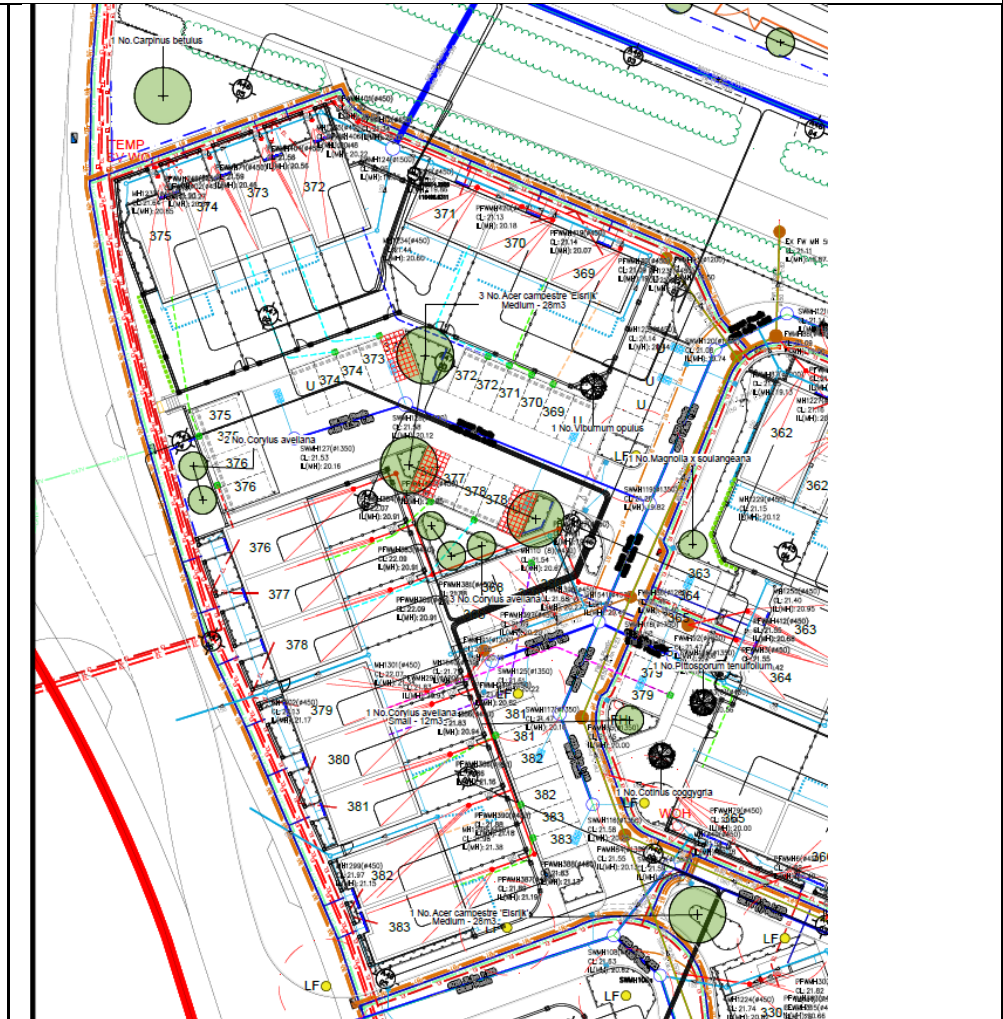


Landscape Design Evolution Statement – Site Wide Comparison Table

Tree Planting Strategy – Coordination Review

This document has been prepared to explain the evolution of the approved tree planting proposals and to justify amendments made through the detailed coordination and technical stages.

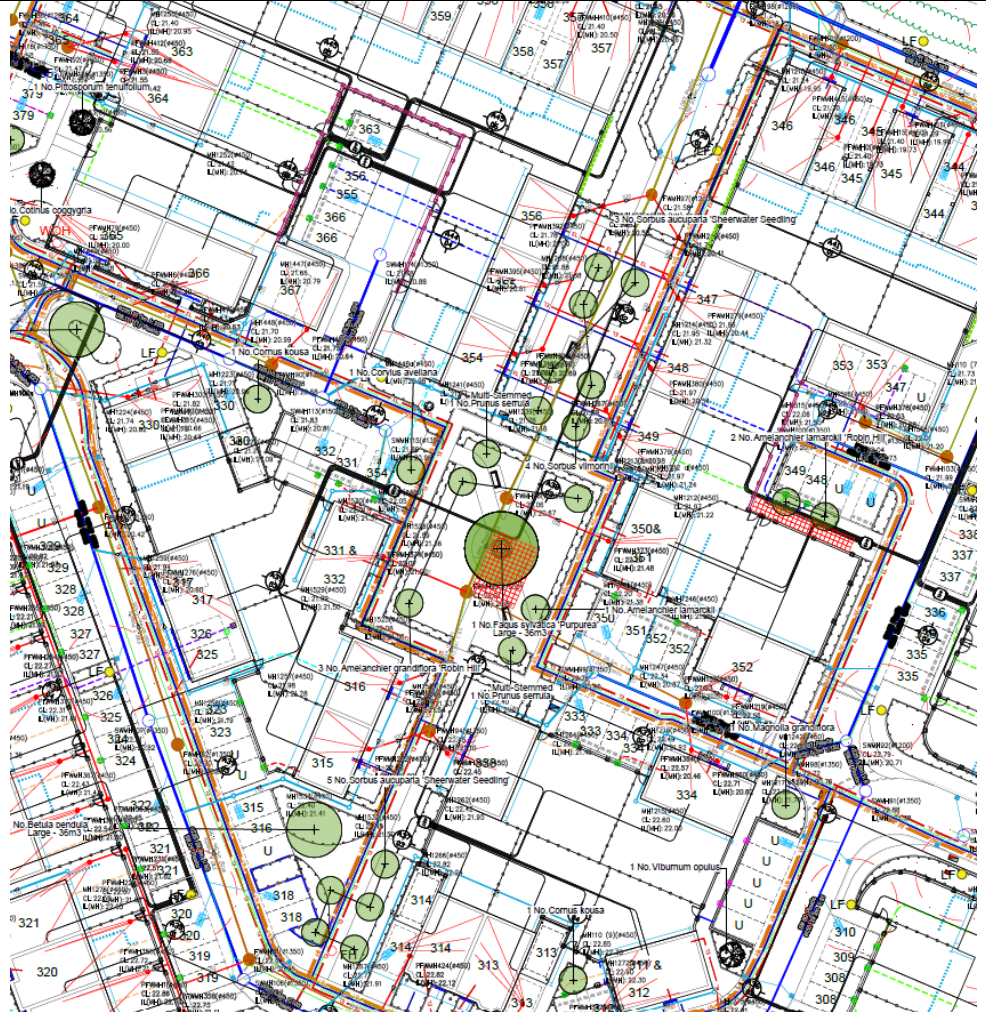
The original approved soft landscape proposals prepared by Tyler Grange established the initial landscape vision and planting character for the development. As the project progressed into technical design and construction coordination, a number of constraints emerged which required the landscape proposals to be refined and rationalised. The preliminary and subsequently coordinated layouts prepared by Deacon Design respond to detailed engineering information, utility coordination, foundation design requirements, and the ground conditions identified during construction. The overall landscape strategy, planting character, and visual intent of the development have been retained where practicable.

