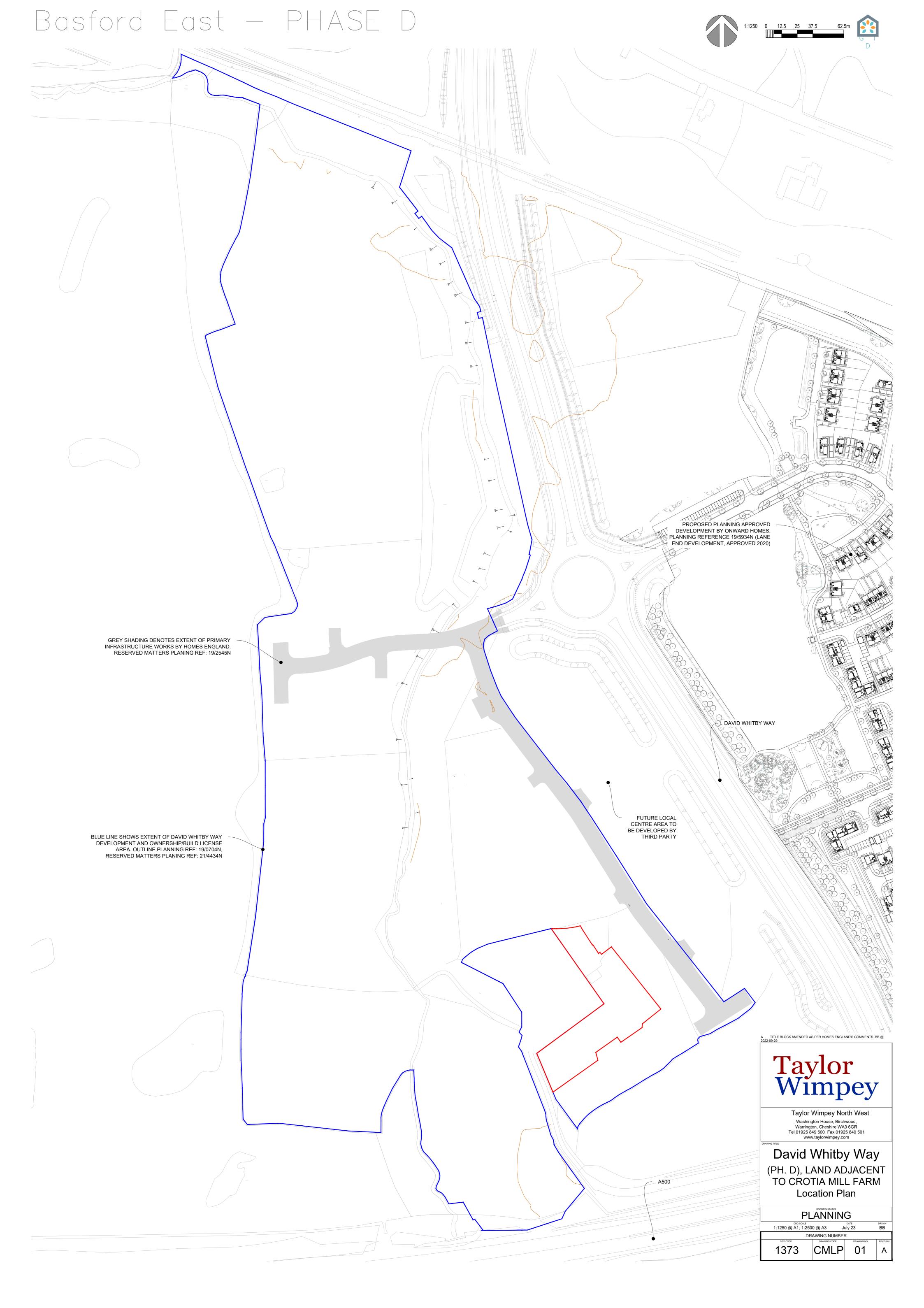
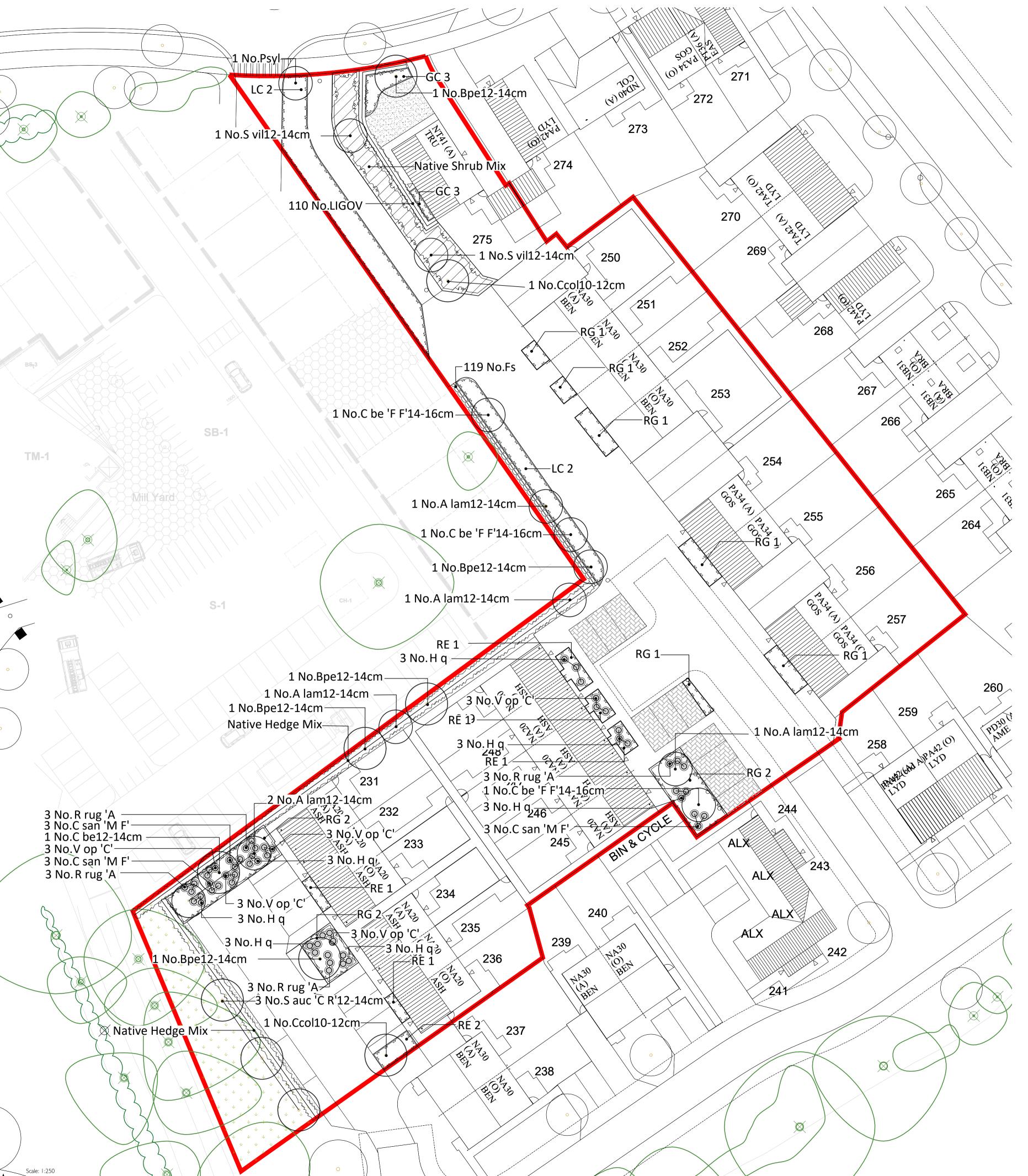
24/1409N LAND TO THE WEST OF DAVID WHITBY WAY ADJACENT TO CROTIA MILL **FARM**







