



- KEY**
- Site boundary
- EXISTING - SOFT LANDSCAPE**
- Existing trees retained with root protection area (refer to GL Y0172 Arboricultural Survey Schedule - V1 26-06-2025)
  - Existing trees removed (refer to GL Y0172 Arboricultural Survey Schedule - V1 26-06-2025)
  - Existing hedges/vegetation retained
  - Existing hedges/vegetation removed
  - Existing stone wall removed at the proposed entrance on Draycott road and relative retained to create sense of arrival.
  - Existing Public rights of way (PROW)
- PROPOSED - SOFT LANDSCAPE**
- Proposed street trees (Refer to indicative planting schedule)
  - Proposed native/parkland trees (Refer to indicative planting schedule)
  - Proposed native hedges to rear gardens with post and rail fence. (Refer to indicative planting schedule)
  - Proposed native hedges. (Refer to indicative planting schedule)
  - Proposed ornamental hedges. (Refer to indicative planting schedule)
  - Proposed amenity grass
  - Proposed rear garden lawns
  - Proposed native scrub planting (Refer to indicative planting schedule)
  - Proposed wildflower / Meadow Planting (Refer to indicative planting schedule)
  - Proposed wildflower / Meadow Planting targeted as 'BNG Good Condition' through a long-term management plan. (Refer to indicative planting schedule)
  - Proposed areas of naturalised bulb planting (Refer to indicative planting schedule)
  - Proposed ornamental shrub planting (Refer to indicative planting schedule)
  - Proposed attenuation feature, with wetland planting throughout. (Refer to the Drainage Engineer's Drawings & indicative planting schedule)
  - Proposed attenuation feature slopes with wetland planting (Refer to indicative planting schedule)
  - Proposed positive natural outlook
  - Proposed area of play/surface
  - Incidental play features

- Proposed Landscape Strategy**
1. A welcoming parkland setting with sweeping vehicular and pedestrian entrance and access routes, incorporating curving roads and pathways that establish a green buffer between Draycott Road and the proposed development.
  2. Street trees and shrub planting are integrated throughout the development, complemented by a central green link that forms a continuous green corridor. This corridor enhances the sense of arrival and contributes to the creation of a sustainable sense of place. The landscape design seeks to positively utilise the site's intrinsic landscape features, reinforcing character and supporting long-term environmental and social value.
  3. Incidental and natural inspired play features are integrated along the central green link and throughout the development to promote informal play and foster social interaction.
  4. Proposed scattered native tree planting and hedgerow establishment along site boundaries and throughout the Landscape Character Type 5a: Village Farmlands found in the East Midlands Region Landscape Character Assessment (please refer to the Landscape and Visual Appraisal). Once matured, this green infrastructure will create a sense of enclosure and visual separation between the proposed development, existing residential areas, and Draycott Road, while also enhancing ecological connectivity and habitat networks.
  5. A proposed area for a play space constructed using natural materials, positioned to be overlooked by nearby residential properties, ensuring natural surveillance. The space will be well-integrated into the wider landscape through accessible pathways, promoting ease of movement and connectivity. Designed as an open space for informal recreation, it will include features and equipment to encourage active play and community interaction.
  6. The proposed dwellings are set apart from communal areas by private gardens and clearly defined planted boundaries, ensuring privacy and a sense of separation.
  7. Proposed native hedgerows with integrated native hedgerow trees will be planted along the northeast and northern boundaries, complemented by post and rail fencing along rear gardens. This approach will soften the site's edge where it meets neighbouring fields, fostering a more natural sense of enclosure and visual separation from the wider landscape. Additionally, it will establish a new green corridor around the site, enhancing ecological connectivity and reinforce the Landscape Character Type 5a: Village Farmlands found in the East Midlands Region Landscape Character Assessment (please refer to the Landscape and Visual Appraisal).
  8. An attenuation basin proposed with varying depths to accommodate changing water levels, supporting the establishment of seasonal and permanent water bodies through varied riparian vegetation and tree planting.
  9. Proposed pedestrian connection over the existing bridge connection linking to Gregory Avenue and the surrounding neighbourhood.
  10. Proposed pedestrian connection linking to the existing network of public rights of way including the national walking route Midland Way and the canal pedestrian and cycle route.
  11. Proposed access route with pedestrian crossing designed by others.
  12. Use of tree planting and, where appropriate, art or sculpture to establish distinctive focal point.
  13. An open green space designed for informal recreation and visual amenity.

**Landscape Precedents**



The rear boundaries of properties to the north and northeast should incorporate natural planting to create a soft, attractive edge and provide a positive outlook over the surrounding landscape.

Proposed post and rail fence with hedging to the rear garden boundaries to the north and northeast properties.

Proposed play area using natural materials, enclosed by planting and low-level fencing.

Proposed bulb planting naturalised into the areas of wildflower.

Front gardens planted with a mix of ornamental shrub and herbaceous planting.

**Landscape Character - Lowland Village Farmland**

The site is located within Landscape Character Area 7: Trent Valley Washlands and in Landscape Character Type: Lowland Village Farmlands, as identified in the Landscape Character of Derbyshire assessment, published in 2014.