Planning approved soft landscape layout prepared by Tyler Grange DWG no. 12889/P07 Revision G Soft Landscape General Arrangement Plan September 2021	Deacon Design Preliminary layout General Arrangement Plan prepared and Issued January 2023 Dwg. no. DD525L01-04_Landscape General Arrangement Plan revision R3	Current layout after coordination prepared by Deacon Design June 2026
Site Wide		
Plots 363-383		
 v Mixture eds and Mix: erge Grassland re: seed mix as and sown at Edge Mix: ritish supplied by 10g per m² g the	 Tree numbers in this area have been rationalised to accommodate the layout change at Plot 368 and coordinate with lighting columns. The revised landscape proposals continue to reflect the original landscape principles wherever practicable.	 Parking bays behind Plot 368 and in front of Plots 363-364 have been revised to create additional opportunities for tree planting. Tree locations in this area have been informed by drainage infrastructure, water connections, lighting columns, and the achievable soil volume, including provision for three trees with root cells.

Northern Linear POS

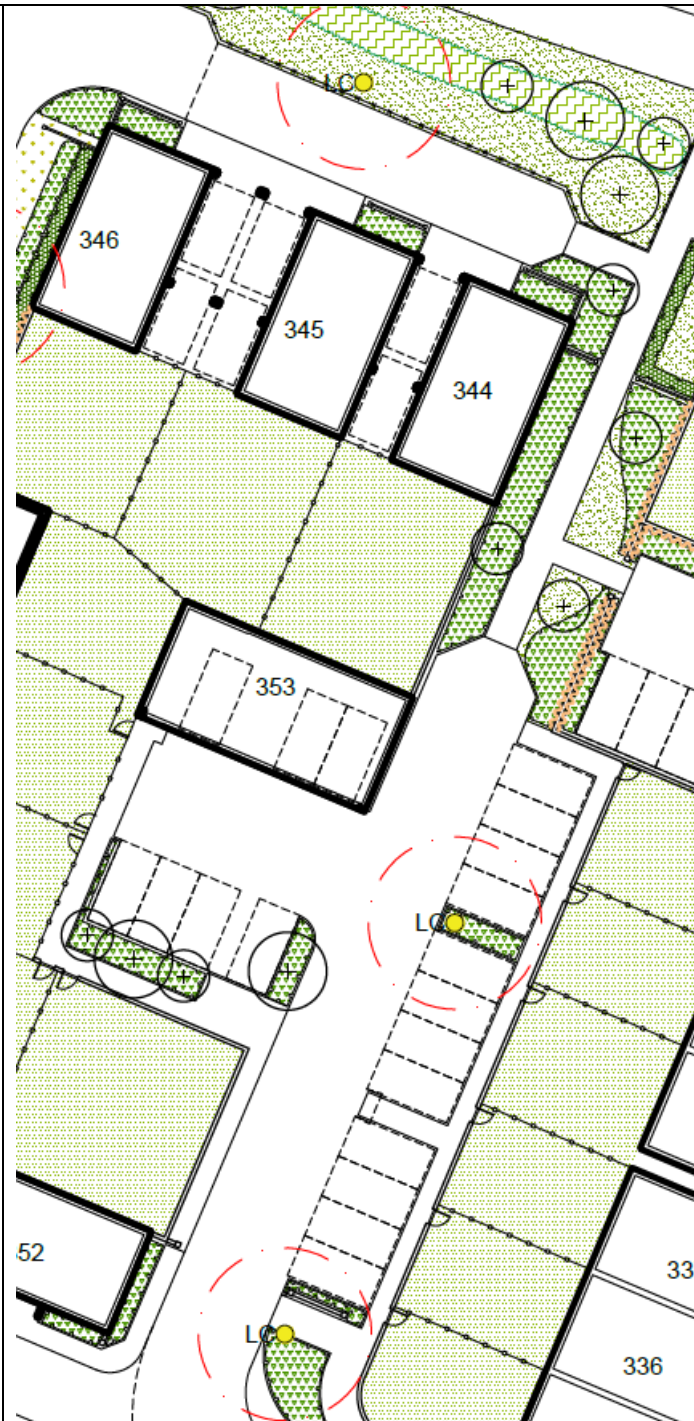


Tree positions were initially adjusted in response to preliminary drainage information and the emerging engineering layout. Tree numbers were subsequently rationalised to reflect a deliverable planting strategy, taking account of underground services, proximity to dwellings, and the need to maintain clear front garden delineation and pedestrian access routes. The layout illustrated two trees adjacent to Plot 357; however, these trees were later omitted following detailed coordination due to their proximity to the dwelling and the limited soil volume available for successful long-term establishment. The introduction of seating areas and public open space features has influenced the final planting arrangement, creating focal points within the landscape and concentrating tree planting into more formal groups and avenues.

