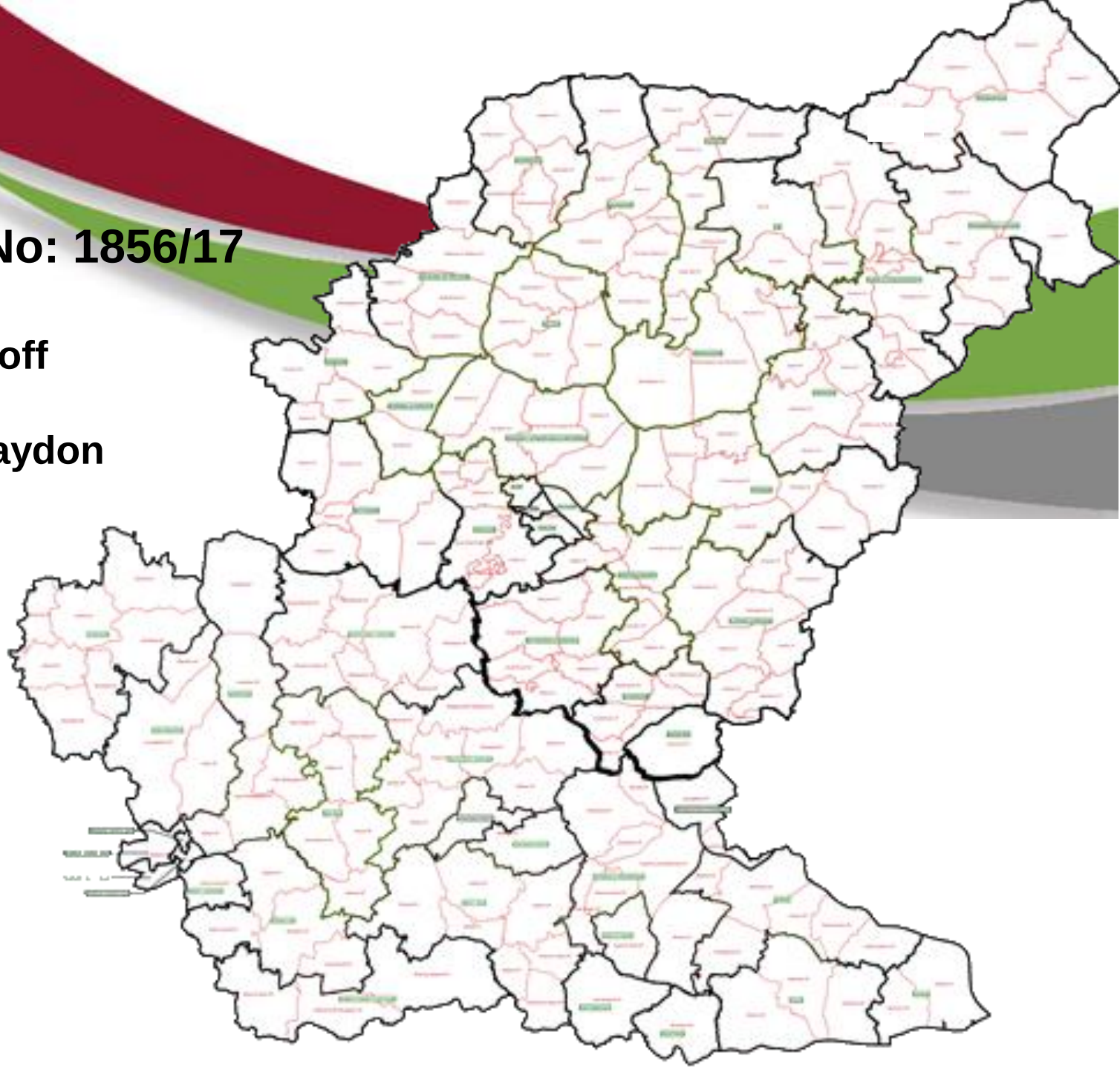