Crotia Mill Area Planting Schedule

Trees						
Number	Abbreviation	Species	Specification	Height	Girth	Densit
6 No.	A lam	Amelanchier lamarckii	Selected Standard: 4 brks: 2x: RB: Clear Stem 175-200cm	300-350cm	12-14cm	Count
5 No.	Bpe	Betula pendula	Heavy Standard :5 brks :RB	350-425cm	12-14cm	Count
1 No.	C be	Carpinus betulus	Heavy Standard :5 brks :RB	350-425cm	12-14cm	Count
3 No.	C be 'F F'	Carpinus betulus 'Frans Fontaine'	Heavy Standard :5 brks :RB	350-425cm	14-16cm	Count
2 No.	Ccol	Corylus colurna	Branched: 5 brks: RB: Clear Stem 125-150cm	400-450cm	10-12cm	Count
1 No.	Psyl	Pinus sylvestris	Leader & laterals :5x	250-300cm		Counte
3 No.	S auc 'C R'	Sorbus aucuparia 'Cardinal Royal'	Heavy Standard :5 brks :RB	350-425cm	12-14cm	Counte
2 No.	S vil	Sorbus vilmorinii	3x :Heavy Standard :clear stem 175-200cm :5 brks :RB	350-425cm	12-14cm	Count

Total :23 No.

