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Proposed Vegetation

- Native hedgerow
- Single Species hedgerow
- Proposed Trees
- Woodland planting
- Scrub planting
- Understorey Enhancement Planting

- Amenity grass mix
- Flowering meadow mix

- Fibre-reinforced rootzone access track with species rich grassland

Built Form and Features

- Buildings
- SuDS
- Staff Amenity / Seating Area
(refer to Drawings 12506-FPCR-XX-XX-DR-L-0014-0015)
- Entrance / Amenity Area
(refer to Drawings 12506-FPCR-XX-XX-DR-L-0009-0013)
- Mown Pedestrian Route

Planting Schedule

WOODLAND PLANTING

Qty	Latin Name	Common Name	Height	Form	m on ctr	%
Scattered Scrub Mix Planted at 2m centres in irregular patterns (avoiding straight lines). Plantings will be grouped by species in random groups of 3, 5 or 7						
B32	Acer campestre	Field maple	250-300cm	Feathered	2	15
17	Alnus glutinosa	Common Alder	250-300cm	Standard	2	10
157	Betula pendula	Silver birch	60-80cm	Transplant	2	10
277	Cornus sanguinea	Common dogwood	60-80cm	Transplant	2	5
277	Cornus avellana	Hazel, Cobnut	60-80cm	Transplant	2	5
277	Crataegus monogyna	Common hawthorn	60-80cm	Transplant	2	5
277	Ilex aquifolium	Holly	60-80cm	Leader with laterals	2	5
157	Malus sylvestris	Crab Apple	60-80cm	Transplant	2	10
B32	Pinus sylvestris	Scots pine	250-300cm	Standard	2	15
B32	Quercus robur	Common, English oak	60-80cm	Transplant	2	15
277	Viburnum opulus	Guelder rose	60-80cm	Transplant	2	5

WOODLAND EDGE PLANTING

Qty	Latin Name	Common Name	Height	Form	m on ctr	%
Scattered Scrub Mix Planted at 1m centres in irregular patterns (avoiding straight lines). Plantings will be grouped by species in random groups of 3, 5 or 7						
1498	Acer campestre	Field maple	60-80cm	Transplant	1	10
750	Acer campestre	Field maple	250-300cm	Feathered	1	5
1498	Cornus sanguinea	Common dogwood	60-80cm	Transplant	1	10
2249	Cornus avellana	Hazel, Cobnut	60-80cm	Transplant	1	15
1498	Crataegus monogyna	Common hawthorn	60-80cm	Transplant	1	10
1498	Ilex aquifolium	Holly	60-80cm	Leader with laterals	1	10
750	Ligustrum vulgare	Common privet	60-80cm	Whip	1	5
750	Prunus avium	Gean, Wild cherry	250-300cm	Standard	1	5
1498	Rosa canina	Dog rose	60-80cm	Transplant	1	10
1498	Sorbus aucuparia	Mountain ash or Rowan	60-80cm	Transplant	1	10
1498	Viburnum opulus	Guelder rose	60-80cm	Transplant	1	10

WOODLAND ENHANCEMENT PLANTING

Qty	Latin Name	Common Name	Height	Form	m on ctr	%
Scattered Scrub Mix Planted at 5m centres in irregular patterns (avoiding straight lines). Plantings will be grouped by species in random groups of 3, 5 or 7						
4	Acer campestre	Field maple	250-300cm	Feathered	1	5
9	Acer campestre	Field maple	60-80cm	Transplant	5	10
9	Cornus sanguinea	Common dogwood	60-80cm	Transplant	5	10
13	Cornus avellana	Hazel, Cobnut	60-80cm	Transplant	5	15
9	Crataegus monogyna	Common hawthorn	60-80cm	Transplant	5	10
9	Ilex aquifolium	Holly	60-80cm	Leader with laterals	5	10
4	Ligustrum vulgare	Common privet	60-80cm	Whip	5	5
4	Prunus avium	Gean, Wild cherry	250-300cm	Standard	5	5