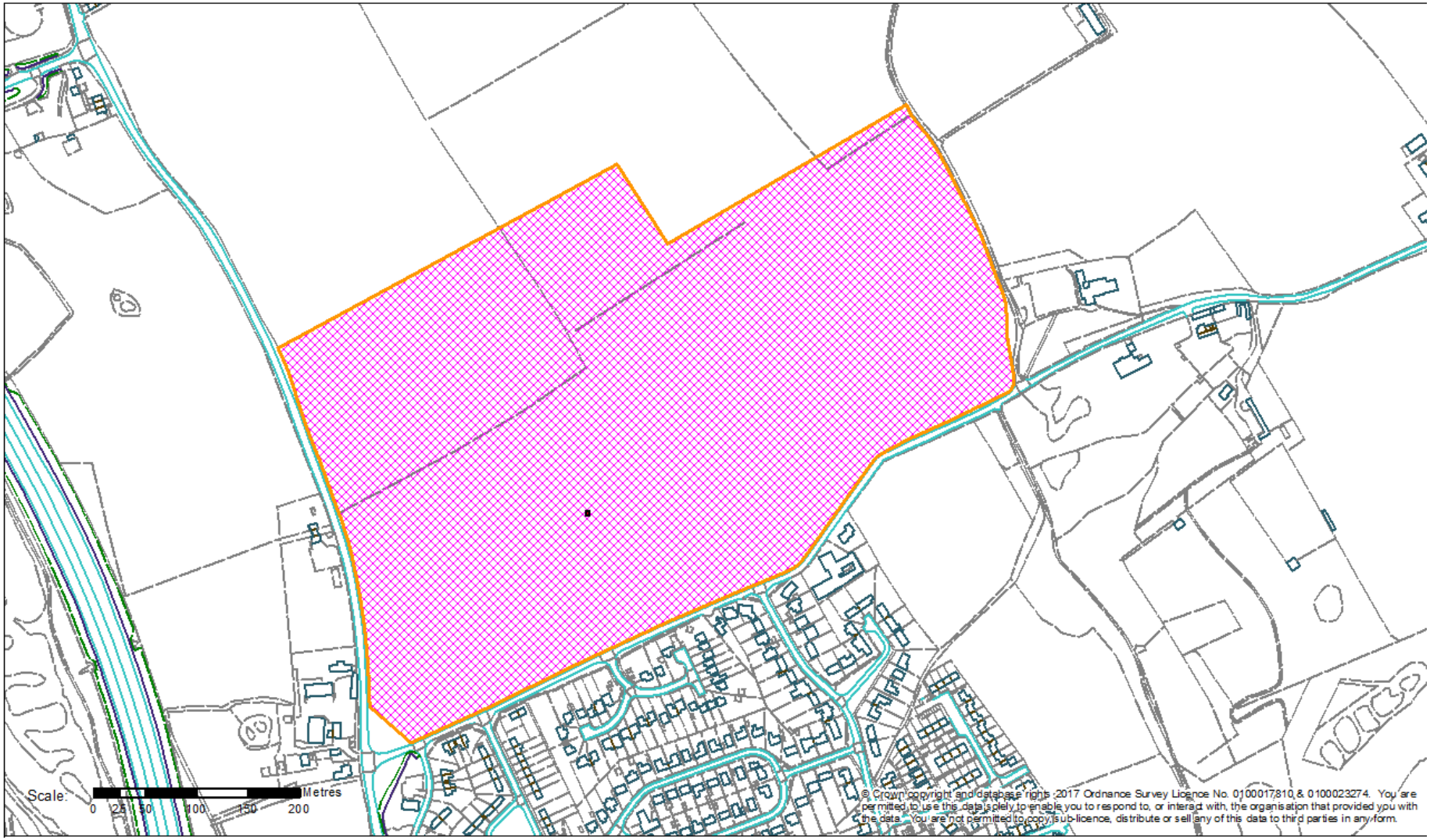
Application No: 1856/17

