Delegated Report

Hinckley & Bosworth Borough Council

Planning Ref:	**25/00861/FUL**
Applicant:	**Mr Leigh Smith**
Ward:	**Barlestone, Nailstone and Osbaston**
Site:	**174 Newbold Road, Barlestone**
Proposal:	**Demolition of existing dwelling and construction of replacement self-build dwelling**
Case Officer:	**Ashleigh Gade (Senior Planning Officer)**

---

1. Recommendations

1.1. **Grant planning permission** subject to:

- Planning conditions detailed at the end of this report; and
- The Unilateral Agreement securing the dwelling as built and occupied in accordance with the Self-Build and Custom Housebuilding Act 2015.

2. Planning Application Description

2.1. This application seeks full planning permission for the demolition of an existing dwelling and construction of a replacement self-build dwelling at 174 Newbold Road, Barlestone.

2.2. The proposed dwelling is a two-storey dwelling with integrated garage. The proposed dwelling has a gable roof form with projecting two-storey gable end to the front and rear and a rear balcony. The proposed dwelling is of red brick construction with slate roof tiles and black uPVC windows.

2.3. The proposal involves the retention of existing hedgerow to the front of the dwelling adjacent Newbold Road, and the planting of new hedgerow along the western boundary and two new trees to the front of the dwelling. To the rear of the proposed dwelling two existing trees are to be retained and a further five new trees planted.

3. Description of the Site and the Surrounding Area

3.1. The application site is located within the settlement boundary of Barlestone. It is located within a ribbon of residential development on the southern side of Newbold Road, to the east of the village.

3.2. The application site comprises an existing detached dwelling and established vegetation to the front and rear. The existing dwelling is two-storey and of brick construction with a tiled roof and an eastern elevation chimney. The dwelling has a hipped roof form with hipped front projection with ground-floor bay window.

3.3. The existing vegetation on site comprises hedgerow to the north of the dwelling, and further hedgerows to the side and rear boundaries to the south of the dwelling, in addition to scattered established trees in the rear garden.

3.4. The site is accessed from Newbold Road which is an adopted and classified 'C' road subject to a speed limit of 30mph.

3.5. To the east and west of the application site are further dwellings within the ribbon of development south of Newbold Road. The residential development in the surrounds comprises of detached and semi-detached dwellings both two storey and single storey in height. The surrounding dwellings are typically of red brick construction with brown or grey roof tiles.

3.6. To the south of the site and north across Newbold Road are fields within the designated open countryside.

4. Relevant Planning History

Nil.

5. Publicity

5.1 The application has been publicised by the posting of a site notice in the vicinity of the site and sending letters to neighbours.

5.2 No responses have been received.

6. Consultation

6.1 Leicestershire County Council (LCC) Highways, the Local Highway Authority (LHA), have referred the Local Planning Authority (LPA) to standing advice.

6.2 No objections were received from the following consultees, some subject to conditions:

- LCC Ecology
- Hinckley and Bosworth Borough Council (HBBC) Drainage
- HBBC Environmental Services (Pollution)

6.3 No response was received from the following consultees:

- National Grid
- HBBC Waste
- Barlestone Parish Council

7. Policy

7.1 Core Strategy (2009):

- Policy 7: Key Rural Centres

- Policy 11: Key Rural Centres Standalone

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 Barlestone Neighbourhood Plan (2022)

- Policy H2: Settlement Boundary
- Policy H6: Design Standards
- Policy ENV9: Bat Conservation
- Policy TR1: Traffic Management
- Policy TR2: Electric Vehicles

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)
- Levelling-Up and Regeneration Act (LURA) (2023)
- Self-Build and Custom Housebuilding Act (2015)

7.5 Other relevant guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The application site is located within the identified settlement boundary of Barlestone where the principle of residential development is considered to be acceptable in principle. As such the principle of development considered acceptable, subject to the assessment of all other material considerations.