Specime	n shrub					
Number	Abbreviation	Species	Specification	Height	Pot Size	Dens
9 No.	C san 'M F'	Cornus sanguinea 'Midwinter Fire'	RB	60-80cm	5L	Coun
21 No.	Ηq	Hydrangea quercifolia	Branched :RB	40-60cm	5L	Coun
12 No.	R rug 'A	Rosa rugosa 'Alba'	RB	40-60cm	5L	Coun
15 No.	V op 'C'	Viburnum opulus 'Compactum'	RB	40-60cm	5L	Coun

Fagus sylvatica Ligustrum ovalifolium Bushy: 4 brks: C 5L

Native shrub n	nix					
Number	Abbreviation	Species	Specification	Height	Density	Percentage
33 No.	C san	Cornus sanguinea	1+1 Transplant :Branched :3 brks :BR	60-80cm	1/m²	30%
22 No.	I a	Ilex aquifolium	Cont. 2L :Leader With Laterals	40-60cm	1/m²	20%
33 No.	L vu	Ligustrum vulgare	0/2 Cutting :Branched :3 brks :BR	80-100cm	1/m²	30%
22 No.	V op	Viburnum opulus	Leader With Laterals :BR	60-80cm	1/m²	20%
Total :110 No.						

Native Hedg	e Mix				
Number	Abbreviation	Species	Specification	Density	Percentage
151 No.	Cbe	Carpinus betulus	1u1 :BR	0.2Ctr Double Staggered at 0.3m offset	15%
151 No.	Cav	Corylus avellana	1+1:Branched:2 brks:BR	0.2Ctr Double Staggered at 0.3m offset	15%
251 No.	Cmo	Crataegus monogyna	1+1 :BR	0.2Ctr Double Staggered at 0.3m offset	25%
51 No.	la	Ilex aquifolium	1+1 :BR	0.2Ctr Double Staggered at 0.3m offset	5%
251 No.	Psp	Prunus spinosa		0.2Ctr Double Staggered at 0.3m offset	
151 No.	Rarv	Rosa arvensis	1+1 :Branched :2 brks :BR	0.2Ctr Double Staggered at 0.3m offset	15%

Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage
16 No.	Cd'WD'	Choisya 'Dewitteana White dazzler'	С	3L	4/m²	20%
16 No.	Ef'EG'	Euonymus fortunei 'Emerald Gaiety'	С	3L	4/m²	20%
16 No.	Hyp 'LL'	Hydrangea paniculata 'Little Lime'	С	3L	4/m²	20%
16 No.	S c 'K G'	Skimmia confusa 'Kew Green'	С	3L	4/m²	20%
16 No.	V d	Viburnum davidii	С	3L	4/m²	20%

	den Mix 1	Chasias	Cnasification	Dot Cino	Donoitu	Darsantass
Number	Abbreviation	species	Specification	Pot Size	Density	Percentage
15 No.	ArCG	Ajuga reptans 'Catlin's Giant'	Full Pot	9cm	5/m²	5%
53 No.	C o 'E'	Carex oshimensis 'Evergold'	Full Pot	9cm	5/m²	20%
27 No.	G ma	Geranium macrorrhizum	Full Pot	9cm	5/m²	10%
27 No.	IsPsB	Iris sibirica 'Perry's Blue'	Full Pot	9cm	5/m²	10%
53 No.	Lni	Luzula nivea	Full Pot	9cm	5/m²	20%
41 No.	P a 'S'	Persicaria affinis 'Superba'	Full Pot	9cm	5/m²	15%
53 No.	Sa	Sesleria autumnalis	Full Pot	9cm	5/m²	20%
Total :269 No.					•	•

RG2 - Rain	Garden	Mix	2

Total :665 No.

Total :1006 No.

Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage
34 No.	ArCG	Ajuga reptans 'Catlin's Giant'	Full Pot	9cm	5/m²	5%
99 No.	C o 'E'	Carex oshimensis 'Evergold'	Full Pot	9cm	5/m²	15%
66 No.	GR	Geranium 'Rozanne'	Full Pot	9cm	5/m²	10%
66 No.	G ma	Geranium macrorrhizum	Full Pot	9cm	5/m²	10%
34 No.	IsPsB	Iris sibirica 'Perry's Blue'	Full Pot	9cm	5/m²	5%
99 No.	Lni	Luzula nivea	Full Pot	9cm	5/m²	15%
66 No.	Pa'S'	Persicaria affinis 'Superba'	Full Pot	9cm	5/m²	10%
66 No.	PbS	Persicaria bistorta 'Superba'	Full Pot	9cm	5/m²	10%
34 No.	Rfs'G'	Rudbeckia fulgida sullivantii 'Goldsturm'	Full Pot	9cm	5/m²	5%
99 No.	Sa	Sesleria autumnalis	Full Pot	9cm	5/m²	15%
Total:663 No.						