9	Viburnum opulus	Guelder rose	60-80cm	Transplant	5	10
9	Rosa canina	Dog rose	60-80cm	Transplant	5	10
9	Sorbus aucuparia	Mountain ash or Rowan	60-80cm	Transplant	5	10
88						
INDIVIDUAL TREES						
36	Acer campestre	Field maple	350-400cm	Heavy Standard	RB/C	Min. 200cm 12-14cm
17	Acer campestre 20-25cm	Field maple	190-500cm	Semi-mature	RB	Min. 200cm 20-25cm
66	Acer campestre 'Street Wise'	Field maple 'Streetwise'	350-400cm	Heavy Standard	RB/C	Min. 200cm 12-14cm
42	Alnus glutinosa	Common Alder	300-350cm	Selected Standard	RB/C	Min. 200cm 10-12cm
11	Alnus glutinosa 20-25cm	Alder	500-550cm	Extra Heavy Standard	RB/C	Min. 200cm 20-25cm
42	Betula pendula	Silver birch	350-400cm	Heavy Standard	RB/C	Min. 200cm 12-14cm
47	Garganus betulus	Hornbeam	400-450cm	Extra Heavy Standard	RB/C	Min. 200cm 18-16cm
44	Fagus sylvatica	Common beech	350-400cm	Heavy Standard	RB	Min. 200cm 12-14cm
40	Malus sylvestris	Crab Apple	300-350cm	Selected Standard	B	Min. 200cm 10-12cm
28	Pinus sylvestris	Scots pine	250-300cm	Standard	B	
3	Pinus sylvestris	Scots pine	350-400cm	Leader with laterals	RB	150-175cm
31	Prunus avium	Gean, Wild cherry	350-400cm	Heavy Standard	RB	Min. 200cm 12-14cm
57	Quercus robur	Common, English oak	300-350cm	Selected Standard	RB	Min. 200cm 10-12cm
73	Sorbus aria 'Maestica'	Whitebeam 'Maestica'	350-400cm	Heavy Standard	RB	Min. 200cm 12-14cm
9	Tilia cordata 20-25cm	Small-leaved lime	500-550cm	Semi-mature	RB	Min. 200cm 20-25cm
82	Tilia cordata 'Greenspire'	Small-leaved lime	350-400cm	Heavy Standard	RB	Min. 200cm 12-14cm

MIXED NATIVE HEDGEROWS (planted double staggered, 5 plants lin/m)

Native HR should be planted in a double staggered row at 300mm centres (5 plants per lin) plants should be grouped by species in either 3, 5 or 7						
Qty	Latin Name	Common Name	Height	Form	Root Condition	%
B42	Acer campestre	Field maple	60-80cm	Transplant	B	5
1682	Cornus sanguinea	Common dogwood	60-80cm	Transplant	B	10
1680	Cornus avellana	Hazel, Cobnut	60-80cm	Transplant	B	10
10095	Crataegus monogyna	Common hawthorn	60-80cm	Transplant	B	60
B41	Ilex aquifolium	Holly	60-80cm	Leader with laterals	C	5
B40	Ligustrum vulgare	Common privet	60-80cm	Whip	B	5

P08 19/02/2026 Moved trees out of grassland adj.unit 6

500 EAF
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client
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project
Land at Junction 22 of M1,
Cliffe Hill Farm

title
DETAILED LANDSCAPE PLAN

scale
1:1250 @ A1

number
12507-FPCR-XX-XX-DR-L-0002

status
S3

rev
P08

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- Built Form and Features**
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 - Entrance / Amenity Area (refer to Drawings 12506-FPCR-XX-XX-DR-L-0009-0013)
 - Mown Pedestrian Route