8.2. The key issues in respect of this application are therefore:

- Self-Build and Custom Housebuilding
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Self-Build and Custom Housebuilding

8.1 Policy HO7 of the NPPF states that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced

accommodation needs of the community, as identified through needs assessments prepared for the area of the Local Planning Authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under Policy HO1, such as HO1(2)(j) which comprises people wishing to commission or build their own home.

8.2 Section 1 of the Self-Build and Custom Housebuilding Act 2015 defines self-build and custom housebuilding as the building or completion of houses by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, to be occupied as homes by those individuals.

8.3 Section 2A of the Self-Build and Custom Housebuilding Act places a statutory duty on the Local Planning Authority to give permission to a sufficient number of self-build and custom housebuilding developments on serviced plots to meet the demand for self-build and custom housebuilding in the Authority's area. Currently, the Council has supplied less suitable permissions than the cumulative required demand for self-build and custom house-build dwellings at the end of Base Period 10, which results in a shortfall of 17 self-build and custom housebuilding plots.

8.4 The Applicant has stated that the scheme would represent a self-build and custom housebuilding development in accordance with the definition within the Self-Build and Custom Housebuilding Act 2015. To support this, the Applicant has entered into a Unilateral Undertaking to legally secure the scheme's contribution to the Council's supply of self-build and custom housebuilding plots.

8.5 As the application benefits from a mechanism to legally secure the contribution to the Council's shortfall in supply of self-build and custom housebuilding plots, positive weight can be given to this benefit in the planning balance. Although the LPA are not meeting their statutory duty to permit sufficient self-build and custom housebuilding schemes, the proposal would provide only one additional dwelling to the supply. As such, the benefits of this contribution in addressing the current shortfall would be considered to attract moderate positive weight in the planning balance.

Design and Impact upon the Character of the Area

8.6 Policy DP3(1) of the NPPF confirms that development proposals should respond to their context including the history, character and features of their site and its setting, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. Policy DP3(2) of the NPPF details the seven principles of well-designed placed that development proposals should reflect as appropriate to the nature of the development and its location.

8.7 Policy DP3(3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with Policy DP3(1), or relevant aspects of the principles in Policy DP3(2), or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or

masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.

8.8 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

8.9 Policy H6 of the Barlestone Neighbourhood Plan states that development proposals for dwellings should respect the character and historic context of nearby existing development. Contemporary and innovative materials and design will be supported where positive improvement can be demonstrated without detracting from the historic context. Care should be taken to ensure that the development does not disrupt the visual impact of the street scene or adversely affect any wider landscape views.

8.10 The Good Design Guide provides guidance upon how to design an appropriate new residential development. This includes appraising the context, creating appropriate urban structures through blocks, streets, enclosure, open space and landscaping, parking, amenity apace and design detailing.

8.11 The application site is located within a ribbon of residential development along the southern side of Newbold Road. The existing dwellings within the ribbon typically comprise two-storey detached and semi-detached dwellings with some examples of bungalows to the west. The architectural style of dwellings in the locality is highly varied, and while most dwellings are of red brick construction, the use of feature materials is varied and there are a broad range of colour finishes to roof tiles.

8.12 The proposal is for the demolition of the existing dwelling on the application site and the construction of a replacement dwelling. The footprint of the proposed replacement dwelling is larger than the existing dwelling but is located in generally the same location on site, with the proposed dwelling footprint overlaying the location of the existing dwelling and a former single storey outbuilding to the side.

8.13 The proposed dwelling is a two-storey detached dwelling with gable roof form. It has projecting gables to the front and rear, and a flat-roof rear projection that accommodates a first-floor balcony area.

8.14 The proposed dwelling is of red brick construction with white feature render elements, and a slate roof. The proposed fenestration to the principal elevation of the dwelling includes a large modern feature window above the proposed front entrance porch, and is otherwise consistent with window sizes and styles seen on neighbouring dwellings.

8.15 It is considered that due to the architectural variance in the surrounding area, within the ribbon of residential development, that the dwelling would sit comfortably in its surrounds. The form of the proposed dwelling and material finishes would be consistent with neighbouring dwellings. The fenestration on the principal elevation would be distinct, but not inconsistent with the surrounding character, given the range of window styles in the locality.