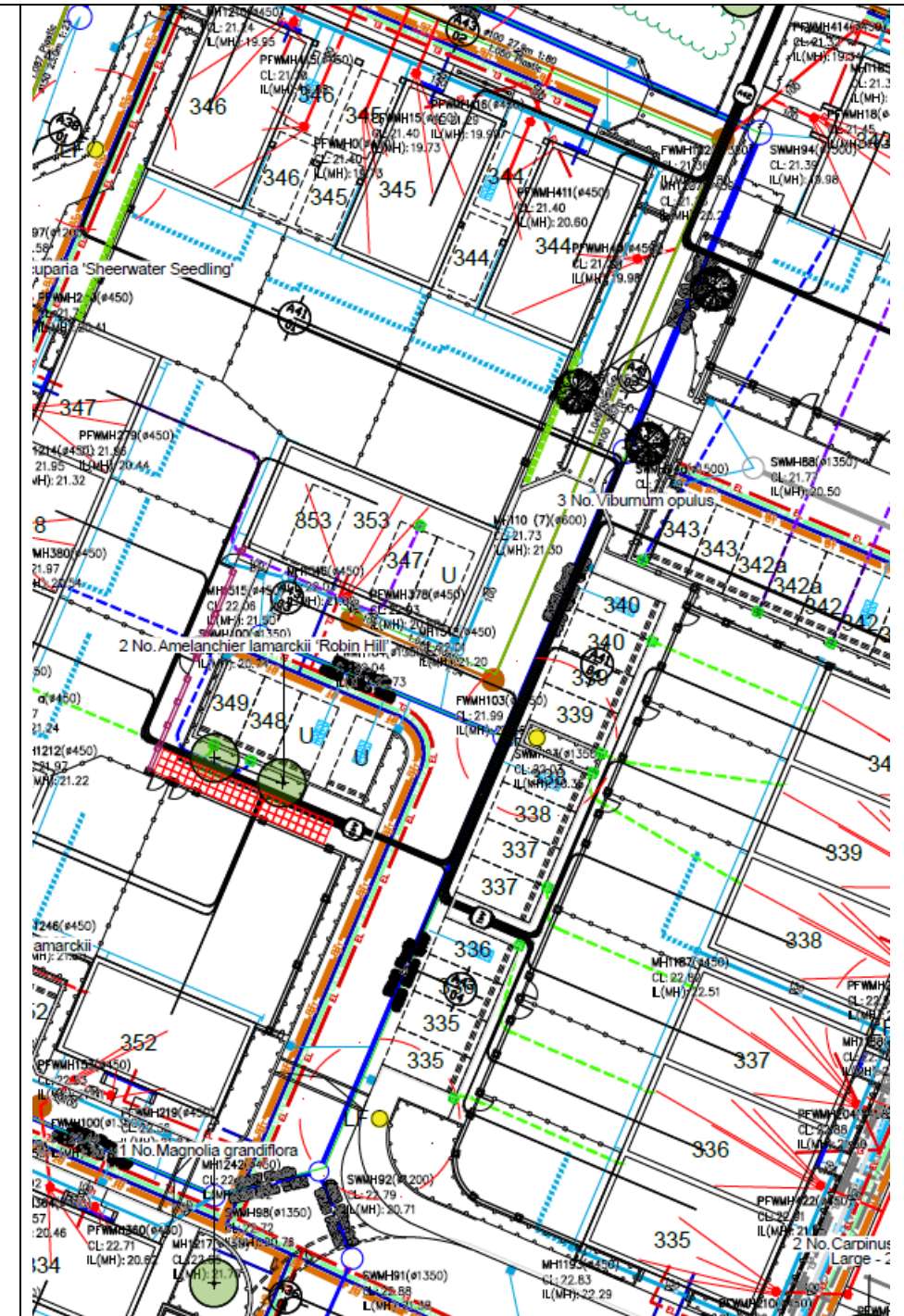


As the technical proposals evolved with the other consultants, tree positions within the central square were refined to avoid conflicts with underground infrastructure and service corridors. Additional tree planting opportunities were identified elsewhere within the space to reinforce the landscape structure and maintain the intended character of the approved scheme. These locations have been coordinated with service corridors and are proposed with appropriate root barrier protection where necessary. Overall, the landscape principles established within the approved scheme have been retained. Whilst the final coordinated layout includes a reduction in tree numbers, the overall landscape vision and structural planting framework remain consistent with the original design intent.

Plot 353 and parking nearby



The road layout was revised during the design process, changing from a through-route arrangement to a pedestrian-priority access route. Together with the relocation of Plot 353 and the coordinated lighting layout, these changes resulted in a reduction in the number of achievable tree planting locations.



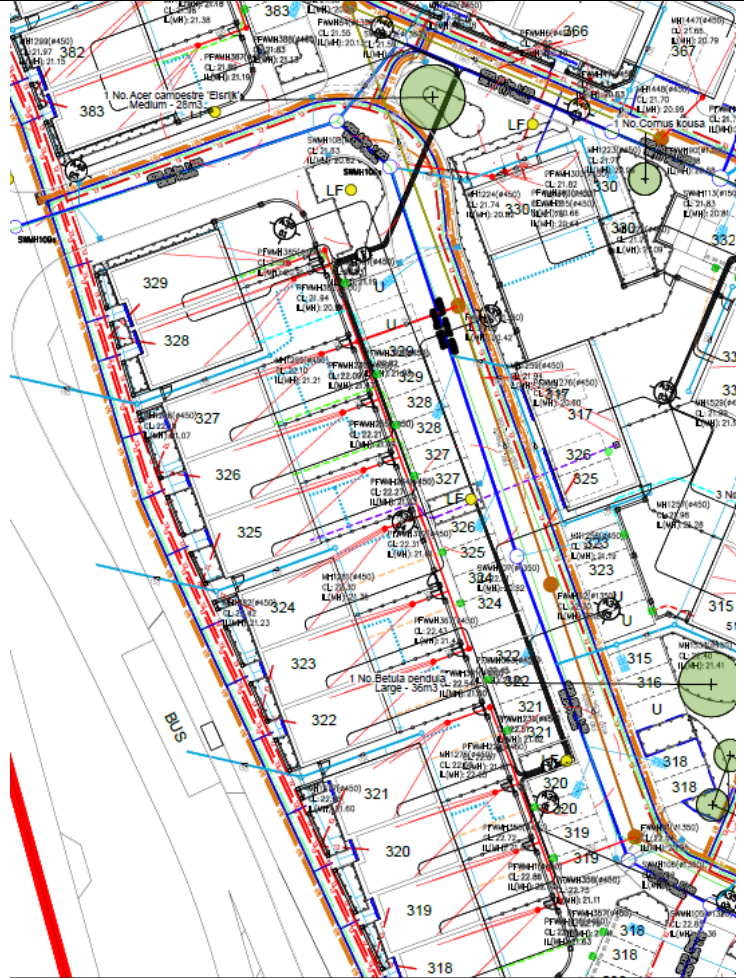
Trees originally proposed adjacent to the rear garden walls of Plots 343 and 344 were subsequently replaced with feature shrub planting. This amendment was necessary due to limited soil volumes, proximity to foundations, and the rooting constraints associated with the dwelling substructures and proposed services.