- For planting schedule see sheet 12507-FPCR-XX-XX-DR-L-0002



P08 19/02/2026 Moved trees out of grassland adj.unit 6
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Caddick Developments Limited

project
**Land at Junction 22 of M1,
Cliffe Hill Farm**

title
**DETAILED LANDSCAPE PLAN
(Sheet 1 of 6)**

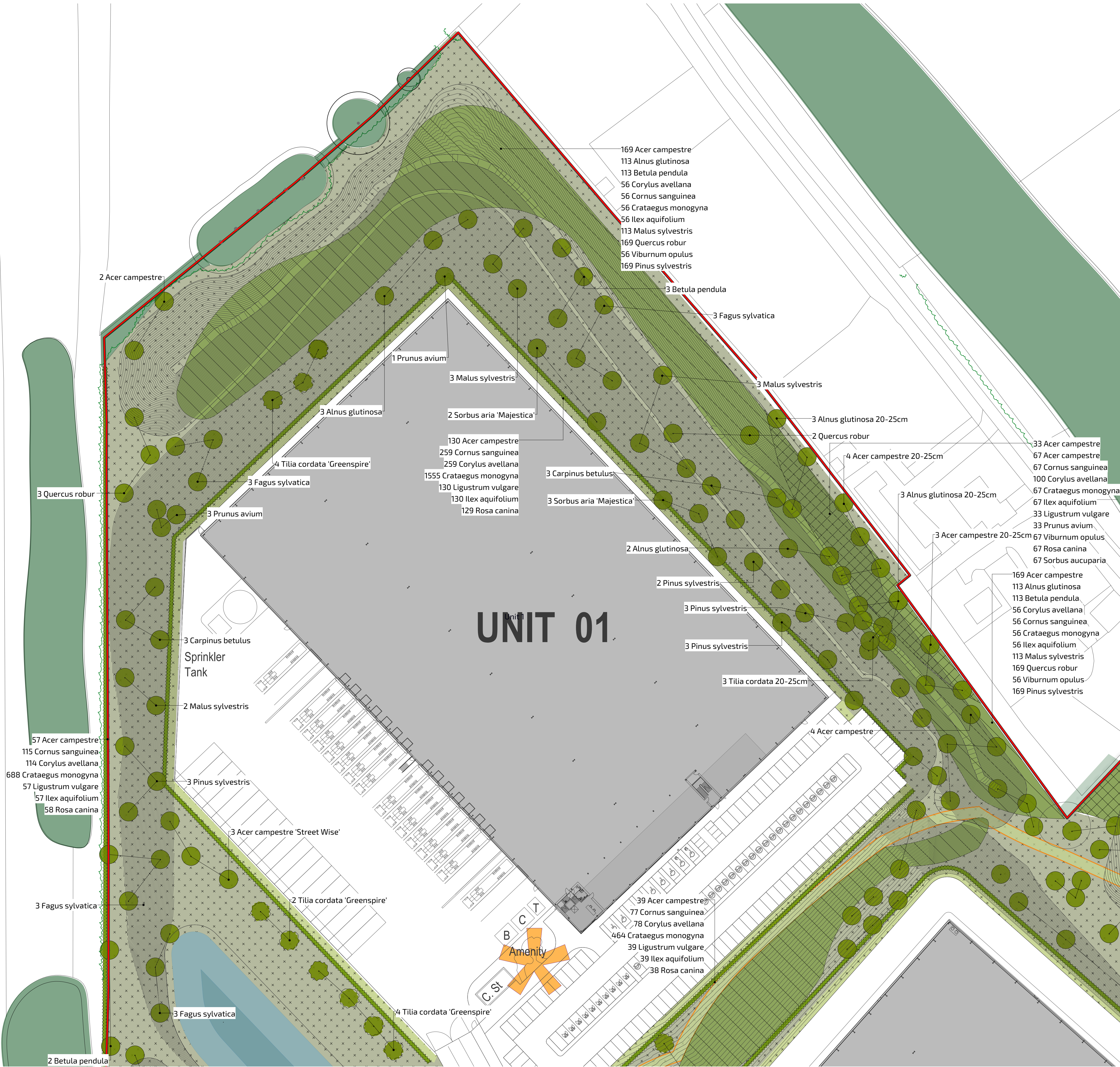
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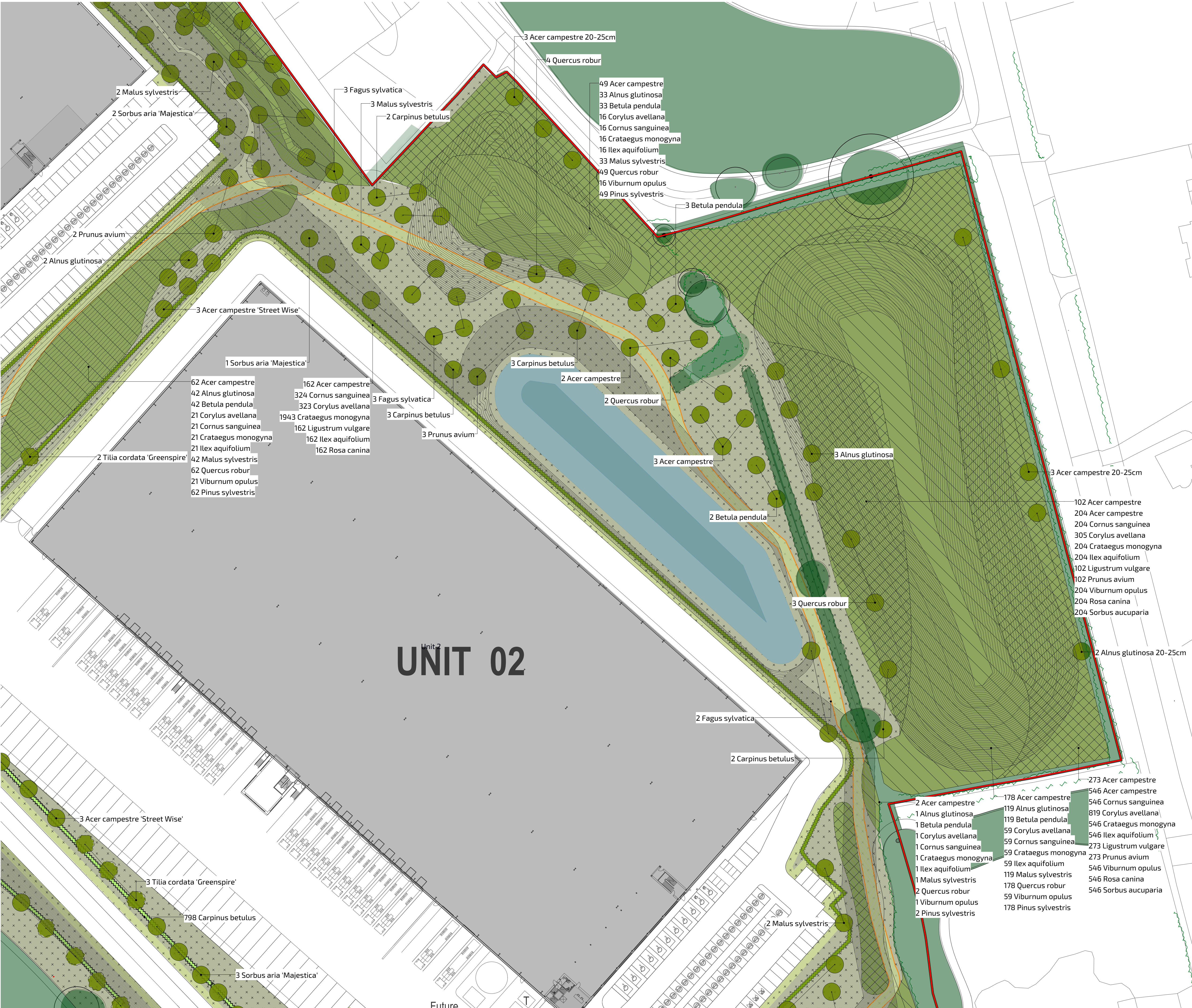
