KEY & NOTES

Application Boundary

Existing Boundary Hedgerows and Trees

With the exception of a short section of existing hedgerow to be removed for access from Station Road, existing boundary hedgerows are to be retained and improved with supplementary new planting to improve the basal density, overall form, longevity and species mix.

Supplementary Hedgerow Planting Mix

Acer campetre	10%	60-90cm height, BR
Corylus avellana	10%	60-90cm height, BR
Crataegus monogyna	50%	60-90cm height, BR
Prunus padus	10%	60-90cm height, BR
Prunus spinosa	10%	60-90cm height, BR
Rosa canina	10%	60-90cm height, BR

Existing & Proposed woodland

Majority to be retained and comprehensive management carried out. A small section is to be removed for access, however the bulk of the woodland will be retained and improved through positive management works and supplementary planting. In addition, the woodland will be reshaped by areas of new woodland planting - see Woodland Planting Schedule for species mix and specification.

Proposed New Mixed Native Species Hedgerow

A length of hedgerows at the western extent of the site, adjacent to the existing woodland, as show will be planted with a suitable native species mix at five plants per metre in a double staggered row (a total of 10 plants per metre) 30 cm apart.

Native Species Hedgerow Mix

Acer campetre	10%	60-90cm height, BR
Corylus avellana	10%	60-90cm height, BR
Crataegus monogyna	50%	60-90cm height, BR
Prunus padus	10%	60-90cm height, BR
Prunus spinosa	10%	60-90cm height, BR
Rosa canina	10%	60-90cm height, BR

Proposed Native Holly and Beech Hedgerow (Maintained Height 1.8-2m)

Hedgerows defining rear garden boundaries as identified will be planted with a Beech and Holly hedgerow mix to be maintained at an ultimate height of 1.8-2m suitable for privacy.

Beech and Holly Hedgerow Mix

Fagus sylvatica	90%	150-180cm height, RB
Ilex aquifolium	10%	10L, C

Proposed hedgerows to front gardens and road frontages (Maintained Height 1.0-1.2m)

Hedgerows defining garden frontages and at road frontages to be a mix of Beech and Portuguese Laurel. Side garden boundaries to be Portuguese Laurel only. To be planted in a double staggered row at a density of 5 plants per linear metre. Hedge planting to include rabbit guards.

Wildflower Meadow (General Areas)

Proposed areas of wildflower meadow are to be seeded with Emorsgate EM2 Meadow Mix, which is appropriate to the chalk based soils in the area. The seed is to be sown at a rate of 4g/m² onto areas of cultivated subsoil - see Emorsgate EM2 Wildflower Mix Schedule for species/mix composition.

Wildflower (Wetland) Meadow (Attenuation Areas)

Proposed areas of wildflower meadow located around the attenuation basins are to be seeded with Emorsgate EP1 Pond Edge Mixture (2m width from the water's edge). The seed is to be sown at a rate of 4g/m² onto areas of cultivated subsoil - Emorsgate EP1 Pond Edge Mixture Schedule for species/mix composition.

Proposed Individual Trees

Communal Areas and POS

Broadleaved Tress:

Acer campetre	12-14cm girth, HS, RB
Alnus cordata	16-18cm girth, EHS, RB
Alnus glutinosa	16-18cm girth, EHS, RB
Betula pendula	12-14cm girth, SS, RB
Carpinus betulus fastigiata	16-18cm girth, EHS, RB
Corylus avellana	12-14cm girth, SS, RB
Crataegus laevigata	16-18cm girth, EHS, RB
Fagus sylvatica 'Purpurea'	16-18cm girth, EHS, RB
Malus sylvestris	12-14cm girth, SS, RB
Prunus avium	12-14cm girth, SS, RB
Prunus avium Plena	12-14cm girth, SS, RB
Quercus robur	16-18cm girth, EHS, RB
Sorbus aucuparia	12-14cm girth, SS, RB
Sorbus area 'Lutescens'	16-18cm girth, EHS, RB
Tilia cordata 'Greenspire'	16-18cm girth, EHS, RB

