



- Site boundary
- Proposed turf lawn
- Proposed rear garden turf
- Proposed species-rich grassland seed mix (Emersgate EM2 or similar)
- Proposed native scrub
- Proposed ornamental shade mix planting
- Proposed ornamental Sunny/Part Sunny mix
- Proposed ornamental Sunny/Part Sunny mix
- Proposed hedges

- HARD LANDSCAPE**
- Block Paving to Drives
 - On Plot Paths
 - Gravel Strips

- SPECIES HABITAT BUILDING FEATURES**
- Ibstock Ecohabitats Built in Bat Box
 - Ibstock Ecohabitats Built in Bee Bricks
 - Ibstock Ecohabitats Built in Swift Box

Revision	By	Date	Details
Rev 1	JB	09/06/25	Final Issue following coordination.
Rev 2	JB	23/06/25	Ecological features referenced - Final Issue.
Rev 3	JB	11/07/25	Aboriginal Information Updated - Final Issue.

Project Reference / Name
BG25.209 Fairhaven, Kirkby In Ashfield

Client
Lindun Group Ltd.

Drawing title
Hard and Soft Landscape Plan

Purpose of Issue		Date of Issue	
FINAL ISSUE		11.07.2025	
Scale @ A1	1:200	Subsidiary	S4
Drawn	JB	Checked and approved	DM
Issue	P04	Revision	FINAL

PLANTING SCHEDULE

Number of Plants	Species	Common Name	Specification	Height	Girth
3	Carpinus betulus	Common Hornbeam	RB :Clear Stem 150-175:Heavy Standard	3.0-3.5m	12-14cm
2	Prunus 'Hillieri Spire'		RB :Clear Stem 150-175:Heavy Standard	3.0-3.5m	12-14cm
5	Sorbus 'Joseph Rock'	Rowan 'Joseph Rock'	RB :Clear Stem 150-175:Heavy Standard	3.0-3.5m	12-14cm