The proposed trees located to the front of Plot 353 have been retained and are supported by a root cell system to provide the necessary soil volume for long-term establishment while protecting adjacent infrastructure and accommodating service constraints.

Secondary Road along Plot 317



The proposed tree planting was coordinated alongside the lighting layout, bin collection points, pedestrian footpaths serving the parking areas, and the clearance requirements associated with accessible parking bays. These constraints resulted in a reduction in the number of tree planting locations originally illustrated on the Tyler Grange landscape strategy.



As the detailed design progressed, further amendments were made to the parking arrangement opposite Plot 317. The revised parking layout reduced the available planting opportunities within this area and resulted in a further rationalisation of tree numbers. Despite these amendments, the feature tree positioned at the end of the vista in front of Plot 330 continuing to provide a strong focal point and maintain the original landscape design intent.

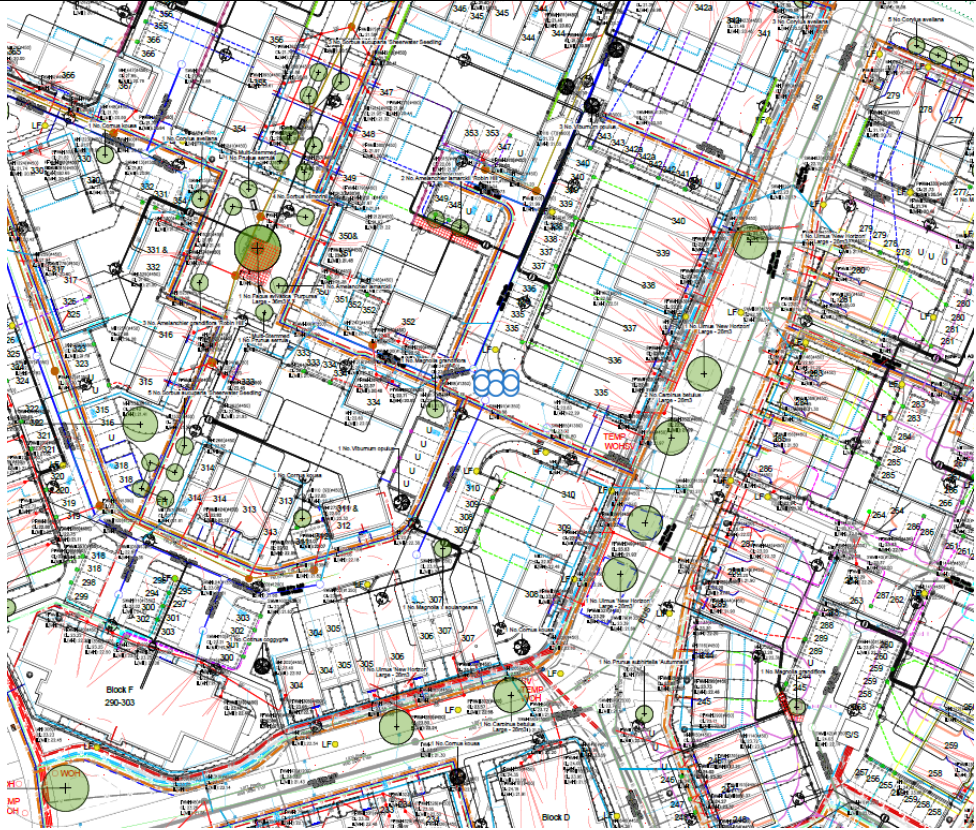
Main Road – Bus Route



Layout changes to the footpath arrangement serving Plots 304–307 created the opportunity to establish a continuous verge between the carriageway and pedestrian route, improving consistency and strengthening the street scene.

The proposed tree planting was subsequently coordinated with the lighting layout, plot interfaces, and minimum separation distances required to ensure successful long-term establishment and avoid future conflicts with adjacent infrastructure.

Initial tree positions were adjusted in response to preliminary drainage information and the emerging engineering design. As detailed utility information became available, further refinements were made to coordinate tree locations with underground services and available soil volumes.



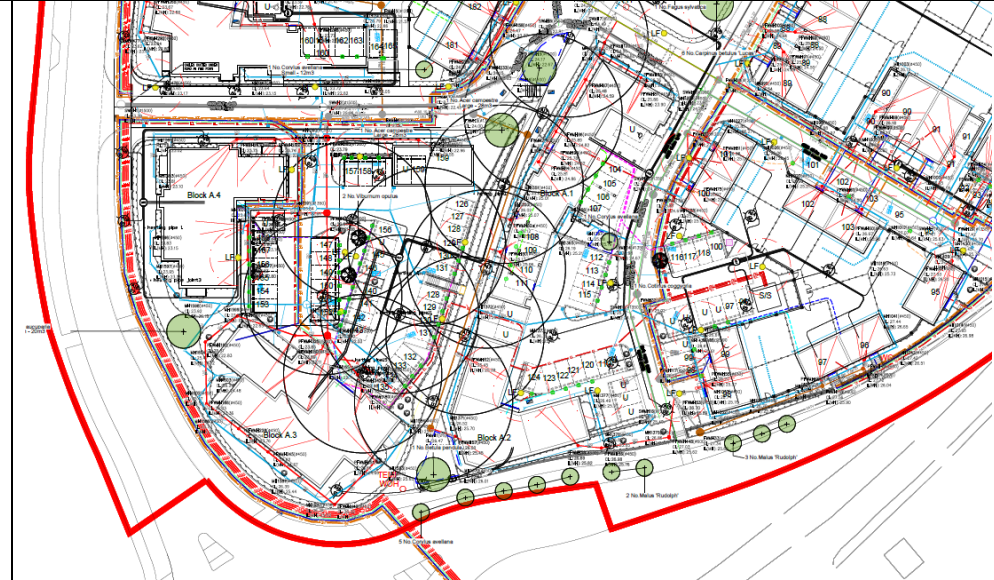
Tree numbers were rationalised to focus on providing meaningful tree planting sized trees. This approach keeps the avenue character of the street whilst ensuring that the proposed trees have sufficient rooting volume and long-term growing conditions.