Address: Land off Norwich Road, Barham and Claydon



Site Location Plan



Working Together

Constraints Map

Special Landscape Area

Public Rights of Way

Listed Buildings

Grade I

Grade II

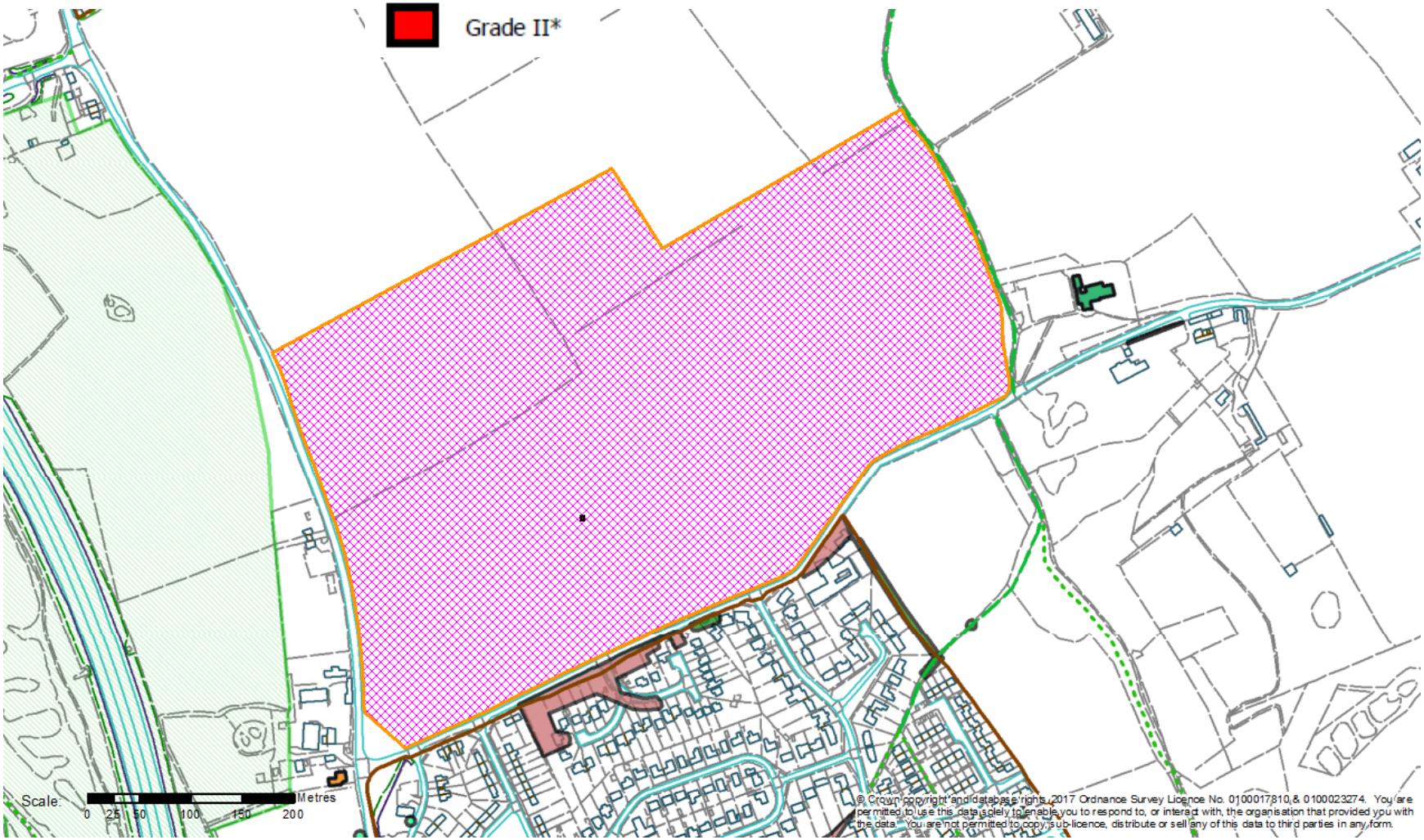
Grade II*

TPOs

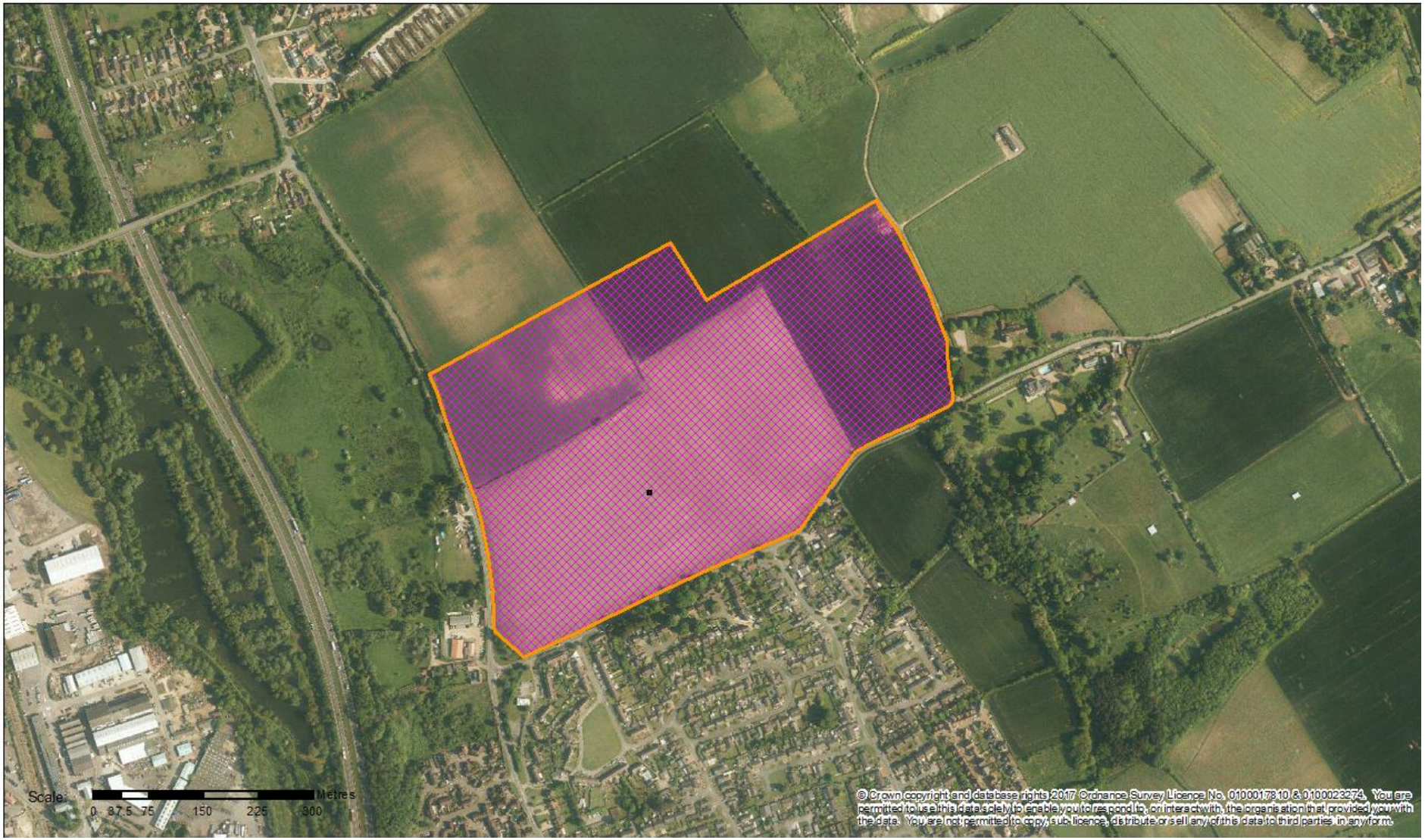
TPO - Individual TPO/Area of trees/trees