Lowland Village Farmland is associated with the gently rolling landscape located above the Trent's floodplain typified by:

- Key Characteristics
- Gently rolling, almost flat, lowland with river terraces.
- Low slopes and summits give a sense of elevation over a broad flood plain.
- Mixed farming with arable cropping and improved pasture.
- Thinly scattered hedgerow trees including some willow pollards.
- Scattered, locally dense, watercourse trees.
- Medium to large regular fields with thorn hedgerows.
- Discrete red brick villages with farms and cottages.
- Large red brick outlying farms.

**Indicative Plant Schedule**

**Proposed Street Trees**

Species	Height	Girth	Specification	Density
Acer Campestre 'Streetwise'	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks	0.75Cr
Prunus 'Amanogawa'	350-425	16-18	3x; Extra Heavy Standard; clear stem 150-175cm	0.5Cr
Prunus 'Sunset Boulevard'	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks	0.5Cr
Sorbus aucuparia 'Streetwise'	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks	0.5Cr
Tilia cordata	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks	0.5Cr

**Proposed Native/parkland Trees**

Species	Height	Girth	Specification	Density
Acer Campestre	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks	0.75Cr
Alnus glutinosa	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 200cm; 5 breaks	0.5Cr
Betula pendula	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks	0.5Cr
Malus sylvestris	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks	0.5Cr
Populus nigra	425-600	14-16	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks	0.5Cr
Prunus avium	400-450	14-16	3x; Extra Heavy Standard; clear stem minimum 175-200cm; 5 breaks	0.5Cr
Quercus robur	250-300	6-8	2x; Light Standard; clear stem 150-175cm; 3 breaks	0.5Cr

**Proposed Native Hedge (Double staggered)**

Species	Height	Girth	Pot Size	Specification	Density
Acer campestre	40-60cm		2L	1+1; Transplant - seed raised; B	0.75Cr
Crataegus monogyna	40-60cm		2L	1+1; Transplant - seed raised; B	0.75Cr
Ligustrum vulgare	40-60cm		2L	1+1; Transplant - seed raised; B	0.75Cr
Prunus avium	40-60cm		2L	1+1; Transplant - seed raised; B	0.75Cr
Quercus robur	300-350	10-12	2L	2x; Standard - selected 175-200cm; 5 breaks	0.5Cr
Rosa canina	40-60cm		2L	1+1; Transplant - seed raised; branched; 2 breaks; B	0.5Cr
Viburnum lantana	40-60cm		2L	1+1; Transplant - seed raised; branched; 2 breaks; B	0.5Cr

**Proposed Ornamental Hedge (Double staggered)**

Species	Height	Girth	Pot Size	Specification	Density
Osmanthus burkwoodii	40-60cm		5-7.5L	Bushy; 4 breaks	0.5Cr
Prunus laetiflora	40-60cm		3L	Bushy; 4 breaks	0.5Cr
Viburnum tinus	30-40cm		5L	Bushy; 5 breaks	0.5Cr

**Proposed Native Scrub Planting**

Species	Height	Pot Size	Specification	Density
Corylus avellana	60-80cm	3L	Branched; 3 brks	0.7Cr
Crataegus monogyna	60-80cm	3L	1+1; Transplant - seed raised; Branched; 4 brks	0.7Cr
Ilex aquifolium	60-80cm	3L	Leader with laterals	0.7Cr
Hypericum androsaemum	30-40cm	3L	Branched; 3 brks	0.7Cr
Rosa canina	40-60cm	3L	Branched; 3 brks	0.7Cr
Sambucus nigra	60-80cm	3L	1+1; Transplant - seed raised; Branched; 3 brks; B	0.7Cr

**Proposed Ornamental Planting**

Species	Height	Girth	Pot Size	Specification	Density	
Acorus gramineus 'Ogon'			2L	Full pot	0.5Cr	
Bruneria macrophylla			1L	Full pot	0.5Cr	
Fuchsia 'Tom Thumb'	15-20		2L	Bushy; 4 breaks	0.5Cr	
Helleborus orientalis			Full pot	Bushy; 5 breaks	0.5Cr	
Lavandula angustifolia 'Hidcot'	30-40		7.5L	Bushy; 9 breaks	0.7Cr	
Spiraea japonica 'Little Princess'	30-40		5L	Bushy; 7 breaks	0.7Cr	
Veronica bonariensis 'Little One'			SL	Full pot	0.6Cr	
Veronica 'Red Edge'			30-40D	SL-7.5L	Bushy; 7 breaks	0.6Cr

