landscape architects

Higham on the Hill

Landscape & Ecological Management Plan

Issue 1: 30th October 2026

Client: Keepmoat

Ref: GL2773 L

Report Issue 1: DATE: 30/10/26 Status: PLANNING Author: Alex Luck

G+L Landscape Architects

Midlands
Wilson House
207 Leicester Road
Ibstock
Leicestershire
LE67 6HP

North
Suite 1.02
Innovation Centre
Innovation Way
York
YO10 5NY

Call 01530 265688
Email info@golbyandluck.co.uk
Visit golbyandluck.co.uk

Landscape Institute Registered Practice

CONTENTS

1	INTRODUCTION	2
2	ECOLOGICAL MANAGEMENT	5
3	GENERAL MAINTENANCE OPERATIONS	9
4	LANDSCAPE MANAGEMENT	12
5	MANAGEMENT REVIEW & MAINTENANCE SCHEDULE	21

APPENDIX 1

GL2773 HA 01A Hard Landscape Proposals
GL2773 LP 01A-03A Detailed Landscape Proposals

APPENDIX 2

Ecological Enhancement Proposals

1 INTRODUCTION

Management Scope

1.1 This Landscape and Ecological Management Plan has been prepared jointly by Golby + Luck Landscape Architects and Brindle and Green in support of Keepmoat's planning application for residential development at Higham on the Hill.

1.2 This document sets out a comprehensive schedule of annual maintenance operations and long-term management measures for the proposed public open spaces and managed areas. It serves as a precursor to the Habitat Management and Monitoring Plan (HMMP). Once completed, the HMMP will take precedence in all matters relating to Biodiversity Net Gain (BNG) habitat management criteria and condition requirements.

1.3 The initial landscape contract will include 12 months maintenance and defect liability period. Following the initial 12-month maintenance defect liability period the landscape areas will be covered by the approved Contractor who will take responsibility for all hard and soft landscape elements on a running contract managed by the appointed residents Management Company. This plan will run in perpetuity and will be reviewed at 5 year intervals so that operations can be adapted to the development of the landscaping scheme.

1.4 The overall objectives for this management plan are:

- To secure the long-term health and retention of the existing trees and hedgerows;
- To secure the implementation and establishment of the proposed landscaping scheme, and to secure wildlife and ecological benefits;
- To establish a functional and attractive public open space network that contributes to the visual amenity of the site and enjoyment by users;
- To ensure best horticultural and health and safety practices at all times; and
- Defects in the landscape are identified early and addressed promptly.

1.5 This document should be read in conjunction with the latest revision of the supporting landscape proposals; see **Appendix 1**.

Insurances and Certification

1.6 The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility of the

Management Company to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.

Environmental Considerations

1.7 All management operations must be carried out by suitably trained staff in accordance with the manufacturers recommendations and the legislation set out below:

- Environment Act 2021;
- Natural Environment and Rural Communities Act 2006 (Section 40);
- Wildlife and Countryside Act 1981 (as amended);
- Conservation of Habitats and Species Regulations 2017;
- Town and Country Planning Act 1990 (notably protected trees);
- Forestry Act 1967;
- Environmental Permitting (England and Wales) Regulations 2016;
- Water Resources Act 1991;
- Environmental Protection Act 1990;
- Food and Environment Protection Act 1985;
- Control of Pesticides Regulations 1986 (as amended);
- Control of Substances Hazardous to Health Regulations 2002; and
- Waste (England and Wales) Regulations 2011.

1.8 It is the Contractors responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will make any notifications as are required under the terms of The Food and Environment Protection Act (1985) and will be responsible for any damage caused through the inappropriate use or application of any hazardous substances.

1.9 Horticultural peat is not to be used under any circumstances.

1.10 Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in consultation with the Management Company and should not be used as a measure to dump arisings on the site.

1.11 All arisings (unless otherwise specified) will be removed from site and deposited at an approved tip or registered green compost facility.

1.12 Watering operations will be carried out as specified in this management plan. A water source will be identified by the Management Company. If no water source is available then watering will be carried out using a bowser.

Landscape Management Preambles

1.13 The Contractor will visit the site and take note of all existing conditions including levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site or the nature of the work required to carry out the operations in this plan will be entertained.

1.14 At all times care will be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the Contractors expense.

1.15 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies as a result of the Contractors neglect will be replaced at their cost.

2 ECOLOGICAL MANAGEMENT

2.1 An ecological appraisal of the site has been conducted by Brindle & Green during the active season of 2026, the findings of which have been detailed within an accompanying Ecological Impact Assessment (EcIA) (BG26.185, October 2026). A suite of protected species survey found the site offers up to 'Local' value to protected species and as such, additional ecological enhancement features have been detailed within section XX below to support the conservation status of these species.

2.2 A detailed botanical assessment of the site has been complete to ascertain the baseline value of the onsite habitats to inform the delivery of Biodiversity Net Gain, which is a legal requirement of the proposed development. The site was dominated by modified grassland with pockets of mixed scrub and bramble scrub extending from the application boundaries. Three native, species-poor hedgerows are present on site (H1-H3) which are of 'Good' and 'Poor' condition respectively. Overall, habitats on site were deemed to be of moderate ecological value, dominated by 'low distinctiveness habitats', however, were notably of 'moderate' and 'good' condition, and hold a baseline value of 26.21 habitat units and 4.29 hedgerow units.

2.3 The development will see the construction of housing plots within the central and northern grassland parcels, however areas of open space have been retained to the south-west which will provide areas of public open space, whilst contributing to onsite BNG targets. This will be delivered in accordance with the Statutory Biodiversity Metric and Post Development Habitat Plan (PDHP) prepared for the site. For each baseline and created habitat, a target condition is provided. Target Conditions are defined by the Statutory Biodiversity Metric: Technical Annex 1 - Condition Assessment Sheets and Methodology. Further guidance can be found in the Statutory Biodiversity Metric User Guide.

2.4 It is the Contractor's responsibility to appoint a suitability qualified Ecologist (the appointed Ecologist) to ensure the delivery of the Statutory Biodiversity Metric and Target Conditions summarised in this management plan, and through regular monitoring amend this plan as necessary to achieve this.