Coniferous Trees:

Pinus sylvestris	175-200cm height, Leader/Laterals, RB

Individual Trees in Garden Areas

Betula pendula	12-14cm girth, SS, RB
Betula utilis jacquemontii	12-14cm girth, HS, RB
Crataegus prunifolia	12-14cm girth, HS, RB
Malus floribunda	12-14cm girth, HS, RB
Prunus serrulata	12-14cm girth, HS, RB
Pyrus salicifolia pendula	12-14cm girth, HS, RB
Robinia pseudoacacia 'Frisia'	12-14cm girth, HS, RB

Garden Lawn Areas

To be turfed or seeded.

Proposed Houses and Garages - see Architects drawings for further details

Access Road

Tarmac surfacing with conservation (Country) kerbs and traffic calming thresholds in Tegula Trio 600mm - colour: Bracken by Tobermore or similar tbc with the local planning authority

Communal Car Park and Access for Farmstead Plots

Permeable Tegula or similar tbc with the local planning authority with complimentary colour/patterns to access road.

Garden Paths & Patios

E.g. Tobermore Anglesey Flags - colour: natural or similar tba with the local planning authority.

Footpaths in POS

Combination of small stretches of compacted gravel/hoggin with larger sections of mown grass footpaths through the meadow grassland areas.

Plot Driveways

Stabilised loose gravel system (e.g. stablePAVE) colour tba with local planning authority.

Attenuation basins

See key for species proposed in the attenuation basins and see ecologist and drainage reports for more details.

Drainage Verge

Play Area

PLAY

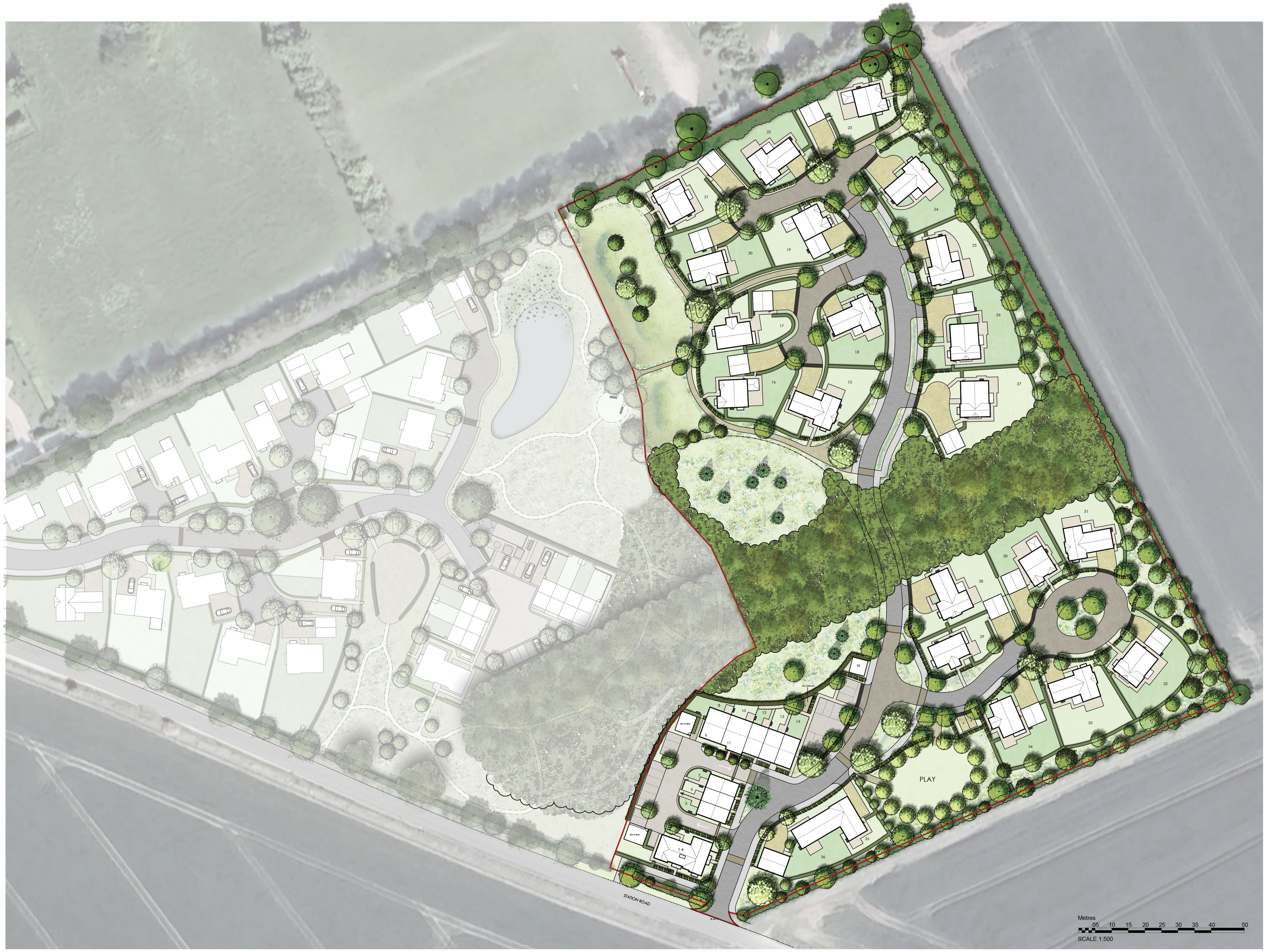
Naturalistic play feature. Safety surfacing, fencing, gate/s, details tba with the local planning authority. Suitable maintenance access gates to be provided alongside pedestrian gates.