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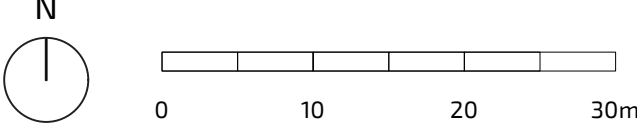
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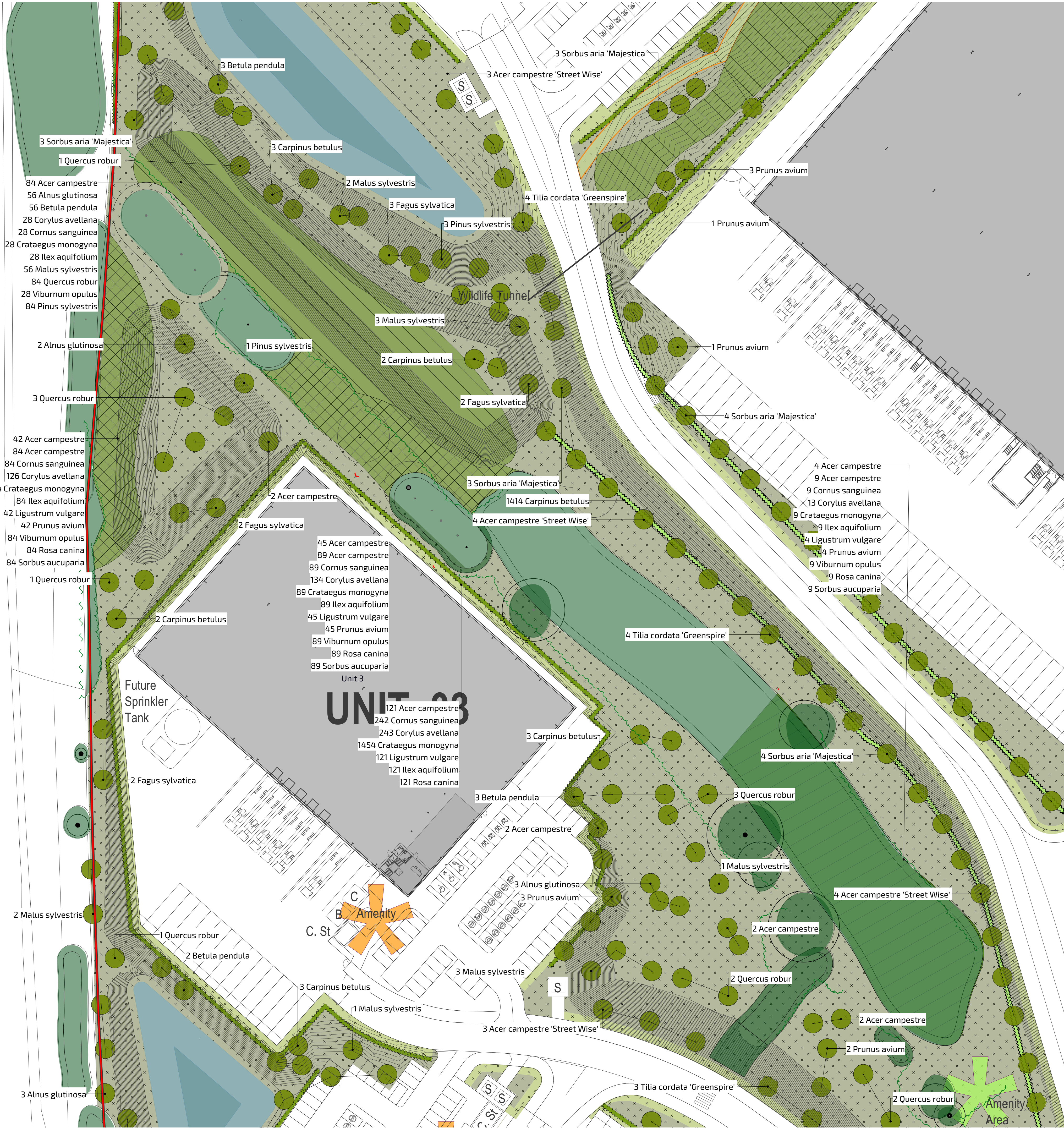
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rev	date	description	dm	chk