Target Conditions

2.5 To offset the loss of areas of modified grassland on site, soft landscaping has been secured within areas of open space to the south-west of the site, including broadleaf woodland, neutral grassland, mixed scrub and scattered trees, targeted to maintain the ecological value of the site for notable protected species. Full details on the conditions targeted for each of the

created habitat can be found within the Biodiversity Net Gain metric produced by Brindle and Green. Details can also be found on how these conditions have been assigned, alongside the condition of all retained habitats.

2.6 Professional judgement was required throughout the calculation process to ensure target habitats were reasonable, achievable, and ecologically justified. Habitat condition for both enhanced and created habitats was assigned taking a precautionary approach and with consideration of biotic and operational phase conditions (i.e. those which may limit the extent to which 'good' condition is likely to be reached).

2.7 These tables should be read in conjunction with the landscape proposals a; see **Appendix 1.**

Ecological Monitoring

2.8 As detailed within the Ecological Impact Assessment (EcIA) (BG26.185, October 2026), no evidence of a resident population of reptiles, badgers, roosting bats or hazel dormice was found during the suite of phase 2 surveys, as such monitoring for these species is not required. However, monitoring associated with habitat creation secured within BNG shall be carried out by the appointed Ecologist annually from Years 1 to 5. Thereafter, monitoring shall generally be carried out at 5-year intervals until year 30, unless a requirement for more frequent monitoring is identified to ensure target conditions are achieved.

2.9 The appointed Ecologist shall report to the Management Company identifying progress and compliance with target habitat conditions following each monitoring visit. Reporting shall include a summary of each habitat scored against the Condition Assessment Sheets provided at Technical Annex 1 of the Statutory Metric.

2.10 Any wider ecological trends or constraints, such as protected species or habitats, shall also be reported. Where necessary, adjustments to management operations will be made by the Contractor under the advice of the appointed Ecologist, to ensure target conditions are achieved.

Protected Species and Habitats

2.11 In addition to Biodiversity Net Gain, the Contractor shall be required to ensure protected species and habitats on the site are safeguarded in accordance with the following legislation:

- The Wildlife & Countryside Act 1981 (as amended);
- Protection of Badgers Act 1992;
- The Hedgerow Regulations 1997;

- Natural Environment and Rural Communities Act 2006;
- Conservation of Habitats and Species Regulations 2017 (as amended).

2.12 The protected species surveys conducted by Brindle & Green during the active season of 2026 confirmed the likely absence of a resident population of reptiles, badgers, roosting bats or hazel dormice. However, the site supports suitable habitat for these species as well as foraging and nesting suitability for species groups which weren't subject to phase 2 surveys such as nesting birds.

2.13 As such, the scheme shall provide artificial refuge for these species group to maintain the value of the site for local populations. All artificial refugia should be positioned and installed under the supervision of a suitably experienced ecologist. The locations provided within **Appendix 2** are for information only, and the boxes should be placed on a suitable elevation away from windows and artificial light sources, as shown in **Appendix 2** and described below.

- Additional roosting provisions should be provided on 10% of new residential dwellings. During construction 13 Ibstock integrated bricks or similar approved should be positioned on elevations facing a south – south westerly direction at a height of above 4 metres.

- Integrated bird boxes such as a mixture of the Woodstone Estella House Sparrow Nest Box, Woodstone Seville 32mm Nest Box, and/or Ibstock Swift Bricks or similar approved products will be installed at north or north-easterly elevations of the new residential units across the site on a 1:1 ratio. In addition, due to the loss of swallow habitat from B1 integrated swallow nest boxes such as the Vivara Pro WoodStone® Swallow Bowl (or similar approved) should be included within the design. The Bird boxes should be positioned at a height of between 4 and 5 metres with an unobstructed flight line to and from the boxes.

- Connectivity through the site will be maintained for small mammal species with the inclusion of 'hedgehog highways'. These will be implemented, comprising 13x13cm gaps within the fences of proposed gardens to allow for the distribution of this species across the site.

2.14 The Contractor shall undertake all operations sensitively to avoid disturbance or damage to protected and notable species and their habitats, in accordance with the relevant ecological recommendations. Vegetation clearance and other operations that could affect nesting birds shall be programmed outside the main nesting season wherever practicable. Where this is not

possible, a suitably qualified ecologist shall check the affected vegetation before works commence. Any active nests shall be protected from disturbance until the young have fledged and the nest is no longer in use.

3 GENERAL MAINTENANCE OPERATIONS

3.1 The following section sets out the maintenance of site features that do not form part of the general soft landscape/ecological management of the site, including:

- Litter and waste removal;
- Hard landscaping and external furniture; and
- Children and young people's play provision.

Litter Removal

3.2 The Contractor will ensure that the entire site is kept free of litter, dog waste and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting. All bins, including both litter and dog waste, will be emptied at each maintenance visit.

3.3 Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.

3.4 The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps container and disposed of in a safe manner.

3.5 The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles and other sharp objects.

3.6 All litter and debris shall be removed from the site to an authorised tip specified by the Contractor. This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

Hard Surfaces and Street Furniture

3.7 The Contractor will check at each visit that all the hard surfaces and street furniture is safe and fit for purpose.

3.8 Hard surfaces are to be reviewed at each visit. Any damage is to be recorded and made good either during the visit or at the following visit. If the repairs cannot be carried out or completed the Contractor will make the area safe and/or cordon off any sections that present a hazard. Any such areas will be made good as soon as practically possible. Every effort should be made to match into the original materials, making sure line/levels are correctly adhered to.

3.9 All roads and paths will be treated with a suitable herbicide spray in accordance with Manufacturer's recommendations to remove weeds and moss. Hard surfaces will be swept at each visit.

3.10 All furniture will be maintained to a standard so that it is clean, safe and fit for purpose at all times. Any damage will be made good during the maintenance visit. Otherwise the item will be made safe and/or cordoned off and made good as soon a practically possible. All repairs to street furniture will be carried out using parts sourced from the supplying manufacturer and carried out in accordance with their guidelines.

Children's Play Area

3.11 Prior to the play area opening for public use the Management Company will produce a play area risk assessment in accordance with the Management of Health and Safety at Work Regulations 1999 and RoSPA guidelines. This will include the identification of 'risk', assessing the risk and actions for risk reduction. This will be retained by the Management Company and reviewed on an annual basis.

3.12 At each maintenance visit all areas will be cleared of litter and debris in accordance with the section set out above.