Although the final coordinated layout includes fewer trees than the earlier Tyler Grange proposals, the overall landscape vision has been retained, with the avenue planting structure and streetscape character continuing to form a key component of the design.

Block of flats A.1 – A.4



The tree planting proposals broadly follow the landscape vision established within the approved Tyler Grange scheme, with only minor refinements made during the detailed design. Amendments included the omission of trees where proposed locations were too close to residential blocks, where retaining wall for the change of levels along the footpath between the apartment blocks, and where coordination with the lighting layout influenced achievable planting locations.



As the technical design developed, a significant amount of underground infrastructure was introduced within this area, resulting in further coordination requirements. In a number of locations, proposed trees were either omitted or replaced with large feature shrubs where sufficient soil volume and rooting conditions could not be achieved. The principal constraints affecting tree retention were the lighting requirements associated with the parking areas serving Blocks A.3 and A.4, together with the concentration of underground services within adjacent hard landscape areas. Tree planting originally proposed within hard landscaped areas was reviewed and, where necessary, omitted due to the density of underground services and the inability to provide suitable long-term growing conditions. Similarly, the trees proposed adjacent to the boundary to the Phase 3 road frontage was rationalised following coordination with the service corridor running along this boundary.

The Roughets – Tertiary Roads (plots 25-38 / 44-56 / 62-71 / 76-84 / 90-95)



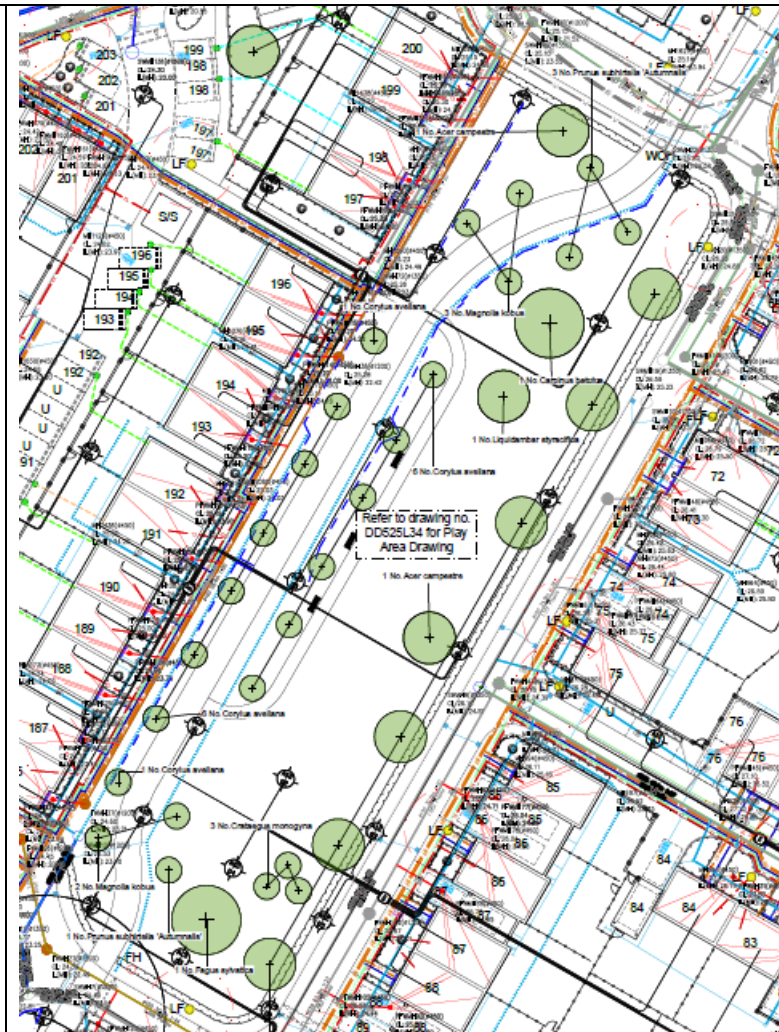
The tree planting proposals broadly follow the landscape vision established within the approved Tyler Grange scheme, with refinements made during the design stage in response to the coordinated lighting and drainage proposals.



As the technical design progressed, proposed tree locations were reviewed against confirmed utility information, soil availability, and construction requirements. In a number of locations, trees were either omitted or replaced with large feature shrubs where sufficient soil volume and long-term growing conditions could not be achieved. Particular constraints arose from the requirement for permeable parking bay construction. Whilst opportunities to utilise root cell systems were considered, the permeable pavement build-up, associated drainage requirements, site soil conditions, and construction constraints limited the ability to increase soil volumes beneath adjacent hard surfaces. As a result, several tree planting locations originally proposed adjacent to the parking areas were not considered technically achievable. Recently the tree planting strategy was subsequently reviewed to identify alternative opportunities for tree provision. This resulted in the reintroduction of trees at the end of the road corridor, supported by root cell systems located beneath the adjacent pedestrian footpath where sufficient soil volumes could be provided without conflicting with the permeable parking bay construction.



A low native hedge has been introduced along parts of the Public Open Space (POS) to assist with visibility requirements, improve spatial definition, and provide a clear and safe interface between the open space and adjacent routes.



