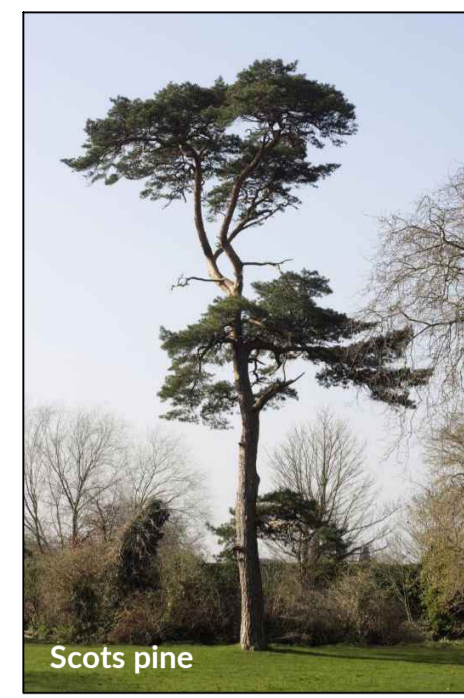




Dawyck beech



Scots pine



Amelanchier



Hornbeam



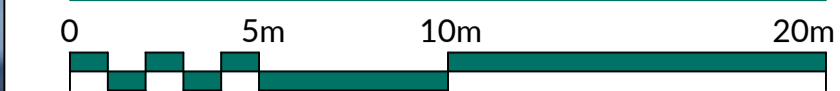
Small-leaved lime



Wild service tree



Goat willow



NOTES

1. This drawing has been prepared solely for the purpose of seeking planning approval. It should not be used for any other purpose.
2. The original of this drawing was produced in colour - a monochrome copy should not be relied upon.
3. Scale for planning purposes only.
4. All dimensions to be checked on site.
5. The copyright of this document resides with Keen Consultants unless assigned in writing by the company.
6. Details shown on this drawing are devised with reference to BS5837:2012: Trees in relation to design, demolition and construction - Recommendations.
7. Tree Preservation Order based on Elmbridge Borough Council Tree Preservation Order EL12/25.
8. Priority Habitat Inventory - Deciduous Woodland (England) based on information from MAGIC website.
9. Topographical survey based on Jas Plan Services.
10. Where trees were not identified on the topographical survey they have been plotted by eye.
11. Proposed Site Ground based on MAYD Architecture drawing number MA212 252 Rev P3.

KEY

- Existing site features
- Existing trees
- Proposed site plan
- Proposed trees
- Proposed planting
- Proposed species rich lawn
- Proposed lawn
- Proposed hedge



Nectar rich plant



Nectar rich plant



Nectar rich plant

Design Rationale

The landscape masterplan for the proposed development has been designed taking in to consideration Elmbridge Core Strategy. In particular the scheme proposes a high quality design that takes into consideration the distinct characteristics of the local area whilst ensuring that existing green infrastructure is protected and enhanced, particularly at the boundaries. The proposed landscape scheme reinforces green corridors and ensures amenity value for both residents and the general public.

The planting of native trees along the eastern boundary will enhance the existing street scene and provide a distinction between the public and private space in line with Policy CS17.

The proposed planting of native trees throughout the site will contribute to a net gain in trees and aims to increase the biodiversity value of the site in accordance with policy CS15.

Replacing much of the existing amenity lawn, that tends to be of poor ecological value with species rich lawn provides high value amenity space. Ensuring that shrub and boundary hedge planting include native or pollinating species such as spindle, dogwood, heather and elder will introduce new green infrastructure and contribute to a net gain in biodiversity in line with policy CS15.

In summary, the proposed scheme is designed to deliver overall benefits to the environment and, by taking account of the locality aims, make a positive contribution to the local distinctiveness and character of the area.

A	Existing tree position amended	09.12.22
O	Preliminary issue	30.11.22

Rev	Description	Date
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Client  
**THE RIDGE (OATLANDS) LLP**

Project  
 16 - 18 OATLANDS DRIVE,  
 WEYBRIDGE

Title  
**LANDSCAPE MASTER PLAN**

Date  
 NOV 2022

Scale  
 1:200@A1

Drawn by  
 ML

Checked by  
 JTK

Drawing Number  
**2044-KC-XX-YTREE-LMPP01RevA**



Existing trees along the northern boundary retained to create links with the wider green infrastructure network and retain positive contribution to the character of the area in line with policy CS14. Alternatively, these trees could be removed and new planting undertaken within the verge to enhance the Bridge Street landscape.

Planting near building with heathers and other nectar rich pollinating plants and shrubs as recommended by ecologist to improve the biodiversity value and function in line with Policy CS14

Native hedge planting along the boundary is proposed to integrate the proposed building, enhance green corridors and make a positive contribution to the character of the area in line with policy CS14

Planting near building with heathers and other nectar rich pollinating plants and shrubs as recommended by ecologist to improve the biodiversity value and function in line with Policy CS14

Additional native trees and native hedge planting along the eastern boundary is proposed to integrate the proposed building, enhance green corridors and make a positive contribution to the character of the area in line with policy CS1. These medium to large street trees will integrate into the locally distinctive townscape and enhance the street scene in line with policy CS17

Native hedge planting along the boundary is proposed to integrate the proposed building, enhance green corridors and make a positive contribution to the character of the area in line with policy CS14

Shade tolerant wildflowers such as Emorgate EH1F. Hedgerows and native shrubs such as spindle, dogwood and elder to replace existing grassland and shrubs of poor ecological value and thus contribute to net gain in biodiversity in line with policy CS15

Proposed native trees within the site will contribute to a net gain in trees and aims to increase the biodiversity value of the site in accordance with policy CS15

Planting near building with heathers and other nectar rich pollinating plants and shrubs as recommended by ecologist to improve the biodiversity value and function in line with Policy CS14

Proposed native trees within the site will contribute to a net gain in trees and aims to increase the biodiversity value of the site in accordance with policy CS15

Native hedge planting along the boundary is proposed to integrate the proposed building, enhance green corridors and make a positive contribution to the character of the area in line with policy CS14



Heathers

Heathers

Nectar rich plant