3.13 Dog fouling presents a significant health and safety risk within play areas. Play areas shall be inspected at every maintenance visit (no less frequently than weekly) and any issues with dog fouling addressed immediately. All play areas are to be maintained as dog free zones to prevent fouling and risk of dog attacks. The Management Company shall take appropriate action to enforce this measure at all times.

3.14 All areas for play will be inspected and maintained in accordance with requirements of BS EN 1176/77 and best practice guidelines from the Royal Society for the Prevention of Accidents (ROSPA).

3.15 Recorded weekly safety inspections will be carried out by RoSPA qualified play inspectors, followed up by a 6 weekly structural check. The frequency may vary depending on use or with

any variation agreed with the Management Company and Local Authority following best practice guidance.

3.16 A visual assessment of all facilities will be undertaken at each site visit by the Management Company . Any defects or hazards considered dangerous are to be dealt with immediately by immobilising the item and making the item safe until repair and only if necessary, will the play facilities will be closed until appropriate measures have been taken to make the facilities safe and fit for purpose. The Local Authority is to be notified of any closures

3.17 All inspections as set out above are to be carried out by a suitably qualified person (please refer to the Register of Play Inspectors International (RPII) for requirements).

3.18 An Outdoor Annual Inspector accredited by the RPII shall carry out certified inspections annually, and permanent record maintained to ensure continued compliance with legislation.

3.19 Contact details for the Management Company will be displayed in a suitable location at each play facility and updated should this change promptly. The contact information must include a direct telephone number so that any faults can be reported and dealt with in an appropriate timeframe. The Management Company to have out of hours arrangements to allow reporting of faults at any time.

3.20 Maintenance of equipment and safety surfacing will be undertaken in strict accordance with the manufacturer's recommendations. This will include painting, vandalism, graffiti and sweeping.

3.21 All replacement parts must be sourced from an accredited manufacturer/supplier and be appropriate for the intended use. The Management Company is to retain a record of all warranty inspections, maintenance, repairs and modifications carried out to any part of the play apparatus and/or associated safety surfacing.

4 LANDSCAPE MANAGEMENT

4.1 The following section sets out the maintenance of retained and created habitats. These include:

- Management of existing trees and hedgerows;
- Amenity grassland;
- Meadow grassland;
- Native scrub and woodland planting;
- Amenity tree and shrub planting;
- Hedgerow planting; &
- Sustainable Urban Drainage Systems (SuDS);

Management of Existing Trees and Hedgerows

4.2 Following the completion of the construction phase and commencement of the landscape management phase all levels and surface finishes will be checked around all retained trees and boundary hedgerows. Where levels and/or surfaces are considered unacceptable, these will be rectified to a satisfactory condition.

4.3 At each visit all trees and hedgerows will be inspected and cleared of litter and debris in accordance with the details set out above.

4.4 All works to trees and hedgerows will be carried out to avoid the Birds Nesting Season (March to August inclusive). Any works to retained trees must be approved by a qualified Ecologist to safeguard potential bat habitat.

4.5 Retained trees will be inspected at each visit and any deadwood considered dangerous will be removed in accordance with the recommendations set out in BS 3998:2010 and guidance from a suitably qualified arboriculturalist.

4.6 Tree inspections shall be completed by a suitably qualified arboriculturalist. Deadwood will be assessed using visual tree assessment techniques (VTA) from ground level, with the assistance of binoculars where necessary. The VTA will consider the size of deadwood and its capacity to cause damage or injury in the target area. Deadwood will be removed in the following circumstances, including, but not limited to, deadwood appearing in an advanced state of decay; end weighted deadwood liable to failure or displacement under wind stress; deadwood greater than 50mm diameter in high usage areas; deadwood that is visibly fractured, hung-up or split; and deadwood in brittle wooded species that have a propensity to shed

branch material. For example, poplar, willow and lime. Large diameter stable deadwood appearing of sound attachment, for example in durable heartwood species such as oak, shall be retained wherever possible. Remedial pruning may be used to shorten and stabilise deadwood of ecological interest in consultation with the advising ecologist. These judgements shall be the responsibility of the appointed arboricultural consultant.

4.7 Any deadwood removed from trees will be either retained on site in the form of eco stacks/vegetation piles or removed from site to a registered tip.

4.8 Retained native hedgerows will be cut every other year, or on a rotation cycle to ensure that not all sections of hedgerow are cut in the same growing season. Where appropriate sections of hedgerow should be left to allow the maximum opportunity to:

- Encourage species diversity;
- Provide suitable habitat for ground foraging wildlife;
- Provide suitable habitat for nesting birds and insects; and
- Maximise opportunity for pollen and nectar production as a resource for bees and butterflies.

4.9 Operations should be carried out to encourage the wildlife and biodiversity potential of all native hedgerows. Where native hedgerows adjoin amenity grassland a minimum margin width of 500mm shall be maintained as longer grass for biodiversity value. Grass shall be cut once per annum to 300mm in height. Grass shall be cut by means of tractor mounted or pedestrian guided rotary, flail or reciprocating blade machines.

4.10 Suitable safety precautions should be taken during cutting to protect workers carrying out the task and members of the public from any hazards that could potentially be caused by this work.

4.11 Where necessary the hedgerow will be gapped up using appropriate native species to be planted as transplanted and/or container stock with proprietary spiral guards and cane supports and/or shrub shelters and stakes, as necessary.

4.12 All arisings are to be removed from site to the Contractors specified tip.

Amenity Grassland

4.13 Prior to cutting all areas will be cleared of litter and debris in accordance with the section detailed above.

4.14 All operations will be carried out using machinery appropriate to the task; cylinder, rotary or mulch mowers. Mowing operations will only be carried out during appropriate weather conditions avoiding sustained periods of rain, heavy frost, snow, and waterlogging.

4.15 Operations will be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions additional maintenance visits will be agreed in order to maintain the sward within acceptable growth limits.

4.16 During each maintenance visit the Contractor will cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers will not be used around the base of trees. Strimming will be restricted leaving an un-cut sward at the base of each trees of a radius of not less than 500mm from the outside edge of the trunk. The frequency of cuts shall remain flexible in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks in high maintenance areas, ensuring that the sward height does not exceed 75mm and that the presence of flowering weed species is supressed. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary, taking into account bulb planting where it occurs.

4.17 All cuttings are to be evenly dispersed over the ground.

4.18 Following cutting, all grass clippings and other debris shall be swept from adjacent areas of hard standing and removed from site to an authorised tip, or dispersed over the plot.