TPO - Woodland

TPO - Group of Trees



Aerial Map – wider view



Sketch Plans

Illustrative Landscape Masterplan

Notes

1. Proposed Pre-School & Primary School site.
2. Proposed Doctors Surgery Site.
3. Proposed reinforced grass car park as overspill for the St. Mary's & St. Peter's Church.
4. Proposed structural native tree and shrub buffer planting and native hedgerow used on the northern boundary to strengthen edges of site.
5. A new parkland is proposed interspersed with areas of structural planting, rough grassland and scrub creating a suitable mosaic of habitats, together with informal play opportunities.
6. Proposed informal pathways through the new parkland area link to the existing public rights of way network.
7. The creation of SuDS ponds with the largest at the lowest point of the site, forming a key feature at the development entrance.
8. Extensive tree planting is proposed throughout the development (street trees, trees in rear gardens, within hedgerows and public open spaces).
9. Proposed feature square located on the junction of the new spine road which provides a visual interest along its length and assists with traffic calming. The square would be framed by formal trees and planting and feature formal seating areas.
10. A formal 'village green' landscape area is proposed on the southern part of the site. A large specimen tree forms the focal point at the heart of the green, framed by ornamental planting, hedgerow and informal play elements.
11. Proposed landscape buffer planting surrounding the car park, avoiding excavation in this archaeological area. Planting to include shallow rooted native tree and shrub species including Birch, Elder, Hazel, Holly and Hornbeam.
12. Extension to the church grounds comprising rough grassland, new access and overspill parking.
13. New footpath provided along roadside providing safe route to the church.
14. Retained agricultural land providing mitigation areas to provide 3 no. Skylark plots with a minimum area of 16sqm. per plot.
15. Planted corridors across the site created to enhance bat habitat.
16. Great Crested Newt habitat created across the site to improve connectivity between existing wooded environs.
17. Dense hedgerow along site boundary to provide suitable nesting opportunities for Turtle Doves.
18. Log Piles placed in suitable locations to provide habitat for Stag Beetles and a hibernation location for Great Crested Newts.
19. New parkland with potential allotment use.
20. Agricultural land retained as meadow providing habitat for Brown Hare.
21. Archaeology friendly planting corridors.

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KEY

Site Boundary

Proposed built form

Soft Landscape / Green Infrastructure

Trees

Existing trees retained

Proposed large specimen tree

Proposed fastigiate street trees

Proposed native tree planting

Proposed ornamental tree planting

Structural / ornamental planting

Existing hedgerow retained

Proposed hedgerow

Proposed ornamental planting

Proposed native tree and shrub structural planting

Proposed native scrub planting

Grassland / meadow planting

Proposed grassland

Proposed species rich meadow planting

Proposed bulb planting

Proposed amenity grass

Hydrology / Aquatic planting

Proposed swale

Proposed marginal / aquatic planting

Hard Landscape

Material palette

Proposed black Macadam to primary road (or similar approved)

Proposed black Macadam to path (or similar approved)

Proposed buff block paving to secondary roads (or similar approved)

Proposed buff resin bound treatment to private drives (or similar approved)

Proposed self binding gravel treatment to 2.0m wide footpath (or similar approved)

Proposed reinforced grass or similar approved to car park

Proposed silver grey block paving to parking bays or similar approved

Proposed 1.8m high brick wall of hedgehog friendly design

Proposed 1.8m high Close boarded timber fence of hedgehog friendly design

Integrated Swift bricks located throughout the development

Play areas

Location for informal play areas (LAP - Local Area for Play)

rev	Description	Date
F	Minor amendments	10.07.18
E	Minor amendments	04.07.18
D	Amended to reflect revised layout	29.06.18
C	Minor amendments	21.05.18
B	Amended to reflect revised layout	13.04.18
A	Amended to reflect revised layout	22.12.17

Purpose of Issue

PLANNING

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BMD LANDSCAPE DESIGN PLANNING

Client

PIGEON INVESTMENT MANAGEMENT LTD

Project

LAND OFF NORWICH ROAD, BARNHAM AND CLAYDON

Drawing Title

ILLUSTRATIVE LANDSCAPE MASTERPLAN

Drawn	Checked	Approved	Date
GP	JJ	RM	22/12/2017

Job No.	Scale	Sheet Size	Revision
16.013	1:1250	A1	F

Drawing Number

BMD.16.013.DR.001