Shrubs - On Plot	Number	Abbreviation	Species	Common Name	Specification	Height	Pot Size	Density
	2	C san 'M F'	Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'	Bushy :C		5L	1/m²
	6	C san 'M F'	Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'	Bushy :C		5L	4/m²
	3	CHOSUNA	Choisya ternata 'Sundance'	Mexican Orange Blossom 'Sundance'	Bushy :C	40-60cm	3L	1/m²
	23	Cor ave	Corylus avellana	Common Hazel	1+1; Transplant - seed raised; branched; 2 breaks; BR	40-60cm	BR	1/m²
	22	Cor san	Cornus sanguinea	Common Dogwood	1+1; Transplant - seed raised; branched; 2 breaks; BR	40-60cm	BR	1/m²
	15	Cor san M F	Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'	Branched; 3 breaks	40-60cm	3L	4/m²
	34	Cra mon	Crataegus monogyna	Common Hawthorn	1+1; Transplant - seed raised; BR	40-60cm	BR	1/m²
	15	Esc l	Escallonia 'Iveyi'	Escallonia 'Iveyi'	Bushy; 5 breaks	60-80cm	5L	4/m²
	59	Euo for E Go	Euonymus fortunei 'Emerald 'n' Gold'	Spindle 'Emerald 'n' Gold'	Bushy; 9 breaks	N/A	5-7.5L	4/m²
	3	H 'W G'	Hebe 'White Gem'	Shrubby Veronica 'White Gem'	Bushy :C	30-40cm	2L	1/m²
	15	Heb P Q	Hebe 'Purple Queen'		Full pot; 3 buds	N/A	5-7.5L	4/m²
	54	HEBRA	Hebe rakaiensis	Shrubby Veronica	Bushy :C	30-40cm	3L	4/m²
	12	Hyd mac W W	Hydrangea macrophylla 'White Wave'		Branched; 5 breaks	40-60cm	5L	4/m²
	54	LAVANHI	Lavandula angustifolia 'Hidcote'	Lavender 'Hidcote'	Bushy :C	30-40cm	3L	4/m²
	59	Lon nit M G	Lonicera nitida 'May Green'	Box Honeysuckle 'Maygreen'	Bushy; 8 breaks	N/A	5L	4/m²
	129	P x f 'L L R'	Photinia x fraseri 'Little Red Robin'	Christmas Berry 'Little Red Robin'	Bushy ;6/9 brks	30-40cm	3L	4/m²
	14	Pho fra L R R	Photinia fraseri 'Little Red Robin'		Bushy; 6 breaks	30-40cm	3L	4/m²
	11	Pot fru E	Potentilla fruticosa 'Elizabeth'	Shrubby Cinquefoil 'Elizabeth'	Bushy; 5 breaks	N/A	5-7.5L	4/m²
	38	PRULU	Prunus lusitanica	Portugal Laurel	Bushy ;6/9 brks	30-40cm	3L	3/m²
	17	Rib san K E	Ribes sanguineum 'King Edward VII'	Flowering Currant 'King Edward VII'	Branched; 3 breaks	60-80cm	3L	4/m²
	9	Ros can	Rosa canina	Dog Rose	1+0; Seedling; branched; BR	40-60cm	BR	1/m²
	17	Rub fru	Rubus fruticosus	Blackberry	0/1; Cutting; branched; 2 breaks; BR	N/A	BR	1/m²
	17	Sam nig	Sambucus nigra	Common Elder	1+0; Seedling; branched; 2 breaks; BR	40-60cm	BR	1/m²
	77	Sar hoo H	Sarcococca hookerana humilis		Bushy; 7 breaks	25-30cm	7.5L	4/m²
	3	SARCO	Sarcococca confusa	Sweet Box	Bushy :C	20-30cm	3L	1/m²
	14	SARCO	Sarcococca confusa	Sweet Box	Bushy :C	20-30cm	3L	4/m²
	12	Ski jap V	Skimmia japonica 'Veitchii'	Skimmia 'Veitchii'	Bushy; 4 breaks	30-40cm	5L	4/m²
	3	SKJAKEW	Skimmia japonica 'Kew White'		Bushy :C	20-30cm	3L	1/m²
	14	SKJAKEW	Skimmia japonica 'Kew White'		Bushy :C	20-30cm	3L	4/m²
	3	V d	Viburnum davidii	David Viburnum	Bushy :C	40-60cm	3L	1/m²
	15	Vib lan	Viburnum lantana	Wayfaring tree	1+1; Transplant - seed raised; branched; 2 breaks; BR	40-60cm	BR	1/m²
	11	Vin maj V	Vinca major 'Variegata'	Variegated Greater Periwinkle	Several shoots; 3 breaks	N/A	3L	4/m²

Herbaceous - On Plot	Number	Abbreviation	Species	Common Name	Specification	Height	Pot Size	Density
	3	ECH PUR	Echinacea purpurea	Purple Coneflower	C		1-1.5L	1/m²
	2	GERBLUA	Geranium 'Johnson's Blue'	Cranesbill 'Johnson's Blue'	C		2L	1/m²
	5	GERMA	Geranium macrorrhizum		Full Pot :C		3L	1/m²
	22	GERMA	Geranium macrorrhizum		Full Pot :C		3L	4/m²
	13	Heu C	Heuchera 'Caramel'		Full Pot		5L	4/m²
	79	V b	Verbena bonariensis	Argentinian Vervain	Full Pot		1-1.5L	4/m²