Meadow Grassland

4.19 In Year 1 following seeding, the first cut shall be carried out in late July. Meadow grassland shall be left to establish before this period. The initial flush of weed growth may also be left to persist during this time, as this affords shelter to the underlying seed for germination and establishment. Prior to the first cut, all areas shall be cleared of litter and debris. Grassland shall be cut to a height of 100mm in late July. Arisings shall be cleared and removed from site.

4.20 Re-growth shall then be mown monthly through to late winter to a cutting height of 75mm and kept short until the following March. Dig out any residual perennial weeds such as docks in late autumn. Cutting frequency may cease or be reduced throughout the winter period when growth rate slows.

4.21 In Year 2 onwards, meadow grassland shall be subject to an annual hay cut in late July/early August following flowering and seed dispersal. The time of cut may alter with seasonal variation.

4.22 Prior to the annual hay cut, all areas shall be cleared of litter and debris. Grassland shall be cut to a height of 75mm using a suitable scythe, strimmer or tractor mounted mower. Cutting should be carried out in a forecast period of dry weather. Arisings shall be left to dry and shed seed for 7 days then removed from site. Dig out any residual perennial weeds such as docks in late autumn.

4.23 An additional late autumn cut may be carried out in November to leave the grass short over the winter period (cut to 75mm). A spring cut should be carried out prior to the end of May to remove the first flush of grass (cut to 50mm).

4.24 The diversity of the grassland should be subject to on-going monitoring to ensure maximum ecological benefit.

Native Scrub and Woodland Planting

4.25 Native scrub and woodland planting will be managed to achieve full natural growth potential and deliver its landscape function.

4.26 In year 1, areas of new tree and shrub planting will be attended to monthly. All stock deemed to be dead, dying or diseased within this period will be replaced.

- **Weed clearance:** all planting areas are to be kept weed free by hand weeding or herbicide treatment.
- **Litter clearance:** all litter is to be removed from planting beds
- **Watering:** planting areas are to be brought up to field capacity at each visit and each tree is to receive 5 gallons
- **Checking trees:** all tree ties and stakes are to be checked and adjusted if too loose, too tight or if chafing is occurring; any broken stakes are to be replaced.
- **Formative pruning:** any damaged shoots/branches are to be pruned back to healthy wood; plants are to be pruned in accordance with good horticultural practice to maintain healthy well-shaped specimens. Trees adjoining pedestrian or vehicular thoroughfares should be crown-lifted as necessary to maintain suitable clearance.

4.27 In years 2 to 5, areas of new tree and shrub planting will be attended to three times during the growing season (April to September inclusive) and one during the dormant period (October to March inclusive). The following operations will be carried out on each visit:

- **Litter clearance**: all litter is to be removed from planting beds.
- **Firming up:** all plants to be checked and firmed up in the ground as necessary.
- **Pruning**: any damaged shoots/branches are to be pruned back to healthy wood using secateurs cutting back to above a live outward facing bud or shoot. Trees adjoining pedestrian or vehicular thoroughfares should be crown-lifted as necessary to maintain suitable clearance.
- **Weed clearance**: weed growth to be eliminated during summer visits with a suitable translocated herbicide such as 'Round-up', in line with the manufacturer's instructions and in compliance with the Control of Pesticides Regulations 1986 (as amended). Tree shelters shall be lifted as necessary to achieve weed control and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.
- **Grass control**: grass growth within the planting beds shall be treated during the winter visit with a suitable residual herbicide such as 'Kerb' (pbi), in line with the manufacturer's instructions and in compliance with the Control of Pesticides Regulations 1986 (as amended).
- **Tree shelters**: tree shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary and ties adjusted. Any missing or vandalised shelters or ties shall be replaced and lopsided shelters straightened.
- **Dead trees/shrubs**: any dead trees or shrubs are to be removed and the resulting hole filled. Replacement planting is to be carried out during the next planting season.

4.28 In year 6 onwards, the appropriate level of annual maintenance for new tree and shrub planting will be dependent on how well the trees and shrubs have established. The number of maintenance visits will generally be reduced from year six onwards, although the same operations as described above are likely to be required until at least year ten. At least two visits should be undertaken each year, one at the start of the growing season and one at the end of the growing season to inspect stakes and ties. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as needed. Where stakes are no longer required, they will be removed from site. Dead trees are to be replaced, as required. At year ten the overall

condition and structure of planting will be reviewed and a programme for future management prepared.

Specimen Tree Planting

4.29 All tree works will be carried out in accordance with BS8545: 2014 'Trees: from nursery to independence in the landscape – Recommendations'. More specifically, all trees will be inspected at each visit in accordance with the young tree quality assessment set out under Figure D.4 (page 53) of BS 8545:2014. Formative pruning will be carried as necessary in accordance with Figure G.1 (page 73) of the BS 8545:2014. Trees identified as being defective, declining, or damaged will be replaced at the Contractor's expense, unless evidence can be provided to demonstrate that the defective nature, decline, or damage to the tree(s) was beyond the control of the Contractor.

4.30 In years 1 to 5 following planting, trees shall be watered as required between March and September to maintain a vigorous and healthy condition. Watering shall be carried out to field capacity, with volumes adjusted according to tree size. As a guide, a minimum of 16 watering visits per annum is anticipated the duration of which will be subject to establishment. Watering requirements may vary in response to prevailing weather conditions, such as prolonged dry or wet periods. It is the Contractor's responsibility to ensure watering is carried out at frequencies and rates to secure successful establishment.

4.31 All staked trees will be inspected at each maintenance visit, and any trees which have died or are excessively damaged will be removed from site, complete with the stake, and the ground reinstated.

4.32 Mulched areas around trees will be maintained to an acceptable standard (see details on mulching standard set out below in reference to amenity shrub planting).

4.33 At the start and end of each growing season all stakes, ties and guying systems will be inspected. Any looseness, constriction or abrasion will be corrected by adjustment or replacement as necessary. Where the support of a stake is no longer required the stake will be removed from site.

4.34 Any trees which have died as a result of the Contractors operations or omissions will be replaced by the Contractor at their expense during the next planting season.

4.35 Where the appointing Company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed and paid for at an agreed rate.

Amenity Shrub Planting

4.36 During years 1-5 or until canopy closure, planting will be maintained during annual visits. Prior to maintenance, all areas shall be cleared of litter and debris in accordance with details set out above.