LC2 - Local C	entre Mix 2					
Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage
133 No.	H p 'S'	Hebe pinguifolia 'Sutherlandii'	Bushy	3L	4/m²	20%
133 No.	MaEu 'SC'	Mahonia eurybracteata ganpinensis 'Soft Caress'	Bushy	3L	4/m²	20%
133 No.	Pmp	Pinus mugo pumilio	Bushy	3L	4/m²	20%
133 No.	Pitgb	Pittosporum tenuifolium 'Golf Ball'	Bushy:3 brks	3L	4/m²	20%
133 No.	PtTT	Pittosporum tenuifolium 'Tom Thumb'	Bushy:3 brks	3L	4/m²	20%

RE1 - Rural Edge Mix 1 ALCMOL Alchemilla mollis Euphorbia amygdaloides re

Geranium macrorrhizum 'Album' Full Pot G ma 'A' Hedera colchica 'Arborescens' Rubus tricolor Vinca minor

RE 2 - Rural	Edge Mix 2					
Number	Abbreviation	Species	Specification	Pot Size	Density	Percentage
10 No.	Cd'WD'	Choisya 'Dewitteana White dazzler'	С	3L	4/m²	20%
10 No.	GR	Geranium 'Rozanne'	Full Pot	3L	4/m²	20%
10 No.	H mo	Hypericum moserianum	С	3L	4/m²	20%
10 No.	Ro 'WC'	Rosa 'White Flower Carpet'	С	3L	4/m²	20%
10 No.	V op 'C'	Viburnum opulus 'Compactum'	С	3L	4/m²	20%
Total :50 No						

LANDSCAPE ARCHITECTURE ENVIRONMENTAL PLANNING MASTERPLANNING **URBAN DESIGN**



KEY:

Site boundary

Proposed tree planting

Proposed mix planting

Proposed native shrub mix

Proposed rain garden mix

Beehive Lofts, Beehive Mill, Jersey Street, Manchester M4 6JG 0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

Proposed native hedge planting underseeded with EH1 Hedgerow Mixture from Emorsgate seeds or similar

Proposed native hedge planting



Proposed specimen shrubs planted within rain garden areas



Existing tree to be retained



Existing hedge to be retained



Proposed amenity grass area

Proposed meadow / hedgerow mix to be used where ground is disturbed during construction existing undisturbed grassland to be maintained as species rich long meadow grass

General notes on planting mixes

• Herbaceous stock, small grasses and ground cover shrubs to be planted in small groups (max. 5no.) at 4 plants per m², and located at the front of beds, adjacent to footpaths or at the Woody shrubs to be planted in small groups (max. 5no.) at 3 plants per m² (or as otherwise

scheduled).

• Large shrubs should not be positioned in front of ground floor windows or immediately adjacent to footpaths in order that views and/ or access is not obstructed.

1.0 SOILS: Subgrade / subsoil to be prepared in accordance with BS 4428 and scarified or ripped to 200mm depth prior to spreading topsoil to alleviate compaction and promote drainage. Imported and as saved topsoil to be in accordance with BS3882: 2007 'Multipurpose Grade' with minimum soil organic matter contents 1% greater than the minima value (or as approved). Imported topsoil (and 'as saved' if requested) is to be laboratory tested to B53882: 2007 and ameliorated as required to meet the required characteristics as detailed within Table 1 of B53882: 2007 specification. Grass areas to be a minimum depth of 150mm, Shrub beds 300mm depth and forestry / transplants 300mm depth. Any weed / grass growth to be sprayed out with appropriate herbicide at least 10 days prior to cultivation. Incorporate proprietary non peat compost to BSI PAS 100 to 50mm depth

N.B Proposed services (electric, water, gas etc) in landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service /

2.0 TREE PLANTING: All trees to be in accordance with BS 3936 / 4043. Trees to be planted in with topsoil mixed with 40L of tree planting compost, ensuring tree pits are a minimum of 75mm deeper and 150mm wider than the tree roots. Base of pits to be broken up to a depth of 200mm. Root balls to be encircled by Root Rain Metro or similar irrgigation pipe. Well water after planting. The base of trees to planted in grass areas are to be covered with 75mm depth bark mulch to 1.0 metre diameter and kept weed free.