Scattered Scrub Mix - Open Space	Number	Abbreviation	Species	Common Name	Specification	Height	Pot Size	Density	Percentage Contribution
	23	Cor ave	Corylus avellana	Common Hazel	1+1; Transplant - seed raised; branched; 2 breaks; BR	40-60cm	BR	1/m²	17%
	22	Cor san	Cornus sanguinea	Common Dogwood	1+1; Transplant - seed raised; branched; 2 breaks; BR	40-60cm	BR	1/m²	16%
	34	Cra mon	Crataegus monogyna	Common Hawthorn	1+1; Transplant - seed raised; BR	40-60cm	BR	1/m²	26%
	9	Ros can	Rosa canina	Dog Rose	1+0; Seedling; branched; BR	40-60cm	BR	1/m²	6%
	17	Rub fru	Rubus fruticosus	Blackberry	0/1; Cutting; branched; 2 breaks; BR	N/A	BR	1/m²	12%
	17	Sam nig	Sambucus nigra	Common Elder	1+0; Seedling; branched; 2 breaks; BR	40-60cm	BR	1/m²	12%
	15	Vib lan	Viburnum lantana	Wayfaring tree	1+1; Transplant - seed raised; branched; 2 breaks; BR	40-60cm	BR	1/m²	11%
	Total :137								

Native hedges	Number	Abbreviation	Species	Common Name	Specification	Height	Pot Size	Density	Percentage Contribution
	35	ACECAM	Acer campestre	Common Maple	BR :Whip	40-60cm	2L	0.35Ctr Double Staggered at 0.35m offset	15%
	55	Car bet	Carpinus betulus	Hornbeam	1+1; Transplant - seed raised; BR	60-80cm	BR	0.4Ctr Double Staggered at 0.35m offset	25%
	65	Cor san	Cornus sanguinea	Common Dogwood	1+1; Transplant - seed raised; branched; 3 breaks; BR	60-80cm	BR	0.4Ctr Double Staggered at 0.35m offset	30%
	35	CORAV	Corylus avellana	Common Hazel	Branched :C	40-60cm	2L	0.35Ctr Double Staggered at 0.35m offset	15%
	46	CORSA	Cornus sanguinea	Common Dogwood	Bushy :C	40-60cm	2L	0.35Ctr Double Staggered at 0.35m offset	20%
	55	E e	Euonymus europaeus	Common Spindle Tree	1+2; Transplant - seed raised; branched; 3 breaks; BR	60-80cm	BR	0.4Ctr Double Staggered at 0.35m offset	25%
	24	I a	Ilex aquifolium	Common Holly	Branched :C	40-60cm	1.5L	0.35Ctr Double Staggered at 0.35m offset	10%
	69	P sp	Prunus spinosa	Blackthorn	Bushy :C	40-60cm	1.5L	0.35Ctr Double Staggered at 0.35m offset	30%
	24	SAMNI	Sambucus nigra	Common Elder	Bushy :C	40-60cm	2L	0.35Ctr Double Staggered at 0.35m offset	10%
	44	Vib opu	Viburnum opulus	European cranberrybush	1+2; Transplant - seed raised; branched; 3 breaks; BR	60-80cm	BR	0.4Ctr Double Staggered at 0.35m offset	20%

Grass Areas - Open Space	Area	Density	Weight	Seed Mix Name	Seed Mix Supplier
	729.7911m²	4g/m²	2921 g	EG9 – Grass Mixture for Hedgerows and Woodland	Emorsgate

Grass Turf Lawns Front & Rear Gardens	Area	Density	Weight	Seed Mix Name	Seed Mix Supplier
No. TU01	982.1094m²	1/m²		Arena Turf	Tillers Turf

Grass Specification

Grass mixes	Grass Mix Name	Grass Mix Supplier	Grass Mix Details
	Arena Turf	Tillers Turf	30% Perennial ryegrass (Lolium perenne), 30% Slender creeping red fescue (Festuca rubra litoralis), 15% Strong creeping red fescue (Festuca rubra rubra), 15% Chewings fescue (Festuca rubra commutata), 10% Smooth stalked meadow grass (Poa pratensis)