8.16 Policy DM10(e) of the SADMP states that developments will be permitted provided that they incorporate a high standard of landscaping, where this would add to the quality of the design and siting.

8.17 Policy H6(d) of the Barlestone Neighbourhood Plan states that proposals for dwellings should be enhanced by landscaping with existing trees, protecting existing trees and hedges wherever possible to promote biodiversity. Where practicable, plots should be enclosed by native hedging, wooden fencing or walls in keeping with the local style.

8.18 The application site has historically been well vegetated, with hedgerows to the front, side and rear boundaries and large, established trees to the front and rear of the site. The former hedgerow along the western boundary to the front of the site and the large trees at the front of the site have more recently been removed, with only the front hedgerow remaining forward of the existing dwelling. The site is otherwise enclosed with existing wooden boundary fencing.

8.19 The proposed development is accompanied by a landscaping plan. The landscaping plan proposes the planting of new native hedging along the western boundary forward of the dwelling, to replace the removed section of hedge, and the planting of two sweet cherry trees behind the front hedgerow, to replace the removed front trees.

8.20 The proposed landscaping also involves the planting of five new trees to the rear of the site, comprising three sweet cherry trees and two silver birch trees. There will also be planting of shrub mixes to areas to the rear of the existing hedgerow, directly forward of the dwelling, and along the western and eastern side boundaries of the site.

8.21 It is considered that the proposed landscaping would restore the well-vegetated appearance of the site and provide screening to the dwelling from Newbold Road.

8.22 Given the above, it is therefore considered that the proposal would not result in any adverse impacts to the character of the surrounding area consistent with Policy DM10 of the SADMP, Policy H6 of the Barlestone Neighbourhood Plan and Policy DP3 of the NPPF.

Impact upon Residential Amenity

8.23 Policy P3(1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of pre-existing conditions in its vicinity.

8.24 Policy DM10(a) and (b) of the SADMP state that development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

8.25 Policy H6(c) of the Barlestone Neighbourhood Plan states that development proposals for dwellings should ensure there is no unacceptable resulting loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

8.26 The Good Design Guide outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.

8.27 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8 metres from the blank side of a single storey neighbouring property, this rises to 14 metres for a two-storey property. The separation distance between two principal habitable room windows should be a minimum of 21 metres. The Good Design Guide also states that, *"An exception to this rule is in an urban location where it may be acceptable to have a reduced distance where issues of amenity and overlooking are dealt with by good design."*

8.28 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size and shape.

8.29 The Good Design Guide seeks that where dwellings are extended to the rear, they meet the 45-degree rule to ensure that the outlook from or daylight to principal habitable room windows are not impacted upon. The 45-degree rule requires that a projecting line at 45-degrees be drawn from an impacted window, ensuring that the proposed building does not cross this line. The 45-degree line is to be measured from the midway point of the nearest ground floor principal habitable room window for single-storey construction and from the quarter point of that window for two-storey construction.

8.30 Notwithstanding that the 45-degree rule is outlined in the Good Design Guide for the purposes of guiding rear extensions, it is considered to represent a reasonable test for overbearing and loss of light impacts in the context of this proposal.

8.31 The application site is neighboured to the east and west by existing dwellings. Both neighbouring residential properties contain two-storey detached dwellings. There are no residential properties to the rear, where the site is neighboured by small fields.

8.32 There are no principal habitable room windows on the side elevations of the proposed dwelling or on the side elevations of either of the neighbouring dwellings.

8.33 The proposed dwelling is sited forward of the existing dwelling to the east, which extends deeper into the neighbouring site than the proposed dwelling does. There is a very minor intrusion into the 45-degree angle for the proposed dwelling from the first-floor bedroom window, but not to the ground floor living room windows. It is not considered this would unduly impact the amenity of future occupiers of the dwelling.