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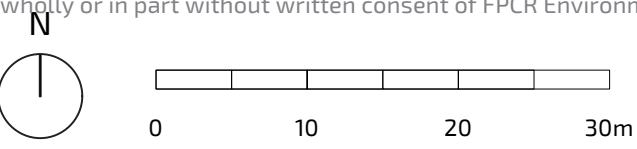
project
**Land at Junction 22 of M1,
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title		scale
DETAILED LANDSCAPE PLAN		1:500 @ A1
(Sheet 2 of 6)		
number	status	rev
12507-FPCR-XX-XX-DR-L-0004	S3	P08

M1 Motorway



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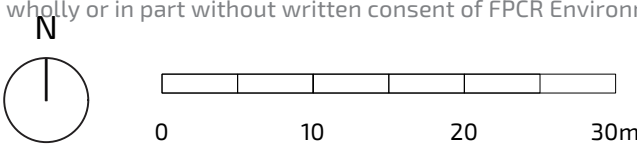
project
Land at Junction 22 of M1,
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title
DETAILED LANDSCAPE PLAN
(Sheet 3 of 6)

12507-FPCR-XX-XX-DR-L-0005

scale
1:500 @ A1
status
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rev
P08

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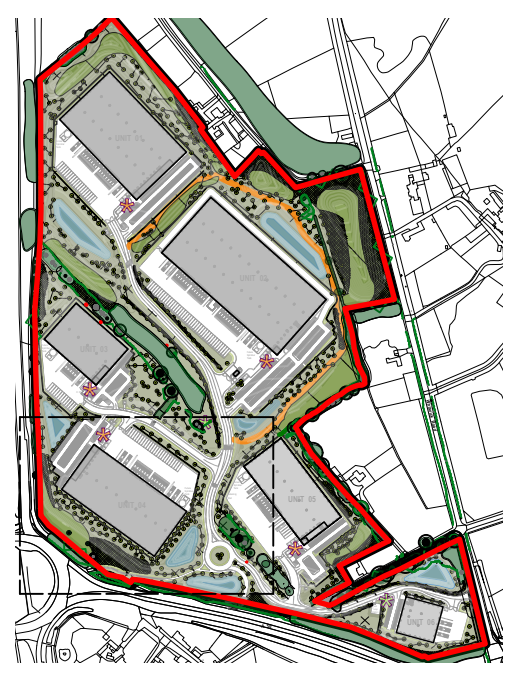


