Fatsia japonica, Cotinus coggygia 'Royal Purple' and Elaeagnus x ebbingei as 10L pots and 50% site specific perennials
  - Partly evergreen native shrub mix (50% hawthorn, 10% each of wild rose, guelder rose field maple, hornbeam and wild privet)
  - Marginal and aquatic planting mix in pond: 20% each of Butomus umbellatus, Eupatorium cannabinum, Typha angustifolia, Carex pendula and Iris Versicolour 'Mysterious Monique' supplied as 1L or 2L pots/baskets
  - EMB Meadow Grass mixture for wetlands in SUDS
  - EG11 Wild Meadow grass mixture
  - EG11 Wild Meadow grass mixture around SUDS embankment with mown path
  - EW1 Meadow Grass mixture for woodlands
  - Garden/plot planting to be specified at later stage
  - Foraging rich grassland zone (outside site zone)
  - Agricultural area
  - Grass matting surface in NEAP
- HARD LANDSCAPING**
- Iron railings in public square (1.5m high)
  - Bow top fencing in NEAP (1.2m high)

Title: Landscape Plan  
 File: BURWLS01  
 Site: Land at Burford Road, Witney, OX26 6DJ  
 Client: Barratt Home Mercia & David Wilson Homes Mercia

Scale 1:500 @ A0  
 Note: For illustrative purposes only. Do not scale. Levels drawn are not for construction purposes. All dimensions to be checked prior to construction

**Notes:**

- Specifications for implementation of all landscaping elements to be considered with landscape architect prior to commencement on site.
- Tree to be underground guyed with adequate irrigation
- Hedge to be planted in a single line at advised centres and at least 0.5m from the boundary. Trench detail to be advised in detailed specifications.
- Planting shall be set out as indicated on the drawing. All beds to be a minimum of 1 metre wide and measured from existing food points
- If the bed is sealed with concrete the contractor shall inform the site manager or landscape architect to determine if footings are excessive and can be reduced or paved
- The following works should be carried out to existing topsoil to ensure it conforms to BS 3882 1994. Topsoil should be free from rocks larger than 50mm in diameter, concrete, wire, bricks, all roots and less than 20% clay.
- C.D.M. Regulations Risk Assessment. It is the developers responsibility to design foundations to accommodate the proposed tree and shrub planting. Reference should be made to NHBC Standards Volume Parts 4.2 and 4.3 regarding trees and shrubs in relation to foundations.
- All bare root plants to have rabbit guards
- All trees near hard surfaces/ services and footpaths etc. are to have green leaf erosion/000 root barriers or similar approved proprietary product
- If required, bird and bat boxes to be located in existing mature trees of at least 5m above ground, or as directed by an ecologist.