4.37 All plants will be checked and where necessary firmed into the ground. Any damaged shoots or branches will be pruned using secateurs.

4.38 The Contractor will ensure that all shrub beds are maintained 90% free of weed growth. This shall normally be achieved by the application of appropriate contact or residual herbicides, although it remains the responsibility of the Contractor to adopt other methods where herbicide application is unsuccessful or impractical.

4.39 The Contractor will remove any dead, dying or diseased plants, during each maintenance visit. The Management Company will be informed of the location, number and species of all material that has been removed. Any plants that have died as a result of the Contractor's operations or omissions will be replaced by the Contractor at their expense during the next planting season.

4.40 Where the Management Company has agreed that plant deaths have arisen due to circumstances out of the control of the Contractor, replacement planting will be instructed by the Management Company and paid for at an agreed rate.

4.41 All replacement planting will be carried out using similar species to those removed unless alternative species are agreed with the Management Company.

4.42 Where mulch cover is scattered or below 50mm within planting beds, additional mulch will be added to maintain a minimum 50mm depth with consistent coverage.

4.43 The Contractor will clean all hard standing, gullies, drains, and grassed areas of soil spillage, bark mulch, and leaves. All arisings will be removed from site to an approved tip.

Hedgerow Planting

4.44 Prior to maintenance, the hedge line shall be cleared of litter and debris in accordance with the litter removal section as detailed above.

4.45 Pruning will be carried out using mechanical cutters according to the type of hedge. Correct equipment and attachments must be used.

4.46 All cuts will be clean, and any ragged edges will be removed using a sharp knife except where it has agreed that a side arm flail or reciprocating knife blade mechanical cutter may be used to carry out the work.

4.47 Unless otherwise stated, current growth will be removed back to a regular line and shape with the width at the top edge less than at the base and the general shape as that which existed at the completion of the last approved pruning.

4.48 Frequency of hedge cutting will depend on the species mix and the locality of the hedge. In general, field hedges will be cut once per year although more ornamental species may require a second cut. Hedge growth will be monitored throughout the year and pruned if excess growth presents an obstruction.

4.49 The base of hedges shall be inspected and if necessary kept free of weeds throughout the growing season by the use of translocated herbicides such as 'Round-up' glyphosate herbicide, in accordance with manufacturer's instructions and in compliance with the Control of Pesticides Regulations 1986 (as amended). If appropriate mechanical methods to be used. Dead weed material shall be removed during the following visit to site. In locations where the development of a base layer is desirable herbicide application should not be carried out. Such locations are to be agreed with by the Management Company.

SuDS Facility

4.50 The grass areas within the facility have been specified to cater for seasonal flooding and damp conditions and will only require limited management. In addition, areas of native shrub planting with tree planting have been specified to the boundaries of the facility to provide increase habitat and foraging opportunities.

4.51 The attenuation pond will be managed in accordance with CIRIA SuDS Manual C753. At each maintenance visit the Contractor will inspect the SuDS facility and remove any branches and leaf debris and/or any other object that are likely to restrict water flow/capacity. All areas will be inspected and cleared of litter and other debris in accordance with the details set out above.

4.52 The Contractor will inspect all outfall features, check grilles (if present), and remove any obstructions.

4.53 Excess silt is to be removed from the base of facilities to maintain volume capacity and functionality of the balancing ponds as necessary. A suggested 5–10-year clearance cycle is to be adopted but this is to be monitored and reviewed by the Contractor. All material to be removed from site to the Contractor's tip.

4.54 Emergent vegetation to be reviewed at each visit. At the end of each summer (September/October) excess vegetation to be removed to ensure an open flow of water, and in areas of permanent water a maximum of 50% emergent vegetation cover. Cleared vegetation should be placed for a 2-week period at the edge of the pond to allow insects and other aquatic fauna to return to the waterbody. Following this period all material will be removed from site to the Contractor's tip.

4.55 The management of the pond should be reviewed by the ecological consultant and appropriate measure taken to enhance biodiversity and wildlife potential where appropriate, and without affecting the drainage function of the pond.

5 MANAGEMENT REVIEW & MAINTENANCE SCHEDULE

Monitoring Programme

5.1 The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor, Management Company, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of the Management Company any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:

- Management scheme and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the ongoing management of the landscape and features specific to this plan;
- At the end of year 1 the Contractor, Management Company and the Local Authority are to meet on site and review all open spaces;
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed in writing between the Contractor, Management Company, and the Local Authority;
- Monitoring visits and amendments to the plan are to be continuous between years 1 to years 5;
- At the end of year 5 there will be a wholesale review of this scheme and any the maintenance schedule will be updated as appropriate (including the removal/insertion of operations and/or the change in frequency of operations). This will be agreed between the Contractor, Management Company, and the Local Authority.

5.2 It should be noted that the monitoring regime set out within this Landscape Management Plan is not intended to fulfil ecological monitoring requirements. Any ecological monitoring shall be defined separately as part of the supporting ecological management proposals.

Maintenance Schedules

5.3 The following tables set out the Year 1 to 5 maintenance schedule.

Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Litter & dog waste removal												
Pick all litter and dog waste from areas of hard and soft landscape and remove from site.	•	•	•	•	•	•	•	•	•	•	•	•
Hard landscape, boundary treatment & external furniture												
Inspect, clean, repair or replace.	•	•	•	•	•	•	•	•	•	•	•	•
Where repairs cannot be made good at time of visit and additional visit will be programmed as soon as practically possible to make any repair good and the item fit for purpose. During any such delay it is the Contractor's responsibility to ensure that all areas are made safe and remain safe until any such repairs are completed.	To be scheduled in maintenance visit following identification of defect. All areas/items to be made safe in intervening period.											
Play facilities												
Visually inspect play facilities. Inspection to be carried out by qualified staff member. Observe any hazards, defect or act of vandalism.	•	•	•	•	•	•	•	•	•	•	•	•
	Initial frequency of play area maintenance to be every visit. To be reviewed / determined more accurately once in use and usage pattern can be confirmed. Best practice to be followed with any variation to monthly inspections agreed with the Management Company. Where inspection frequencies differ, the most onerous requirement shall apply unless otherwise agreed in writing with the Local Authority.											
Any repairs are to be carried out during the inspection. Otherwise the facility is to be made safe and works programmed within a reasonable timeframe.	Any repair works that cannot be carried out at the maintenance visit are to be programmed in as soon a practically possible taking into consideration order lead in times etc. Any temporary closure of and/or partial closure of the facility is to be checked on a daily basis to ensure that the area remains safe and for purpose until such time that the facility is in full working order.											

Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Existing trees and hedgerows												
Inspect all existing trees and hedgerows.	•	•	•	•	•	•	•	•	•	•	•	•
Action required works to existing trees and hedgerows. Where possible works should be programmed for dormant period (October to March). Carry out works in accordance with BS 3998: 2010. All debris to be removed from site to Contractor's approved tip, unless directed otherwise	•	•	•							•	•	•
Carry out hedgerow maintenance biennially and adopt a rotational maintenance strategy to ensure that not all hedgerows are cut in the same growing season. All cutting to be removed from site to Contractor's approved tip.										Biennial rotation cut		
Carry out infill planting measures to all hedgerows as necessary.										•		
Amenity grassland												
Cut grass and remove arisings from site.				•	•	•	•	•	•			
Control/remove weeds.				•	•	•	•	•	•			
Repair worn areas.				•	•	•	•	•	•			
Meadow grassland												
Cut grassland from late summer and kept short until following March **(Year 1 only).** All arisings to be removed from site to Contractor's approved tip.	•	•	•				•	•	•	•	•	•

Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Autumn cut carried out to leave grassland short over the winter period (50mm) if required. All arisings to be removed from site to Contractor's approved tip.								•				
Spring cut to be carried out as required to help reduce weed cover and stronger grasses. All arisings to be removed from site to Contractor's approved tip.			•									
Native tree & shrub planting												
Bring weed growth under control using appropriate measures. Reduce grass cover as required.	•	•	•	•	•	•	•	•	•	•	•	•
Replace shelters and guards as necessary, firm plants as required	•	•	•	•	•	•	•	•	•	•	•	•
Replace dead/dying/vandalised transplants and shelters	•	•	•	•	•	•	•	•	•	•	•	•
Prune back plants encroaching over kerbs/road edges etc				•		•			•			
Remove shelters/stakes/ties from established plants	Approximately 4-5 years after planting											
Coppice shrubs species (except Holly)	Approximately 4-5 years after planting. Carryout works between October to March											
Specimen trees, shrubs & hedgerow planting												
Bring weed growth under control using appropriate measures. Reduce grass cover as required.				•		•			•			
Water and fertilise as necessary as specified			•	•	•	•	•	•	•			
Adjust/ replace stakes/ties/guards as necessary	•	•	•	•	•	•	•	•	•	•	•	•

Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Check stability/remove stakes/guys when ready	Approximately 4-5 years after planting											
Replace dead/dying/vandalised trees	•	•	•								•	•
Deal with individual problems as they arise	•	•	•	•	•	•	•	•	•	•	•	•
Prune to BS 3998:2010 or horticultural standards as appropriate for species							•					•
SuDS Facility												
Inspect SuDS facility and remove all litter and debris from channel and outfalls.	•	•	•	•	•	•	•	•	•	•	•	•
Desilt pond as required.										•		
Programme specific operation to remove excess emergent vegetation. Deposit near facility bank to allow for a 3-day period to enable invertebrates and aquatic fauna to return to the waterbody.										•		
Mow grassland within SuDS facility where it has been seeded as amenity grass. Areas of meadow grass should be mown between the end of August and early September with all arising removed from site.				•	•	•	•	•	•			

APPENDIX 1

GL2773 HA 01A Hard Landscape Proposals
GL2773 LP 01A-03A Detailed Landscape Proposals



Drawing to be read in conjunction with GL2741 SP 01 Landscape Specification.

Location Plan

Rev	Date	Notes	Int.
A	30/10/26	Revised to the latest site layout.	ED

Project
Atlas Works
Pershore

Drawing Title
Hard Landscape Proposals
(Sheet 1 of 1)

Client
Keepmoat

Status
DRAFT

Scale
1:500 @ A0

Drawn
ED

Checked
AL

Date
01/10/2026

Drawing Reference
GL2741 HP 01A

landscape architects

Landscape Institute Registered Practice

Scale Bar
0m 10m 20m 30m 40m 50m

Call: 01530 265688 | Email: info@golbyandluck.co.uk | Visit: golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No. AC0000816156 registered with ProMAP Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

Play Area Key - General

Play Space Sign
Indicative location of signage. Design and signage content to be confirmed by play supplier.

Play Boulders
nom. 0.6 - 1.0m dia. boulders set at variable heights (max. 0.6m high off adjacent ground). Boulder to have rounded edges free of sharp corners, edges or catches.

Play Logs
3.6m long with nom. 0.5-0.6m dia. logs set at variable heights (max. 0.6m high off adjacent ground). All bark to be removed and finished with rounded edges free of burrs or catches. Logs within banks to be buried by min. 40% of log height and secured to avoid future movement.

Surface Treatments

TC — **Tarmac**
1.5m wide tarmac path with standard pcc edge. (Colour: Black)

Bonded Rubber Mulch
To be EN1176/77 compliant and to depths as specified by manufacturer of play elements. Jungle Mulch or similar approved to be supplied by Play Smart UK or similar approved. Colours: Jungle Original (JO).

Grass Matting
To be EN1176/77 compliant and to depths as specified by manufacturer of play elements.

Boundary Treatments

Bow-top Railings
Anti-trap, 1.0m high. (Colour: Black - RAL 1005).

Pedestrian Gate
1.0m high x 1.1m wide bow-top self-closing gate, anti-trap to BS EN 1176. (Colour: Yellow - RAL 1023)

Maintenance Gate
1.0m high x 2.7m wide bow-top double-leaf maintenance gate (Colour: Yellow - RAL 1023) anti-trap to BS EN 1176.

Street Furniture

Seat
Hatton Rustic 4 Slat Seat (ref: BX17 4005), root fixed.
as supplied by Broxap (wwwbroxap.co.uk) or similar approved.

Litter Bin
Derby Compact Litter Bin (ref: BX45G-CMP),
as supplied by Broxap (wwwbroxap.co.uk) or similar approved.
Bin to be labeled as accepting both refuse and dog waste.