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P08 19/02/2026 Moved trees out of grassland adj.unit 6
rev date description SDO EAF
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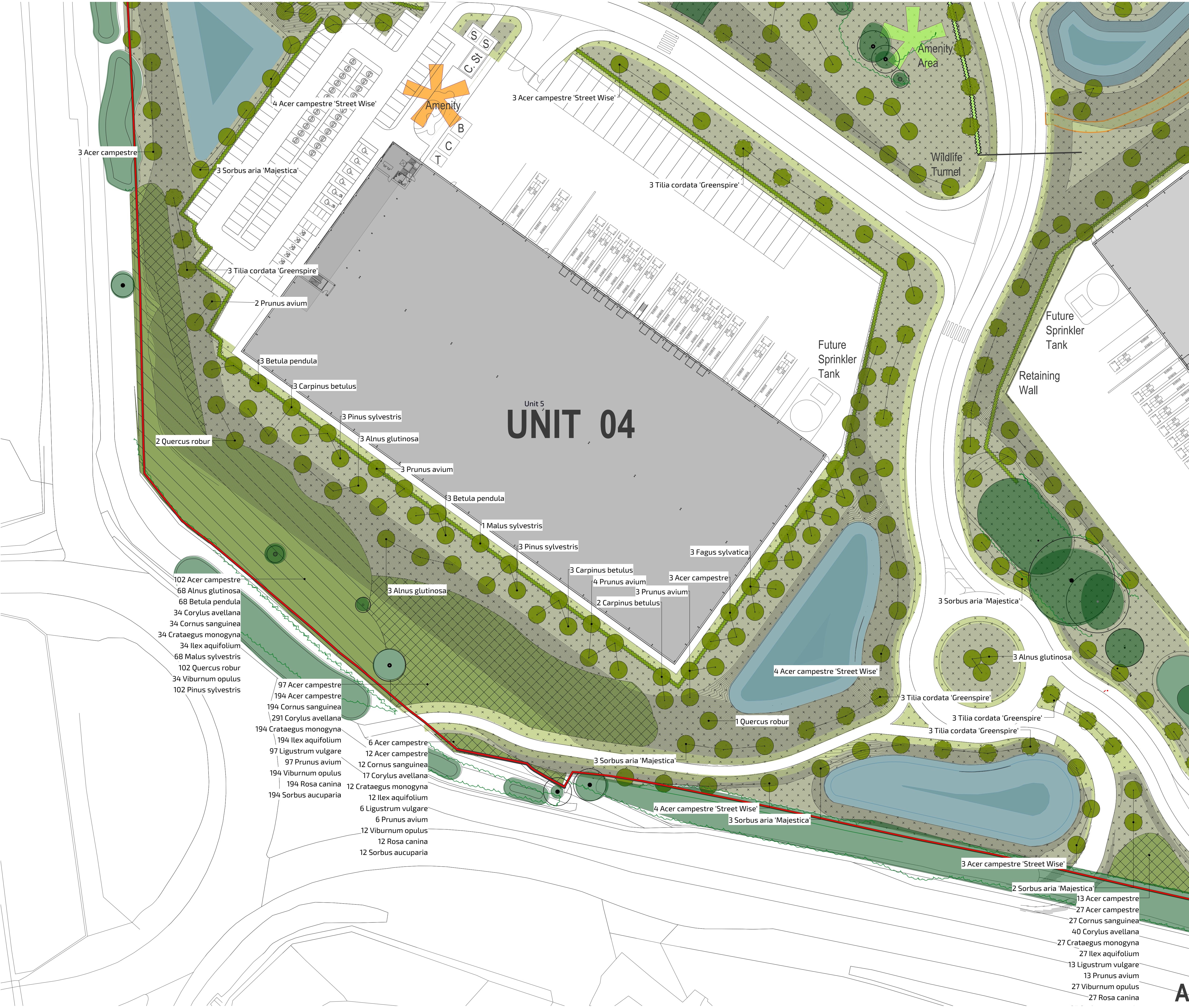
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project
**Land at Junction 22 of M1,
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title
**DETAILED LANDSCAPE PLAN
(Sheet 4 of 6)**

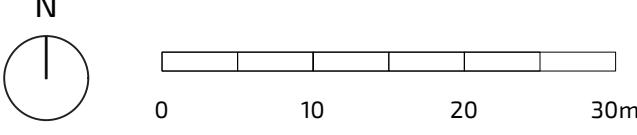
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status
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- For planting schedule see sheet 12507-FPCR-XX-XX-DR-L-0002



P08 19/02/2026 Moved trees out of grassland adj.unit 6 SDO EAF
rev date description dm / chk

client
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project
Land at Junction 22 of M1, Cliffe Hill Farm

title
DETAILED LANDSCAPE PLAN
(Sheet 5 of 6)

scale
1:500 @ A1

status
S3

rev
P08

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	Mown Pedestrian Route

client
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title	number	status	revision	scale
DETAILED LANDSCAPE PLAN (Sheet 6 of 6)	12507-FPCR-XX-XX-DR-L-0008	S3	P08	1:500 @ A

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A minimum of 150mm depth topsoil for grassed areas is to be prepared to a fine till, all stones over 50mm removed, and firmed to achieve a level surface. Soil levels to be 10mm below or flush with adjacent surfaces. Seed mix to be sown at manufacturers specification. Water all grass areas to maintain healthy growth. An establishment cut of all grassland areas should be undertaken when the grass is 50mm high. Remove any debris, litter and stones and cut the grass to between 25-30mm. Remove all arisings.