All standard trees (8-10cm girth) and above to be staked. Extra heavy standard trees (14-16cm girth) and above to be double-staked. Stakes to be driven vertically at least 300mm into bottom of pit before planting. Consolidate material around stake and firm sufficiently to prevent movement of the rootball. Cut off stakes to approximately 600 mm above ground level. Adjustable ties to be used to attach trees to stakes. Where necessary trees to be protected from rabbits with securely-staked individual rabbit mesh guards. Trees within areas of public open space to be fitted

Suitable foundations are to be provided to accommodate proposed tree planting and retained trees in accordance with the NHBC Standards. The NHBC radii for each tree is a guide only; based on an assumed medium soil type and minimum foundation depths and should not be relied upon for construction purposes. In locations close to footpaths and roadways linear root barriers Greenleaf, ReRoot or similar are to be installed in accordance with manufacturers instructions. Where proposed tree locations conflict with services, trees are to be relocated in accordance with the appropriate utilities guidance notes subject to client / local authority approval. Proprietary root barrier Greenleaf, ReRoot or similar to be installed in accordance with manufacturers instructions where relocation is not considered appropriate.

3.0 SHRUB & HERBACEOUS PLANTING: plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. All shrubs to have a minimum of three breaks, except Hedera with a minimum of two. Well water plants immediately after planting and prior to spreading of mulch. Planting areas to be covered with 75mm depth bark mulch and kept weed free.

4.0 HEDGE PLANTING: Plants to be in accordance with BS 3936 and handled in accordance with CPSE guidelines and planted in accordance with BS 4428. Hedge plants to be pit planted in double staggered rows 300mm apart at 450mm centres (or as scheduled). Well water plants immediately after planting and prior to spreading of mulch. Planted areas to be covered with 75mm depth bark mulch and kept weed free. Where necessary plants to be protected from rabbits with rabbit fence and / or individual rabbit mesh guards securely staked.

Native Hedges to be underseeded with EH1 Seed Mixture available from Emorsgate Seeds, Lynn, Norfolk, PE34 4RT. Tel: 01553 829028. Ref: 'EH1 - 'Hedgerow Mixture' Normal rate of application: 4g/m²

5.0 TURFING: Grass turf areas to be Rolawn Medallion® Turf or similar approved cultivated turf, laid in accordance with BS4428. Topsoil to be rototvated and levelled as required and any debris or stones greater than 50mm Ø diameter removed. Pre-turfing fertiliser to be applied in accordance with manufacturers instructions. Turf to be laid from planks with broken joints well butted up, pegged to slopes where required. Well water after laying to avoid shrinkage.

6.0 SEEDING: grass areas to be seeded in accordance with BS 4428. Rear gardens and large areas of public open space to be seeded during March, April or September. Topsoil to be rototvated and levelled as required and any debris or stones greater than 20mm Ø diameter removed. Pre-seed fertiliser to be applied in accordance with manufacturers instructions. Lightly rake areas after

 $7.0\,$ GRAVEL: Gravel areas to be ornamental gravel, from local source 10-20mm, laid on geotextile membrane to a depth of 50-75mm.

8.0 MAINTENANCE: To be carried out at approximately monthly intervals to include the following: a) Eradicate weeds by hand or chemical means.

b) Cut out dead or / and damaged stock or branches, prune as required.

c) Ensure all shrubs and trees are firmed in , securely staked and tied.

d) Collect litter, sweep and tidy site. e) Apply suitable pesticides, fungicides and fertilisers as required.

f) Carry out grass mowing to turf when attained 100mm, cut to 35mm. g) All Hedges to be maintained at 1.5m high

Taylor Wimpey

David Whitby Way, Basford RMs

Landscape Proposals - Crotia Mill Area

Drwg No: 843B-07F Date: 24.06.22 Drawn by: KI Checker: LS Rev by: MD (04.10.24) Rev checker: LS QM Status: Checked **Product Status:** Scale: 1:250_@_A1