Seed mixes

Seed Mix Name	Seed Mix Supplier	Seed Mix Details
EG9 – Grass Mixture for Hedgerows and Woodland	Emorsgate	3.00% Agrostis capillaris – Common Bent, 2.00% Anthoxanthum odoratum – Sweet Vernal-grass (w), 1.00% Brachypodium sylvaticum – False Brome (w), 60.00% Cynosurus cristatus – Crested Dogstail, 2.00% Deschampsia cespitosa – Tufted Hair-grass (w), 24.00% Festuca rubra – Red Fescue, 8.00% Poa nemoralis – Wood Meadow-grass

INDICATIVE DRIVEWAY PAVING AND GRAVEL STRIPS

Area Specifier	Product	Product Description	Supplier	Height	Depth	Area	Volume	Per Unit Price	Total Cost
	Driveway Infilta Block Paving	Autumn 200 x 100 x 60mm 8.08m²	Bradstone			626.0074m²			
	20mm Gravel	Grey	Jewson			41.2842m²			

INDICATIVE ON PLOT FOOTPATHS

Paving	Number	Manufacturer	Product	Pattern	Area	Texture / Finish	Colour
	2135 No. Bricks	Marshalls	Utility Paving	Pattern : 400x400x50 - 3mm joint	238.62m²	Riven	Pendle, Natural(N)
	Total :2135 No. Bricks				Total :238.62m²		



Legend

Revision	By	Date	Details
Rev 1	JB	09/06/25	Final Issue following coordination
Rev 2	JB	23/06/25	Final Issue with minor amendments
Rev 3	JB	11/07/25	Abicultural Information Updated - Final Issue.

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BG25.209 Fairhaven, Kirkby In Ashfield

Client Lindun Group Ltd

Drawing title
Hard and Soft Landscape Schedules

Purpose of Issue	Date of Issue	Scale @ A1	Subsidiary
FINAL ISSUE	23.06.2025	1:200	S4

Drawn	Checked and approved	Issue	Revision
JB	DM	P04	INITIAL

Project Reference / Name: BG25.209-BRGR-ZZ-DR-L-00002



LANDSCAPE SPECIFICATION

These implementaton and maintenance guildelines are for planning purposes only to indicate the level of workmanship to be specified. These guidelines do not constitute a detailed specification.

GENERAL

- All landscape operatives will be appropriately trained, certified and qualified to undertake the tasks required. When required, relevant certificates will be made available for inspections.
- All works to be carried out in accordance with the relevant British Standards, Codes of Practice and Legislation, horticultural best practice and current guidelines.
- All plants shall conform to BS8545: 2014, BS3936 Nursery Stock (Parts 1-10), BS4428:1989, BS4043:1989, BS5837:2012.
- Planting shall not be carried out when the ground is waterlogged, frost bound or during periods of cold drying winds. All bareroot planting stock will be kept covered until actually planted in order to minimise water-loss and prevent the roots from drying out. Tree handling, storage and planting shall be in accordance with BS 8545:2014.
- A minimum intervention approach will be used in terms of weed control. In areas of transplant tree/shrub or ornamental planting, this is to be achieved by using mulch mats and hand weeding. Weed killer and other chemicals will be used as little as possible on site. Spot removal of weeds will be carried out by hand removal as necessary.
- Deviations from the location, density, size and species plants within the specification and landscape drawings should not be undertaken unless prior approval is sought from a Chartered Landscape Architect.

SITE PREPARATION

Topsoil

- Existing topsoil to be stripped before building works commence. Imported topsoil to be to BS3882: 2015 Specification for Topsoil.
- General multi-purpose grade topsoil - free from subsoil, rubble, contamination, roots of perennial weeds. Texture to be of medium grade.
- Topsoil to be stacked in heaps, not exceeding 2m high.

Site preparation

- Remove all surface rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil. Remove stones with any dimensions exceeding 100mm. Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Do NOT use mechanical equipment to excavations within 100mm of tree and plant stems.
- Do NOT cultivate and plant when soil frozen or waterlogged.

Excavation

Tree Pits: min 900mm deep
 Shrub pit: 450-600mm deep
 Hedge pit / trench: 300mm deep
 Grass areas: 100mm deep.