8.34 The proposed dwelling extends deeper into the site, to the south, than the neighbouring dwelling to the west. The proposed dwelling extends approximately 5.5 metres deeper than the elevation with the nearest principal habitable room window on the western neighbouring dwelling. For the length of this 5.5 metres, the height of the proposed dwelling wall is 4.8 metres and is setback from the shared boundary by between 2.1 to 2.5 metres.

8.35 Notwithstanding the above, it is noted that the existing dwelling on the application site is also sited in this location. The existing two-storey dwelling extends 4.3 metres deeper into the site along this boundary than the western neighbour, and as such the proposed dwelling extends this existing impact by 1.2 metres. The garden areas of the western neighbour adjacent the existing and proposed western elevations of the proposed dwelling are set down below existing tall fencing, and at the time of site inspection were partially enclosed by a lightweight gazebo. The primary grassed areas of the outdoor space on the western neighbouring property are accessed via stairs on the opposite side of the site, and these areas are not impacted by the western wall of the proposed dwelling.

8.36 Further to the above, the submitted plans demonstrate that the siting of the proposed dwelling would satisfy the 45-degree rule when measured from the nearest ground-floor principal habitable room window on the western neighbouring dwelling.

8.37 It is therefore considered that the proposed dwelling would not be unreasonably overbearing to neighbouring dwellings and would not result in an undue loss of natural light to habitable room windows.

8.38 The proposed dwelling includes a large rear balcony extending from the first-floor bedroom, over the ground floor living room area. The balcony extends for a length of 3 metres on the eastern elevation and 4.25 metres on the western elevation. To prevent views into private garden spaces of the neighbouring dwellings, both the eastern and western elevations of the balcony are to be fitted with privacy screens to a height of 1.7 metres above the balcony floor level.

8.39 To comply with the Good Design Guide, dwellings comprising three or more bedrooms should provide a minimum of 80 square metres of private outdoor amenity space with a minimum length of 7 metres.

8.40 The proposal retains approximately 350 square metres of private garden space to the rear of the dwelling, with a minimum dimension of 25 metres.

8.41 To support the residential amenity of future occupiers of the scheme, Section 4 of the Good Design Guide seeks to ensure that new residential development exceeds the internal space standards set by the Nationally Described Space Standards (NDSS) wherever possible.

8.42 The NDSS requires that a four-bedroom, eight-person dwelling comprising two storeys provide 124 square metres of internal floor space and 3 square metres of built-in storage space.

8.43 All dwellings with two or more bedrooms should provide at least one double bedroom. The NDSS requires that double bedrooms have a floor area of at least 11.5 square metres and a minimum width of 2.75 metres for the first double bedroom and of 2.55 metres for every other double bedroom thereafter. For single bedrooms, the NDSS requires a floor area of at least 7.5 square metres and a minimum width of 2.15 metres.

8.44 The proposed dwelling demonstrates sufficient overall floor area, built-in storage and bedroom space to meet NDSS standards.

8.45 It is therefore considered that the proposal would not result in adverse impacts to the privacy and amenity of nearby residents and occupiers of adjacent buildings, or to future occupiers of the scheme, in accordance with Policy P3 of the NPPF, Policy DM10 of the SADMP, Policy H6 of the Barlestone Neighbourhood Plan and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

8.46 Policy TR3 of the NPPF states that development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure. Any significant adverse impacts from development on the transport network in terms of capacity and congestion, or on highway safety, should be mitigated to an acceptable degree using a vision-led approach.

8.47 Policy TR6(4) of the NPPF confirms that where development proposals would have severe adverse impact on the transport network or an unacceptable impact on highway safety, taking into account any mitigation measures proposed as well as any wider network improvements, that they should be refused.

8.48 To support this, Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe. Policy DM18 of the SADMP requires that new development provide an appropriate level of parking provision.

8.49 Policy TR4(1)(e) of the NPPF requires development proposals to provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development, including its connectivity, and any locally-set standards in the development plan.