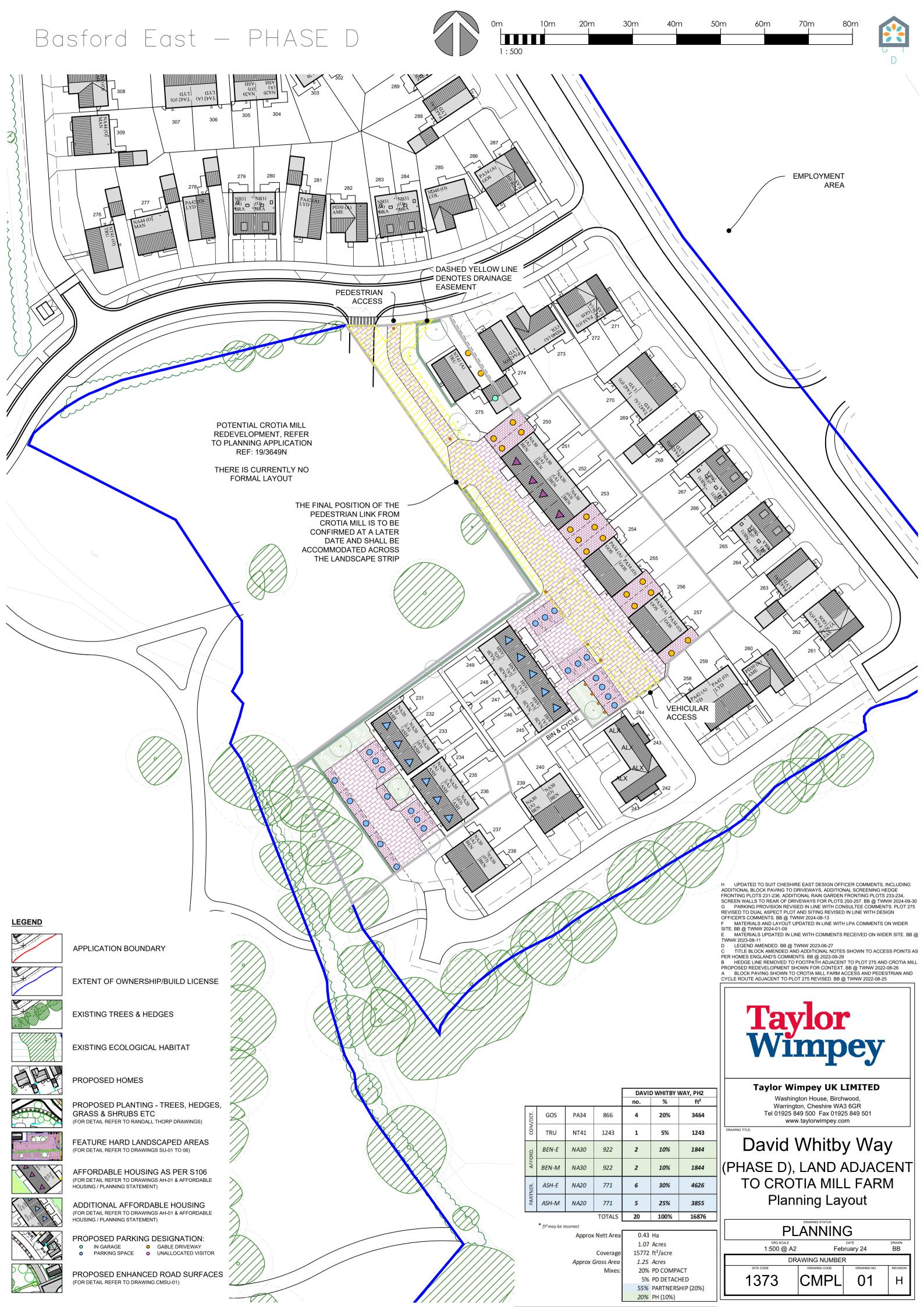
Basford East - PHASE D Character Area CGI Facing & Detail Bricks Ibstock Hardwicke Welbeck Autumn Antique Smooth Blue G UPDATED TO SUIT CHESHIRE EAST DESIGN OFFICER COMMENTS, SCREEN WALLS TO REAR OF DRIVEWAYS FOR PLOTS 250-257. BB @ TWNW 2024-09-30 F UPDATED TO SUIT LAYOUT AMENDS. BB @ TWNW 2024-08-13 E MATERIALS UPDATED IN LINE WITH COMMENTS RECEIVED ON WIDER SITE. BB @ TWNW 2024-01-09 D MATERIALS UPDATED IN LINE WITH COMMENTS RECEIVED ON WIDER SITE. BB @ TWNW 2023-08-11 C CGI ADDED FOR CONTEXT. BB @ TWNW 2023-06-27 B TITLE BLOCK AMENDED AS PER HOMES ENGLAND'S COMMENTS. BB @ 2022-09-29 A UPDATED TO SUIT LATEST LAYOUT REVISION. BB @ TWNW 2022-08-25 Roof Tiles Taylor Wimpey Russell Lothian Slate Grey or similar Windows & Detailing Front Doors **Taylor Wimpey UK LIMITED CROTIA MILL CHARACTER AREA** Washington House, Birchwood, Warrington, Cheshire WA3 6GR Tel 01925 849 500 Fax 01925 849 501 www.taylorwimpey.com David Whitby Way 1. Russell Lothian or similar roof tile (refer to key and layout for colour) with steepened roof pitch (PHASE D), LAND ADJACENT 2. Facing brick (refer to key below and layout for plot brick TO CROTIA MILL FARM