Backfilling Material

- Mixture of topsoil excavated from pit and additional topsoil as required.
- Ameliorant/Conditioner to be sanitised/stabilised compost to ornamental planting - application rate to manufacturer's/suppliers recommendations.
- For tree pits, subsoil depths are to backfilled with a high sand content subsoil

Cultivation

Planting areas: 300mm depth cultivation to a medium tilth.
 Grass seeding areas: 150mm deep cultivation to a fine tilth, raked to a smooth, evenly firmed bed.
 Turf areas 150mm deep cultivation to a medium tilth raked to a smooth, evenly firmed bed.

PLANTING

Times of year for planting

Deciduous trees and Shrubs: late October to late March.
 Evergreens : September/October or April/May.
 Container grown plants: At any time, if ground and weather conditions are favourable.

All planting to be set out evenly over areas as indicated, to the density and quantities shown.

Tree planting

- Plant trees where indicated on Landscape Plan (**BG25.232-BRGR-XX-XX-DR-L_00001, 00002, 00003 & 00004**).
- Typical rooting depth of trees is 900mm. The tree pit soil composition should reflect site conditions, but generally expect the first 300mm to be made up of topsoil, beneath this depth a suitable subsoil provides the remainder of the minimum rooting depth.
- Prior to planting, ensure that the root system of the tree is wetted.
- Tree pits are to be backfilled with excavated topsoil (where original topsoil not available or considered suitable, a multi-purpose topsoil should be used). Subsoil depth to be backfilled with high sand content subsoil. Subsoil to be backfilled in layers of 150mm-250mm depth and firmed to eliminate any air pockets. Final layer should not be firmed / consolidated.
- All extra heavy standard size trees are to be double staked with 75mm diameter stakes. Stakes should be driven at 450mm into undisturbed ground (taking care to avoid underground services and cables). Stakes should typically be one third the height of the tree stem above ground.
- Staked trees should be secured to stakes with suitable proprietary rubber tree ties and spacers.
- Immediately after planting, and prior to applying bark mulch, all trees should be saturated with water to field capacity.
- Ornamental composted bark mulch will be spread to depth of 75mm across a 0.75m diameter circle around individual trees, ensuring that the root flare and base of the stem is not buried.
- Tree guard protection to be provided - where possible weld mesh guards fixed to stakes (for larger specimens) or shelter guards.

Native shrub planting

- Shrub planting is to be as per the planting pattern set out on the planting plan and planting schedule.
- Planting should avoid man-made grids and lines.
- Where native shrub planting is container grown, plants to be protected from rabbit damage using approved proprietary 600mm biodegradeable shrub shelters, supported with 0.9 x 32mm x 32mm softwood stakes as advised by manufacturer.

Container grown and root balled plants

- Container grown and root balled plants to be planted in planting pits sufficient size to accommodate 150mm clearance of rootball.
- Planting pits to be backfilled with mixture of excavated topsoil and ameliorant/conditioner, firmed and watered in.
- Remove any dead/damaged vegetation.

Bare root plants

- Slit planted as per the planting pattern set out on the planting plan and planting schedule.
- Bare root plants to be protected from rabbit damage using approved proprietary 0.6m (for shrub species) or 1.2m (for tree species) non-single use plastic biodegradeable shrub/tree guards with 0.9m (or 1.35m for trees) x 32mm x 32mm softwood stakes as advised by manufacturer.

Ornamental Hedges

- To be planted in trenches 150mm wider than roots and 300mm deep.
- Set out plants evenly in specified row(s) at the densities indicated on planting schedule.
- Mulch to 75mm depth with bark mulch or similar.

Ornamental shrub and herbaceous planting

- Shrubs / herbaceous plants are to be set out as shown on the drawing and pit planted into prepared soil at the specified densities with minimal disturbance to the rootball and well firmed in.
- Mulch to 75mm depth with bark mulch or similar across all new planted areas, taking care not to bury groundcover plants.