Boundary Fences

Where incorporated, these are to be close boarded timber fences set on timber posts. Where set against a hedgerow, these will be located suitably inboard of the hedgeline to allow hedges to grow, fill out and access sufficient light and rooting area to flourish. Project landscape architect to advise on site. Any timber fences to include hedgehog (and other small mammal/amphibian) access/passage, through the introduction of access slots at ground level, measuring 13cm x 13cm. Holes to be placed every 8-10m (min. of 1no. hole per garden) along the fenceline. Details tba with the project landscape architect and ecologist.

Indicative location for Air Source Heat Pump

ASHP



Woodland Planting Schedule

Species	*Size/Spec*	*Mix %*
Acer campestre	60-90cm br	10
Acer campestre	8-10cm std	
Carpinus betulus	60-90cm br	10
Carpinus betulus	8-10cm std	
Corylus avellana	60-90cm br	10
Crataegus monogyna	60-90cm br	10
Crataegus monogyna	8-10cm std	
Fagus sylvatica	60-90cm br	30
Fagus sylvatica	8-10cm std	
Malus sylvestris	60-90cm br	10
Malus sylvestris	8-10cm std	
Taxus baccata	80cm rb	10
Quercus robur	60-90cm br	10
Quercus robur	8-10cm std	
Shrubs & Climbers		
Prunus spinosa	60-90cm br	Tbc - following clearance work and directed by project landscape architect and ecologist
Rosa canina	60-90cm br	
Lonicera periclymenum	2lt cg	
Euonymous europaeus	2lt cg	

Emorsgate EM2 Wildflower Mix
Wildflowers:

Latin Name	*Common Name*	*Mix %*
Achillea millefolium	Yarrow	0.5
Agrimonia eupatoria	Agrimony	0.3
Anthyllis vulneraria	Kidney Vetch	1.2
Centaurea nigra	Common Knapweed	1.5
Centaurea scabiosa	Greater Knapweed	1.5
Cruciata laevipes	Crosswort	0.3
Daucus carota	Wild Carrot	1.0
Filipendula vulgaris	Dropwort	1.0
Galium verum	Lady's Bedstraw	2.0
Knautia arvensis	Field Scabious	1.2
Leontodon hispidus	Rough Hawkbit	0.8
Leucanthemum vulgare	Oxeye Daisy (Moon Daisy)	0.5
Malva moschata	Musk Mallow	0.8
Ononis spinosa	Spiny Restharrow	0.1
Origanum vulgare	Wild Marjoram	1.0
Plantago media	Hoary Plantain	1.0
Poterium sanguisorba (Sanguisorba minor)	Salad Burnet	1.8
Primula veris	Cowslip	1.6
Prunella vulgaris	Selfheal	0.4
Ranunculus bulbosus	Bulbous Buttercup	1.0
Scabiosa columbaria	Small Scabious	0.5
	Total	20.0

Emorsgate EM2 Wildflower Mix
Grasses:

Latin Name	*Common Name*	*Mix %*
Briza media	Quaking Grass (w)	4.0
Carex flacca	Glaucous Sedge	0.2
Cynosurus cristatus	Crested Dogtail	20.0
Festuca ovina	Sheep's Fescue	24.0
Festuca rubra	Slender creeping Red Fescue	24.0
Koeleria macrantha	Crested Hair Grass (w)	2.0
Phleum bertolonii	Smaller Cat's-tail (w)	4.6
Trisetum flavescens	Yellow Oat-grass (w)	1.2
	Total	80.0

Emorsgate EP1 Pond Edge Mix
Wildflowers:

Latin Name	*Common Name*	*Mix %*
Angelica sylvestris	Wild Angelica	1.0
Centurea nigra	Common Knapweed	2.4
Dipsacus fullonum	Wild Teasel	0.6
Eupatorium cannabinum	Hemp Agrimony	0.2
Filipendula ulmaria	Meadowsweet	2.0
Galium album	Hedge Bedstraw	1.0
Geum rivale	Water Avens	0.6
Iris pseudacorus	Yellow Iris	4.4
Lathyrus pratensis	Meadow Vetchling	0.8
Lythrum salicaria	Purple Loosestrife	0.3
Lycopus europaeus	Gypsywort	0.1
Oenanthe pimpinelloides	Corky-fruited Water-dropwort	0.2
Plantago lanceolata	Ribwort Plantain	0.6
Prunella vulgaris	Selfheal	0.8
Ranunculus acris	Meadow Buttercup	1.0
Silene dioica	Red Campion	2.8
Silene flos-cuculi	Ragged Robin	1.2

Emorsgate EP1 Pond Edge Mix
Grasses:

Latin Name	*Common Name*	*Mix %*
Agrostis capillaris	Common Bent (w)	8.0
Anthoxanthum odoratum	Sweet Vernal-grass (w)	0.8
Cynosurus cristatus	Crested Dogtail	30.4
Festuca rubra	Slender creeping Red Fescue	17.6
Poa pratensis	Smooth-stalked Meadow-grass	6.4
Carex echinata	Star Sedge (w)	8.0
Phleum bertolonii	Smaller Cat's-tail (w)	8.0
Hordeum secalinum	Meadow Barley (w)	0.8

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CLIENT.
Beck Homes Ltd

WORK STAGE.
Planning

SCALE.
1:500@A0

DWG TITLE.
Landscape Layout with Key and Notes

PROJECT TITLE.
Land off Station Road, Ashwell

DATE.
02.2026

DRAWN BY.
XY

CHECKED BY.
MW

V03 Scale bar added_14/10/25_EL
V04 Amendments to accommodate revised attenuation ponds_12/11/25_EL
V05 Added garden gates and minor revision_27/02/26_DY
V06 Front garden layout updates to Plots 8-14_27/02/26_DY
V07 Added ASHP for plots 15-27 and 28-34 _03/03/26_DY

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