**Proposed Wildflower / Meadow Planting**

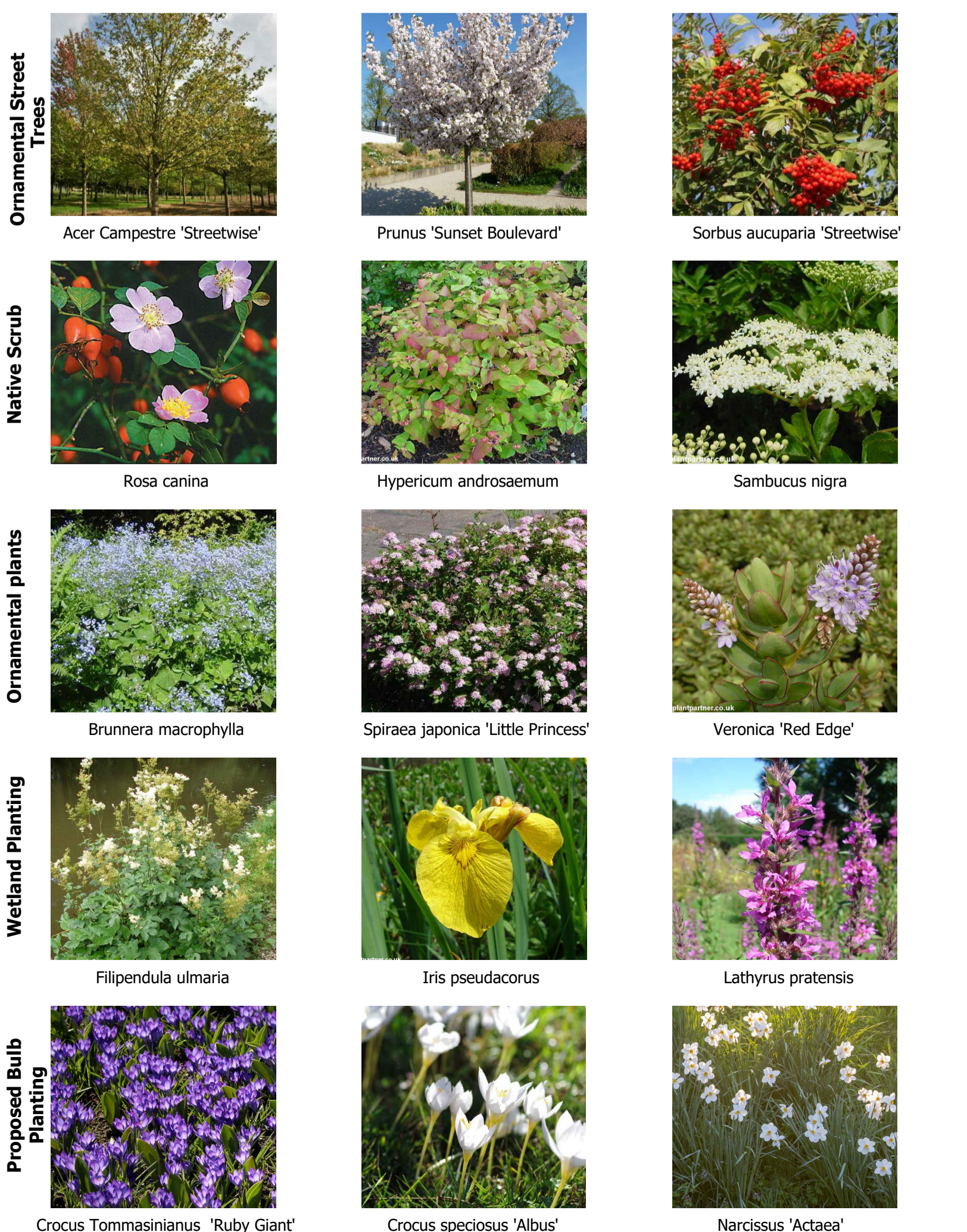
Seed Mix Name	Seed Mix Supplier	Density
BH3 Special General Purpose Meadow Mixture	Emorsgate Seeds	4g/m <sup>2</sup>

**Proposed Wetland Planting**

Species	Pot Size	Specification	Density(per m <sup>2</sup> )
Aquilegia vulgaris	0.5L	Full Pot	10
Asplenium scolopendrium	0.5L	Full Pot	8
Calluna palustris	500c min	Plug, established root 2-3 months minimum; British native-origin	15
Filipendula ulmaria	0.5L	Full Pot; Sept to April planting; British native-origin	8
Lythrum salicaria	0.5L	Full Pot; Sept to April planting; British native-origin	10
Iris pseudacorus	0.5L	Full Pot	5
Juncus effusus	500c min	Plug; Sept to April planting; British native-origin	6
Juncus inflexus	500c min	Plug; established root 2-3 months minimum; British native-origin	15
Lathyrus pratensis	0.5L	Full Pot; Sept to April planting; British native-origin	15
Molinia caerulea	0.5L	Full Pot	15
Silene floer-cuculi	500c min	Plug; established root 2-3 months minimum; British native-origin	15

**Proposed Bulb Planting**

Species	Planting Depth	Density (per m <sup>2</sup> )
Crocus 'Ruby Giant'	8cm	150-200
Crocus speciosus 'Albus'	15cm	100-150
Narcissus 'Actaea'	15cm	50-60
Narcissus 'Jack Snipe'	15cm	75-100



**Notes:**

- This landscape strategy plan is for outline planning purposes only.
- The detailed landscape design is subject to further review following design of utility and infrastructure services by engineers.

**Planning Issue**

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**Peveril Homes**

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