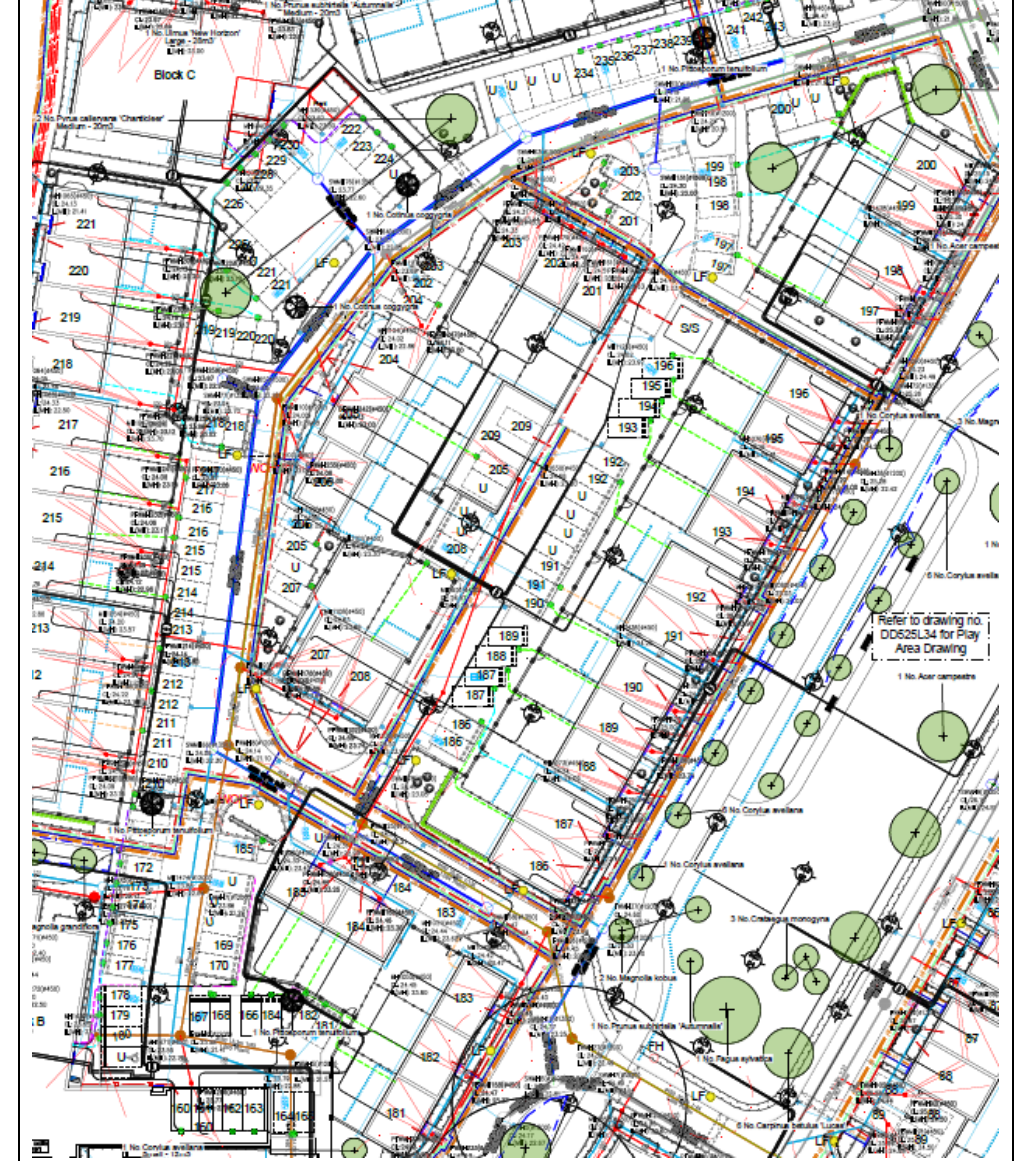
8

Secondary Road From block D-plot 200 to block B including route through plot 209



The proposed tree planting was coordinated alongside the lighting layout, bin collection points, pedestrian footpaths serving the parking areas, and the clearance requirements associated with accessible parking bays. These constraints resulted in a reduction in the number of tree planting locations originally illustrated on the Tyler Grange landscape strategy.

As part of the preliminary design process, additional trees were proposed within hard landscape areas adjacent to Block B and along the route through Plot 209 in an effort to maintain the landscape structure and compensate for trees lost through the coordination process. The parking arrangement to the rear of Plots 197–200 was also amended to create larger planting beds and maximise opportunities for tree planting on both sides of the street.



The tree planting proposals were subsequently refined through detailed technical coordination. The trees previously proposed to the front of Plots 207–208 were omitted due to visibility requirements, whilst the row of parking bays to the rear of Plots 210–217 was reconfigured to improve vehicle manoeuvrability.

Further review of the available soil volumes, parking bay construction, and underground infrastructure constraints resulted in the omission of several trees previously proposed within hard landscaped areas (requiring rootcells).

The tree planting strategy was subsequently reviewed to identify alternative opportunities for tree provision and to focus on delivering fewer, but more meaningful, tree planting locations capable of supporting larger, higher-quality specimens with suitable long-term growing conditions.

Phase 1



Phase 1 shown within the blue line on the screengrab above.

The approved landscape drawing prepared by Tyler Grange should be viewed as a strategic planning-stage landscape vision prepared prior to detailed engineering coordination, construction sequencing, and full utility information becoming available.



Phase 1 shown within the blue line on the screengrab above.

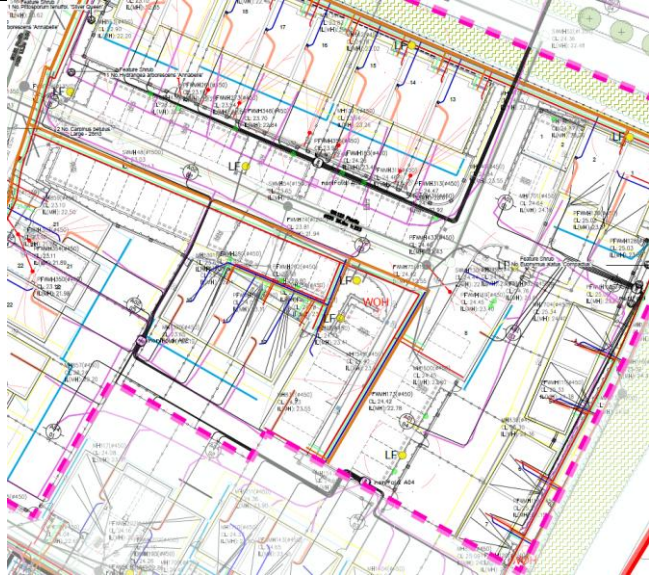


Phase 1 shown within the pink dashed line on the screengrab above.