8.50 Policy DM18 of the SADMP requires that new development provide an appropriate level of parking provision.

8.51 All proposals for new development should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently, this is the Leicestershire Highway Design Guide (LHDG) (2024).

8.52 Table 13 of the LHDG requires that an access serving a single dwelling have a minimum width of 2.75 metres. Table 6 of the LHDG outlines the minimum visibility distance that must be achieved for visibility splays, which is 43 metres where 85th percentile speeds are measured between 26-30mph.

8.53 The proposal uses the existing site access from Barlestone Road. The existing access is consistent with the requirements of the LHDG.

8.54 Table 28 of the LHDG requires that dwellings with four or more bedrooms provide a minimum of three off-street parking spaces. The LHDG requires that parking spaces have minimum dimensions of 2.4 metres in width by 5.5 metres in depth, and an additional 0.5 metres in width is required if the parking space is bounded by a wall, fence, hedge, line of trees, or other similar obstruction on one side and an additional 1 metre in width where the space is bounded on both sides.

8.55 For residential garages, the LHDG states that parking spaces will not be counted unless the garage meets minimum dimensions. The LHDG requires that double garages have internal dimensions of at least 6 metres by 6 metres, with a minimum door width of 4.2 metres.

8.56 The proposal provides three parking spaces forward of the dwelling, adjacent the western side boundary of the site. The proposed dwelling also has an integrated garage which provides two additional spaces. All proposed spaces meet the dimensions required by the LHDG.

8.57 It is therefore considered that the proposal would not have an unacceptable impact upon highway safety or the wider road network, consistent with Policies DM17 and DM18 of the SADMP, Policy TR3 and TR6 of the NPPF, and the requirements of the LHDG.

9. Equality Implications

9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3 There are no known equality implications arising directly from this development.

9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Recommendations in Paragraph 1.1 of this report.

11.2 **Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

   - Block, Site Location Plan, Drg No. 248-03 (submitted: 11.09.2025)
   - Proposed Floor Plans, Elevations,3D Visuals, Drg No. 248-02 Rev E (submitted: 02.09.2026)

   Reason: To ensure a satisfactory form of development in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. The materials to be used on the development hereby approved shall accord with the information as detailed on the submitted documentation, as part of this planning application.

   Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The scheme shall be carried out in full accordance with the approved hard and soft landscaping scheme as detailed on the Landscape Plan, Drg No.248-04 Rev C (submitted: 02.09.2026). The soft landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the development or the completion of the development, whichever is sooner.

   The soft landscaping shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are seriously damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

   Reason: To ensure that the development has a satisfactory external appearance in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. Prior to first occupation of the dwelling hereby permitted, the balcony shall be fitted with solid privacy screening on both side elevations to a minimum height of 1.7 metres above the finished floor level of the balcony as shown on the Proposed Floor Plans, Elevations,3D Visuals, Drg No. 248-02 Rev E (received by the Local Planning Authority on 2 September 2026). Once installed, the privacy screening shall be maintained at all times thereafter.

   Reason: To safeguard the privacy and amenity of neighbouring dwellings from direct overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development shall be implemented in strict accordance with the Landscape Plan - 248-04 - Rev C - (09/09/2025), Proposed Floor Plans, Elevations, 3D Visuals - 248-02 - Rev E - (01/09/2025) and the Bat Mitigation Strategy – Fauna Forest Ecology (August 2026).

   Reason: To ensure that species and habitats are protected and to enhance the biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.

2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

   Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority – GOV.UK. Standing Advice valid from 1st January 2025 until 31st December 2026.

3. This development will require a bat license from Natural England to make it lawful. You must be aware that to proceed with the development without first obtaining a licence could result in prosecution.

4. All new planting should be composed of native species of local provenance and species to attract pollinating insects as identified in the RHS' 'Plants for Pollinators' database. Recommended hedging species mix: 80% hawthorn (Crataegus monogyna), plus any one or more of the following: field maple (Acer campestre), dogwood (Cornus sanguinea), dog rose (Rosa canina) and holly (Ilex aquifolium).