Amenity grass

Preparation

- Areas to be turfed or seeded shall have existing vegetation removed, area cultivated to a depth of 100mm, removing weeds, debris and stones over 25mm diameter.
- Surface to be raked to levels and contours as detailed on landscape plans with a fine tilth.
- Grass / turf finish levels will be 25mm above surrounding kerbs, paving and planting bed edges.

Turf

- Turf to conform with BS3969:1998.
- It shall be good quality amenity turf, free from weeds and laid on even, prepared ground.
- It shall not b laid in frosty or waterlogged conditions and shall not be stacked in rolls for more than three days.
- Turfing operations shall be in accordance with BS 4428.
- Whole turves shall be laid around perimeter of the area to be turfed.
- The central area shall be laid in rows with staggered joints, well butted together, working from planks positioned on turves already laid.
- The turf shall be watered on completion.
- Any unevenness shall be made good by lifting the turf and adjusting the levels.
- Should shrinkage occur, fine topsoil shall be brushed into the joints.
- Water regularly to avoid shrinkage and achieve good establishment.

Seed

- Grass seeding during March to May or September to October in periods of moist warm calm weather.
- Sow seed on even, prepared ground at the specified rate, in transverse directions.
- Lightly rake seed sowing and water as necessary to avoid shrinkage.

Species rich / wetland / tussock meadows grassland

Preparation

- Areas of wildflower meadow to be seeded shall be cleared of existing vegetation, area cultivated to a depth of 100mm, removing weeds, debris and stones over 75mm diameter.
- Surface to be raked smooth, following contours with a fine tilth.

Seed

- Seeding shall be in April - May or September - October, in periods of moist warm calm weather.
- To achieve even sowing, bulk with an inert carrier, such as sand.
- Sow seed on even, prepared ground at the specified rate, in transverse directions.
- Roll to firm seed sowing and ensure intimate contact with the soil.

Bulb planting

- Bulb planting is to be naturalistic in character and should not be planted in manmade grids or lines.
- Random planting can be achieved by evenly scattering the bulbs/corms over the marked out bulb planting area and planting where they fall.
- Bulbs to be planted at a depth suitable to each species with base in contact with the bottom of the hole.



AFTERCARE PERIOD / GENERAL MAINTENANCE

Visits to be carried out during the aftercare period - at least monthly during the growing season (typically April-September) and twice during the dormant season - visits are to establish good plant health and weed free areas. Operations include watering, removal of litter, pest and disease control, general pruning, guard checking, weed control, grass cutting, leaf clearance. Arisings are to be removed from site, and to be left clean and tidy at all times.

Watering

All planting and grass areas should not be allowed to dry out and must be well watered during the growing season.

Trees and shrubs

All trees to be watered weekly from May to end of September, unless unnecessary due to heavy rain. To receive 20 gallons of water. Shrubs to be watered for the first two years from May to September. Tree ties and stakes to be checked and adjusted if too loose, too tight or if chaffing is occurring. Any damaged shoots / branches to be pruned back to healthy wood. Plants to be pruned in accordance with good horticultural practice to maintain healthy, well-shaped specimens.

Hedges / Hedgerows

Hedge lines to be kept mulched until established.

Grass cutting

During growing seasons, amenity grass to be kept at 25mm-50mm high. Species rich meadow requires regular mowing during the first year of establishment, to a height of 40-60mm. In second and subsequent years, do not mow from spring to late July/August. After flowering in July or August, cut back the grass with a scythe/petrol trimmer or tractor mower to 50mm. Leave to dry for 1-7 days and remove from site. Mow the regrowth through to late autumn/winter to 50mm.

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Rev 1	JB	09/06/25	Final Issue following coordination
Rev 2	JB	23/06/25	Final Issue with minor amendments

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BGX.XXX	Fairhaven, Kirkby In Ashfield

Client	Lindum Group Ltd.
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Drawing title	
IMPLEMENTATION AND MANAGEMENT	

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		1:200	S4
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