Tertiary road – Parking area to plots 1-20

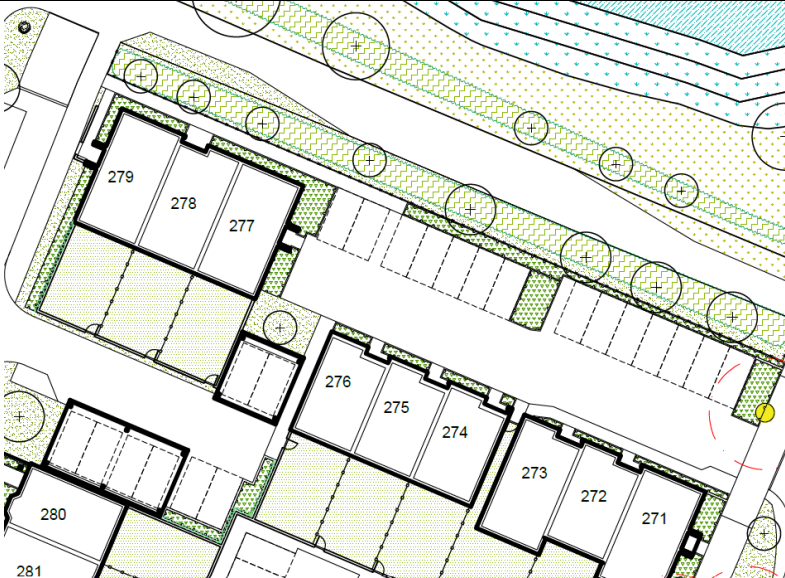
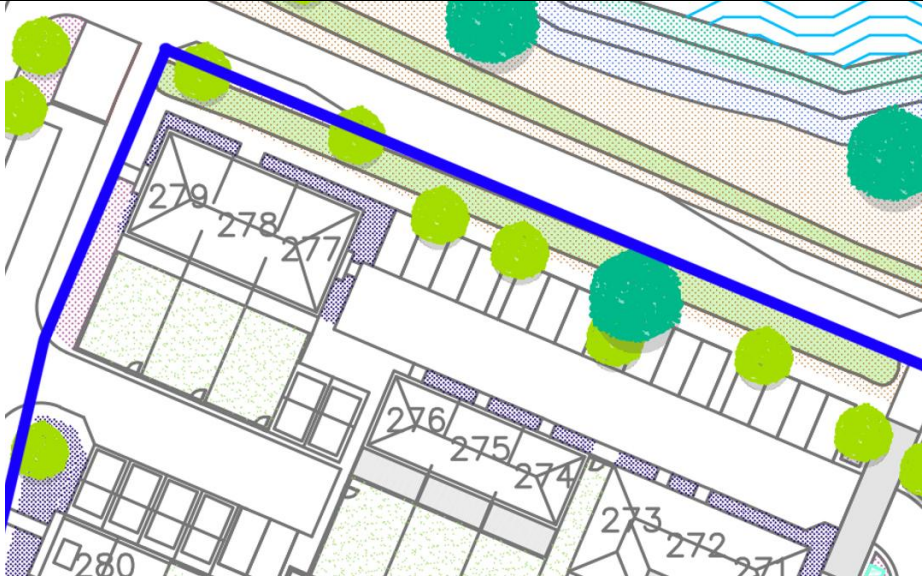


Tree numbers within this area have been rationalised to accommodate car ports, pedestrian footpaths, lighting columns, and underground service requirements associated with the parking arrangement. Changes between plot 2 and 13 allowed tree planting between green strip/pedestrian footpath

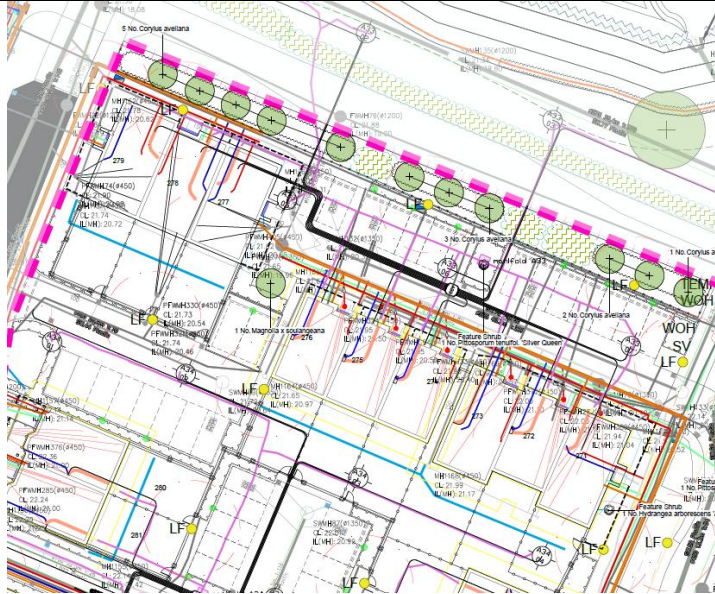


Tree planting had to be omitted within this parking area due to proposed services. Lighting columns on planting beds and service runs on the soft area meant omission of tree planting.

Tertiary road – Parking to 271-279



The tree planting has been retained along the new native hedgerow on the northern boundary.
The tree shown between the bays (front of plot 274) has had to be omitted due to heating main manifold (see screengrab right hand side column) placed on the middle of the planting bed. The tree shown on the edge of the parking area was omitted due to lighting constraints.

