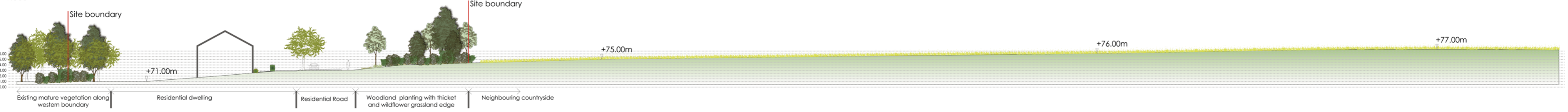


ILLUSTRATIVE SECTION LINE A - AA
1:500



1. New Access and Housing off Wellington Road

The proposed Site access will lead off Wellington Road to the north east of the Site and will be provided in conjunction with a small number of dwellings to provide an appropriate 'gateway' into the Site. The proposals will be located within a depression in the landscape and will be well contained in views from the wider landscape to the east, as shown on Section A - AA.

- Objectives:**
- New hedgerow and tree planting will be undertaken alongside the frontage with Wellington Road to mitigate the loss of sections of the existing hedgerow;
 - A dense band of woodland and thicket planting will be undertaken alongside the route of the access to provide a robust boundary to the Site and additional habitat linking into the existing woodland to the south;
 - Avenue street trees will provide an attractive entrance to the Site; and
 - The proposed access will be routed through a gap in the existing woodland belt and tree loss will be minimal.

ILLUSTRATIVE SECTION LINE B - BB
1:500



ILLUSTRATIVE SECTION LINE C - CC
1:500



2. Boundary to the Countryside

- Objectives:**
- To retain, manage and reinforce the substantial existing boundary woodland and trees vegetation incorporating new native woodland, woodland edge and tree planting;
 - To provide a robust boundary between the redefined urban edge and the wider open agricultural landscape;
 - To screen views of housing in Muxton from the landscape to the east; and
 - To provide an enhanced area of green infrastructure, wildlife habitat along the course of the existing watercourse.



3. Public Open Space

- Provide a swathe of open space alongside the eastern Site boundary;
- Objectives:**
- To provide opportunities for passive and active recreation;
 - Plant native trees and specimen trees to provide interest; and
 - To provide environmental enhancements in the form of new long / wildflower grassland alongside the woodland edge.



4. Sustainable Urban Drainage

- As part of the site wide SUDS strategy a series of attenuation basins will be provided to capture, convey and store surface water run off from the development area. These will be designed to form an integral component of the open space strategy and will provide a number of landscape, wildlife and amenity benefits.
- Objectives:**
- The basin will be designed to have a shallow depressions, incorporating areas of new marginal planting to provide an important wildlife resource and add interest and variety within the landscape scheme;
 - The remaining infiltration area will be sown with a species rich wildflower / grass mix, tolerant of periodically wet conditions.
 - Trees and shrubs of wetland provenance will be planted at the perimeter of these features to provide wetland character.



5. Locally Equipped Area of Play (LEAP)

- Objectives:**
- A new play area will be provided as part of the development. It will be located along the eastern edge of the development set within the open space. It will allow easy access by all and provide a safe area for children to play. It will be designed to have a natural 'feel' in keeping with its location alongside the countryside edge.



6. Residential Landscaping

- A detailed scheme of hard and soft landscape proposals will accompany a future reserved matters application.
- Objectives:**
- Landscape planting and design to create interest within the development and soften built form;
 - Plant trees and specimen shrubs to add focal points within the street scene;
 - New buffer planting alongside existing dwellings to minimise impact of housing on the amenity of these properties;
 - Plant hedges to provide continuity and enclosure along open space and around key spaces;
 - Create pedestrian and cycle links to the adjoining residential area; and
 - Create framed views through the development layout to Lilleshall Monument.



7. Topography

The proposed housing is located on the higher plateau adjacent to the existing residential area in keeping with the surrounding settlement pattern. Views of the development and will be seen in context with the adjoining houses to the west and north. The lower slopes of the Site will largely be retained as open space and woodland to provide a robust edge to the built up area of Muxton and separation from the adjoining open agricultural landscape.



8. Existing Vegetation

The vast majority of the existing onsite vegetation can be retained with the development proposals. Existing trees and woodland will benefit from enhance management. New tree, woodland and thicket planting will add to overall tree / shrub cover on site and to species diversity.



- Application boundary
- Other land within ownership of applicant
- Existing Trees / Vegetation
- Vegetation to be removed
- Local Cycle Route

PROPOSALS

- Focal / Specimen Tree - Large Canopy Trees
- Residential / Street Tree - Ornamental Varieties
- Native Tree Planting - Heavy Standard Tree
- Woodland Mix - with understorey
- Thicket Mix
- 3m Garden Boundary Thicket Mix
- Ornamental Hedge Planting
- Wetland Thicket Mix
- Marginal Planting
- Bulb Planting
- Short Mown Amenity Grass
- Species Rich Long Grassland
- Species Rich Damp Grassland
- Reinforced Grass Road
- Locally Equipped Areas of Play (LEAP)
- Proposed Pedestrian & Cycle Links
- Framed Views

Rev	Date	By	Description
B	27/05/2016	CM	Revised to reflect new layout and other land within ownership of applicant
A	6/05/2016	CM	Revised Layout

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Project: Muxton, Telford

Title: Illustrative Landscape Strategy

Client: Seabridge Developments

Scale: 1:1000 @ A1 | Drawn: CM
Date: May 2016 | Checked: CA
Drawing No. CSA/2352/112 | Rev: B