Cycle Rack
CaMden M Stand (ref: BXMW/MSTAND-Camden Stand), root fixed,
PPC finish Traffic Yellow (RAL1023)
as supplied by Broxap (wwwbroxap.co.uk) or similar approved.
Bin to be labeled as accepting both refuse and dog waste.

All play equipment as supplied by Proludic (www.proludic.co.uk) or similar product from an approved manufacturer. All equipment to be installed with grass safety surfacing in line with manufacturer guidelines.

All play equipment and layout proposals to be specified in accordance with the requirements set out under BS EN 1176 and Equality Act 2010. Following the agreement of play equipment and the general arrangement the selected manufacturer's details will be submitted to the local council for approval along with the finalised proposals and accompanying certificates and details. Signs are to be supplied and erected that the play area is a 'Dog Free' zone and any other information required. Exact wording to be agreed with the Local Planning Authority.

Play Area Key - LAP 1

Play Area Key - LEAP play equipment

PE5 — **Swing**
Ref:J489
As supplied by Proludic (www.proludic.co.uk) or similar approved.

PE6 — **Springer**
Ref:J883
As supplied by Proludic (www.proludic.co.uk) or similar approved.

PE7 — **Multi Play Unit**
Ref:4932
As supplied by Proludic (www.proludic.co.uk) or similar approved.

PE8 — **Accessible Roundabout**
Ref:J2409
As supplied by Proludic (www.proludic.co.uk) or similar approved.

Play equipment pictures:

PE5



PE6



PE7



PE8



Final Public Open Space design subject to ecologist's recommendations following finalisation of the BNG and Ecological Impact Assessment reports.

Key

Application site boundary.

Existing vegetation to be retained.

Existing vegetation to be removed.

Existing/Proposed easements
Exact location to be confirmed by project engineer

Boundary Treatments

Timber Post & Rail Fence
1.2m high 4-bar. To be installed with 25mm x 25mm gauge wire mesh to 0.9m to prevent climbing.

Maintenance Gate
3.6m wide x 1.2m high 5-bar timber field gate.

Knee Rail
To Client`s specification

Street Furniture

Seat
Hatton Rustic 4 Slat Seat (ref: BX17 4005), root fixed.
as supplied by Broxap (wwwbroxap.co.uk) or similar approved.

Surface Treatments

TC — **Tarmac**
Tarmac path with standard pcc edge. (Colour: Black)

GR — **Self-Binding Gravel**
2m wide self-binding gravel path with standard timber edge. (Colour: Buff)

Gravel
20-40mm loose gravel laid over a standard weedproof membrane.

Planting Schedule

Trees - Plots

Abbr	Species	Supply	Size	Girth	Number
AMARH	Amelanchier arborea 'Robin Hill'	HStd: BR	350-425cm	12-14cm	14
BETUTJD	Betula utilis jacquemontii 'Doorenbos'	HStd: CG: 30L	350-425cm	12-14cm	2
CARBETF	Carpinus betulus 'Fastigiata'	HStd: BR	350-425cm	12-14cm	6
MAGKOIS	Magnolia kobus 'Isis'	HStd: BR	350-425cm	12-14cm	33
					Total :55

Trees - Public Open Space

Abbr	Species	Supply	Size	Girth	Number
BETUTJD	Betula utilis jacquemontii 'Doorenbos'	MS: CG: 30L	300-350cm		3
CERJA	Cercidiphyllum japonicum	MS: CG: 30L	300-350cm		3
ACECAM	Acer campestre	Std: RB	250-300cm	8-10cm	5
BETPE	Betula pendula	Std: CG: 30L	250-300cm	8-10cm	3
CARBET	Carpinus betulus	Std: BR	250-300cm	8-10cm	3
PRUAV	Prunus avium	Std: BR	250-300cm	8-10cm	9
SORAU	Sorbus aucuparia	Std: BR	250-300cm	8-10cm	6
ACECAM	Acer campestre	HStd: BR	350-425cm	12-14cm	15
ALNCO	Alnus cordata	HStd: BR	350-425cm	12-14cm	4
BEPE	Betula pendula	HStd: CG: 45L	350-425cm	12-14cm	31
BETPU	Betula pubescens	HStd: CG: 45L	350-425cm	12-14cm	7
CARBET	Carpinus betulus	HStd: BR	350-425cm	12-14cm	20
FAGSY	Fagus sylvatica	HStd: BR	350-425cm	12-14cm	5
PRUAV	Prunus avium	HStd: BR	350-425cm	12-14cm	12
PRUPA	Prunus padus	HStd: BR	350-425cm	12-14cm	5
PYRCACH	Pyrus calleryana 'Chanticleer'	HStd: RB	350-425cm	12-14cm	2
QUERO	Quercus robur	HStd: CG: 45L	350-425cm	12-14cm	13
SORAU	Sorbus aucuparia	HStd: BR	350-425cm	12-14cm	6
TILCO	Tilia cordata	HStd: BR	350-425cm	12-14cm	25
ACEFRAB	Acer x freemanii 'Autumn Blaze'	EHStd: BR	425-600cm	14-16cm	1
LIQST	Liquidambar styraciflua	EHStd: RB	425-600cm	14-16cm	1
PRURANA	Prunus sargentii 'Rancho'	EHStd: RB	425-600cm	14-16cm	8
PYRCACH	Pyrus calleryana 'Chanticleer'	EHStd: RB	425-600cm	14-16cm	8
TILCOWO	Tilia cordata 'Winter Orange'	EHStd: BR	425-600cm	14-16cm	1
					Total :196

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
ECHRIVEB	Echinops ritro 'Veitch's Blue'	3L		Full Pot	3
EUOAURA	Euonymus japonicus 'Ovatus Aureus'	25L	100-125cm	HfStd	5
PHOBB	Phormium 'Bronze Baby'	25L	100-125cm	Trp Crn	2
PHOMM	Phormium 'Maori Maiden'	25L	100-125cm	Trp Crn	8
PHOPLBL	Phormium 'Platt's Black'	25L	100-125cm	Trp Crn	10
PHOFRR	Photinia x fraseri 'Red Robin'	70-90L	250-300cm	HStd: 12-14cm	3
SYRVUKAH	Syringa vulgaris 'Katherine Havemeyer'	25L	100-125cm	Bushy	2
THAAQP	Thalictrum aquilegiifolium 'Purpureum'	3L		Full Pot	18
					Total :51