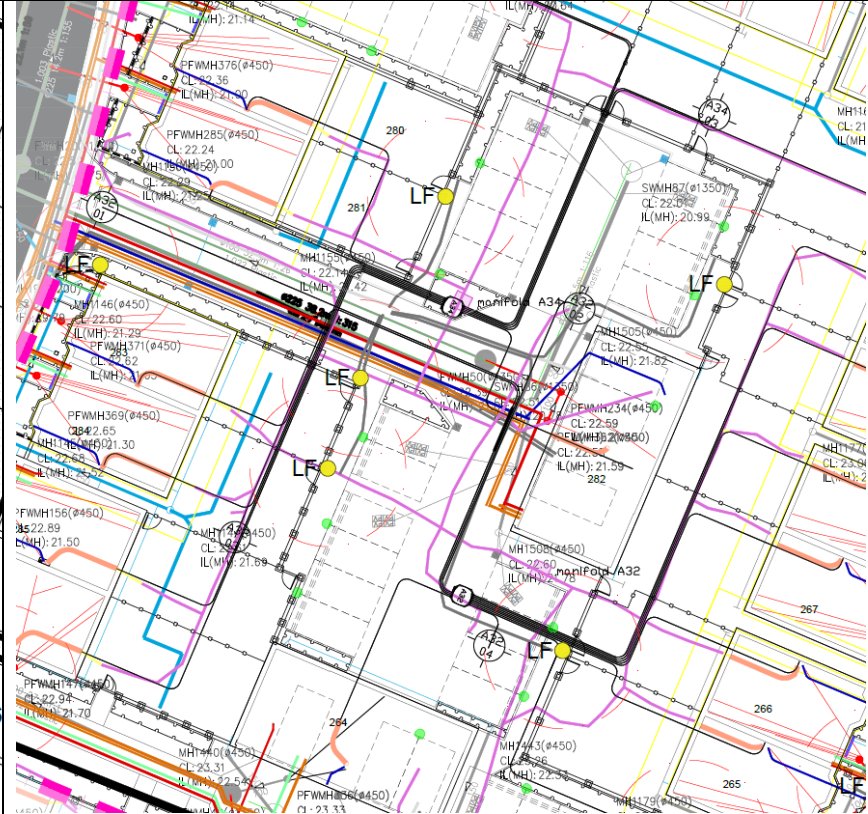


A small tree has been proposed between plots 276-277 to improve street setting – small tree due to soil volume available and water demand constraints

Parking court – 280-286



Tree planting within this courtyard was reduced due to insufficient soil volume and below-ground service constraints identified during detailed coordination. The 4 trees shown on the Tyler Grange drawing to be planted within hard landscape have been omitted from original proposals. At this stage the soft landscape beds were also omitted. These soft landscape areas have subsequently been reinstated and planted in accordance with the coordinated landscape proposals.

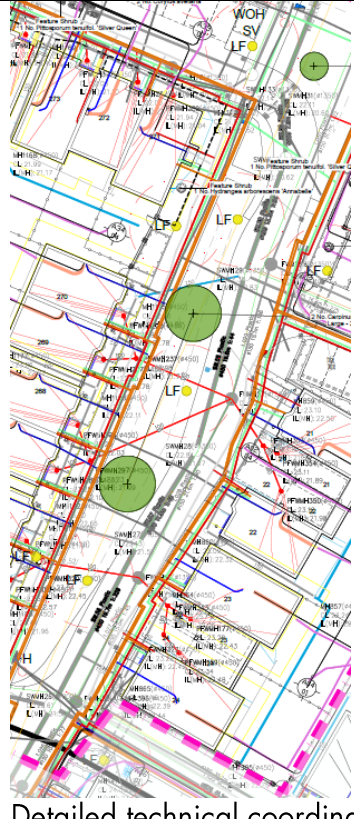


The two main trees near the edge of the parking court omitted due to soil volume and Ground Source Heat Pipe (GSHP) manifold. All trees shown previously have been omitted due to clashing with GSHP connections and lighting.

Main Road



The preliminary DD work included trying to follow a similar approach as shown on Tyler Grange in terms of numbers albeit reduced due to lighting columns and visibility splay information.



Detailed technical coordination and construction-stage constraints reduced the achievable tree provision within this section to two Hornbeam trees. Final tree locations were influenced by drainage infrastructure, water connections, lighting columns, visibility splays, root barrier requirements, and the available soil volume achievable alongside existing underground services.

Evolution from Strategic Planning Layout to Coordinated Technical Design

The original landscape proposals prepared by Tyler Grange were developed at an earlier planning stage to establish the intended landscape character and overarching planting vision for the development.

As is typical for outline and planning-stage landscape strategies, the drawing was prepared prior to the completion of detailed technical coordination, utility design, foundation engineering, construction sequencing, and final levels information.

The subsequent detailed design process undertaken by Deacon Design has therefore involved the refinement of the original planting strategy to ensure the landscape proposals are deliverable, sustainable, and compliant with current technical guidance and construction constraints.

This detailed coordination process identified a number of factors which were not fully apparent at the earlier planning stage, including:

- Confirmed underground utility corridors and service easements;
- Foundation and substructure requirements, including compliance with NHBC guidance relating to tree planting adjacent to buildings, which influenced species selection, planting locations, and the adoption of low to moderate water demand trees where appropriate;
- Ground Source Heat Pipe infrastructure;
- Highway visibility and tracking requirements;
- Actual soil availability, rooting depth, and achievable long-term soil volume provision;
- Coordination with drainage, lighting, and parking layouts.
- Permeable parking bay construction and site soil constraints, which limited opportunities to increase soil volumes beneath adjacent permeable hard surfaces through the use of root cell systems.

In addition, more recent industry guidance relating to urban tree establishment, soil provision, and long-term tree performance has informed the final tree planting strategy.

The detailed proposals have therefore been developed with regard to:

- Current best practice guidance published by the Trees and Design Action Group (TDAG), including the TDAG Species Selection Guide 2025;
- BS 8545:2014 — *Trees: from nursery to independence in the landscape*;
- BS 3882 — *Specification for topsoil*;
- BS 8645:2025 — *Soils and other growing media*;
- Current guidance relating to minimum soil volumes required for successful long-term urban tree establishment.

The final coordinated layout prioritises realistic long-term tree establishment, sustainable soil provision, climate resilience, and avoidance of future conflicts with below-ground infrastructure.