Special brick detail and dog-toothing to windows in blue brick

Black UPVC windows with clear triple glazing

Materials Layout 'Vista Door Farmhouse One Glazed' No canopy to front doors Small glazed red front doors **PLANNING** (Vista Door Farmhouse One Glazed in RAL 3005) MATERIALS LEGEND 1:500 @ A2 February 24 BB Black Rainwater Goods, Fascias, Exposed Eaves and Meter Main Facing Brick: Roof Tile: DRAWING NUMBER Ibstock Hardwicke Welbeck Russell Lothian Slate Grey Autumn Antique or similar Front & Garage Door Colour: Garden Wall Facing Brick: 1373 CMMT 01 G Wine Red RAL 3005 As above

GRP door with Small Glazed Panel







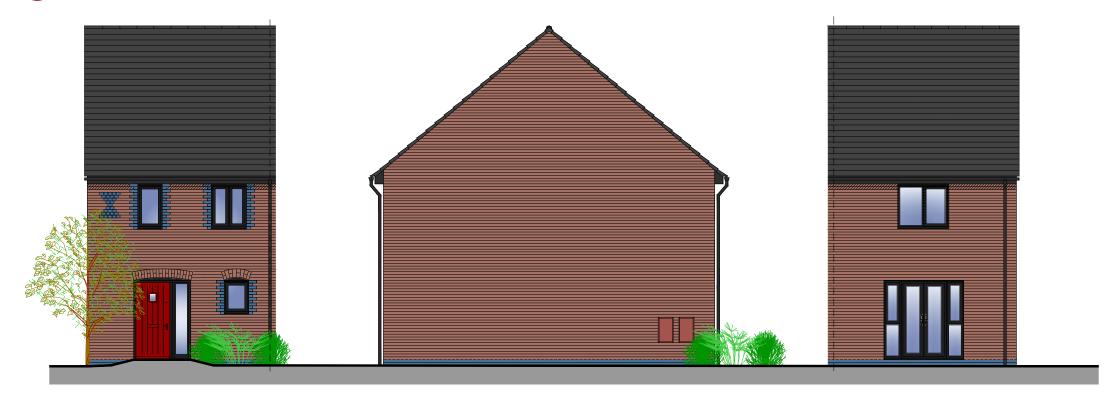
DAVID WHITBY WAY, CREWE

HOUSE TYPE PLANNING DRAWINGS

DAVID WHITBY WAY PHASE D - 2, 3 & 4 BEDROOM HOMES

DATE: AUGUST 2024 Ref: HTYPE/04 (REV A)

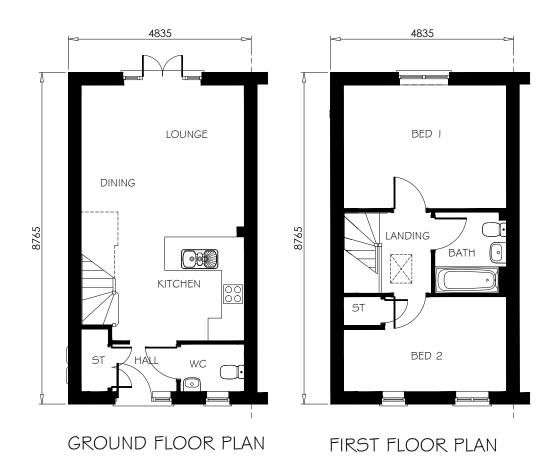




FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



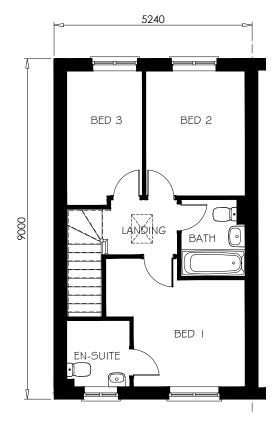
ASHENFORD (NA20) 771 sq.ft/71.62 sq.m GIA 2 BEDROOMED HOUSE - SEMI DETACHED/MEWS



SCALE 1:100 @ A3

ST WC C

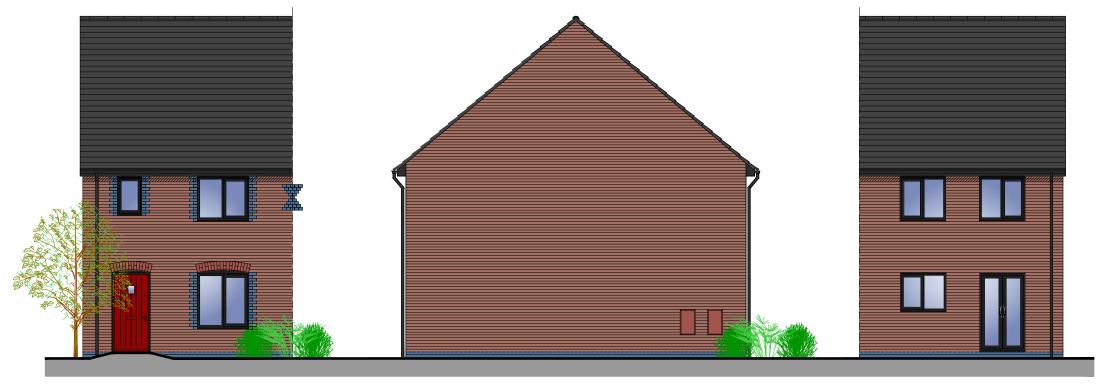
GROUND FLOOR PLAN (AS)



FIRST FLOOR PLAN (AS)

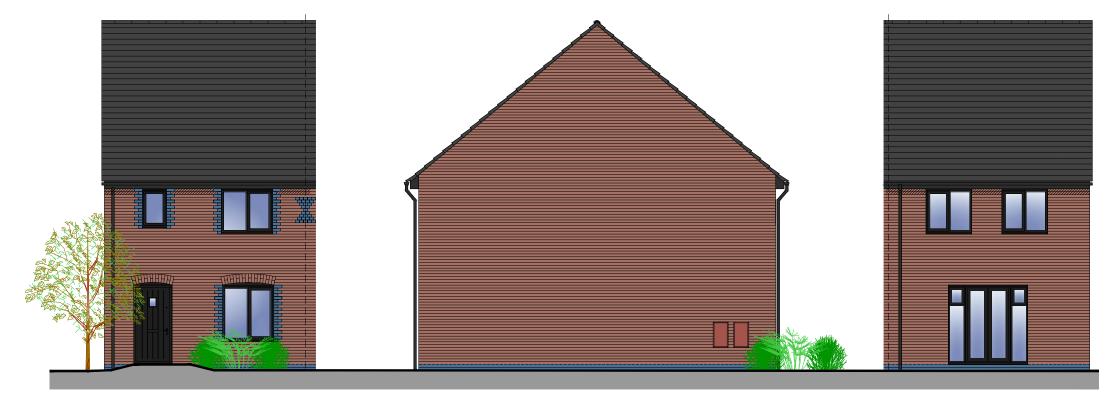


'CROTIA MILL' AREA



FRONT ELEVATION SIDE ELEVATION REAR ELEVATION

GOSFORD (PA34) 866 sq.ft/80.45 sq.m GIA 3 BEDROOMED HOUSE - SEMI DETACHED



FRONT ELEVATION

SIDE ELEVATION

5320

DINING

LOUNGE

BED 2

BED 3

LANDING

ST. ST. BATH 3

ST.W BED 1

FIRST FLOOR PLAN

REAR ELEVATION

BENFORD (NA30) 922 sq.ft/85.65 sq.m GIA 3 BEDROOMED HOUSE - SEMI DETACHED/MEWS

GROUND FLOOR PLAN

Taylor Wimpey



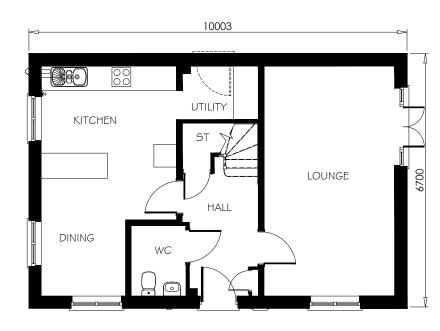
FRONT ELEVATION

SIDE ELEVATION

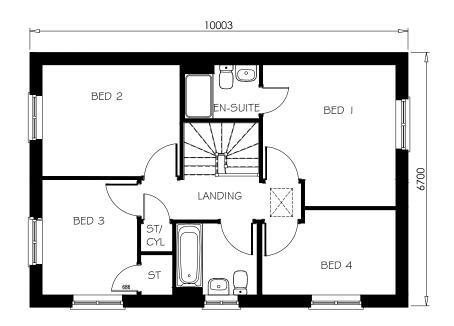


REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TRUSDALE (NT41) 1243 sq.ft/115.47 sq.m GIA 4 BEDROOMED HOUSE - DETACHED