Single-Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Length	Number
EUJAPGS	Euonymus japonicus 'Green Spire'	10L	80-100cm	Bushy	0.35Ctr	17.19m	50
PRULU	Prunus lusitanica	10L	80-100cm	Bushy	0.4Ctr	477.99m	1211
ELAEC	Elaeagnus x ebbingei 'Compacta'	10L	40-60cm	Bushy	0.4Ctr	232.87m	593
PHOFRR	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.4Ctr	29.78m	75
EUOAURB	Euonymus japonicus 'Aureus'	10L	80-100cm	Bushy	0.4Ctr	12.19m	31
						Total :770.02m	Total :1960

Shrubs - Plots

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
CARMOID	Carex morowii 'Ice Dance'	3L		Full Pot	0.7Ctr	7.45m²	16
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Ctr	28.58m²	52
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	60-80cm	Bushy	0.8Ctr	35.17m²	65
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ctr	32.1m²	77
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ctr	50.4m²	119
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	40.21m²	97
CHOTE	Choisya ternata	10L	60-80cm	Bushy	0.7Ctr	5.63m²	12
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	79.01m²	192
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.8Ctr	35.17m²	65
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Ctr	92.96m²	214
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7Ctr	59.72m²	141
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Ctr	9.74m²	21
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ctr	47.44m²	113
HEBPQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ctr	3.52m²	8
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Ctr	62.68m²	148
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	57.73m²	135
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	11.63m²	26
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Ctr	35.38m²	81
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ctr	28.38m²	69
PHOFRRER	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.8Ctr	37.37m²	68
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	49.17m²	117
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Ctr	29.89m²	72
SARHOHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ctr	5.08m²	14
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ctr	26.97m²	65
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Ctr	44.4m²	103
						Total :915.78m²	Total :2090

Shrubs - POS

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
CORALS	Cornus alba 'Sibirica'	3L	60-80cm	Branched	0.8Ctr	14.71m²	23
CORSA	Cornus sanguinea	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
CORSTF	Cornus stolonifera 'Flaviramea'	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
CORAV	Corylus avellana	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
EUOEPS	Euonymus europaeus	3L	60-80cm	Branched	0.8Ctr	30.55m²	49
FORINL	Forsythia x intermedia 'Lynwood'	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
LIGVU	Ligustrum vulgare	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
OSMBU	Osmanthus burkwoodii	3L	60-80cm	Branched	0.8Ctr	14.71m²	23
VIBOP	Viburnum opulus	3L	60-80cm	Branched	0.8Ctr	11.71m²	20
						Total :151.63m²	Total :244

Shrubs - Play

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
ANLE	Anemanthele lessoniana	3L		Full Pot	0.5Ctr	26.75m²	111
CHDWD	Choisya x dewitteana 'White Dazzler'	3L	30-40cm	Bushy	0.5Ctr	26.75m²	111
LAVANHI	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.5Ctr	20.06m²	84
MISSIML	Miscanthus sinensis 'Morning Light'	3L		Full Pot	0.5Ctr	20.06m²	84
PITTGOB	Pittosporum tenuifolium 'Golden Ball'	3L	30-40cm	Full Pot	0.5Ctr	40.12m²	164
						Total :133.74m²	Total :554

Native Hedgerow - Species-Rich (Transplants)

Abbr	Species	Supply	Height	Density	Mix %	Length	Number
CORSA	Cornus sanguinea	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%	14.35m	99
CRAMON	Crataegus monogyna	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.3m offset	35%	50.26m	338
EUOEPS	Euonymus europaeus	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%	14.35m	99
ILEAQ	Ilex aquifolium	2L: 3 Brks	40-60cm	0.3Ctr Double Staggered at 0.3m offset	15%	21.53m	147
LIGVU	Ligustrum vulgare	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.3m offset	15%	21.53m	147
ROSCA	Rosa canina	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.3m offset	5%	7.18m	51
VIBOP	Viburnum opulus	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%	14.35m	99
						Total :143.55m	Total :980

Native Scrub - Species-Rich

Abbr	Species	Supply	Height	Mix %	Density	Area	Number
CORAV	Corylus avellana	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
CRAMON	Crataegus monogyna	1+1: 3 Brks BR	60-80cm	45%	1/m²	954.33m²	959
EUOEPS	Euonymus europaeus	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
ILEAQ	Ilex aquifolium	2L: 3 Brks	40-60cm	10%	1/m²	212.08m²	215
LIGVU	Ligustrum vulgare	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
ROSCA	Rosa canina	1+1: 3 Brks BR	60-80cm	5%	1/m²	106.04m²	110
VIBOP	Viburnum opulus	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
						Total :2120.77m²	Total :2144

Bulbs

Abbr	Species	Supply	Density	Number
CROCHBP	Crocus chrysanthus 'Blue Pearl'	Bulb	25/m²	177
CROCHCB	Crocus chrysanthus 'Cream Beauty'	Bulb	25/m²	177
NARCA	Narcissus 'Canaliculatus'	Bulb	25/m²	177
NARTT	Narcissus 'Tete a Tete'	Bulb	25/m²	177
				Total :708

Turf & Seeding

Turf
Turf to gardens to be laid as Rolawn 'Medallion', or similar approved.

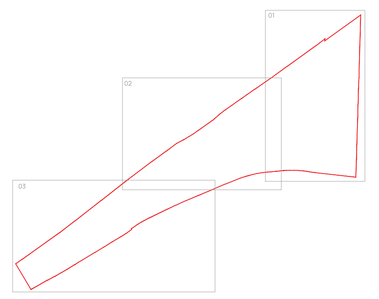
Amenity Grass
A22 low maintenance seed mixture, as supplied by Germinal (www.germinalamenity.com) or similar approved.

Meadow Grassland
EM1, seed mixture for meadows, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Wet Meadow Grassland
EM8, seed mixture for wetlands, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Drawing to be read in conjunction with GL2773 SP 01 Landscape Specification.

Location Plan



Rev	Date	Notes	Int.
A	30/10/26	Revised to the latest site layout.	ED

Project
Wood Lane
Higham on the Hill

Drawing Title
Detailed Landscape Proposals
(Sheet 1 of 3)

Client
Keepmoat Homes

Status
DRAFT

Scale
1:250 @ A0

Drawn
ED

Checked
AL

Date
29/09/2026

Drawing Reference
GL2773 LP 01A

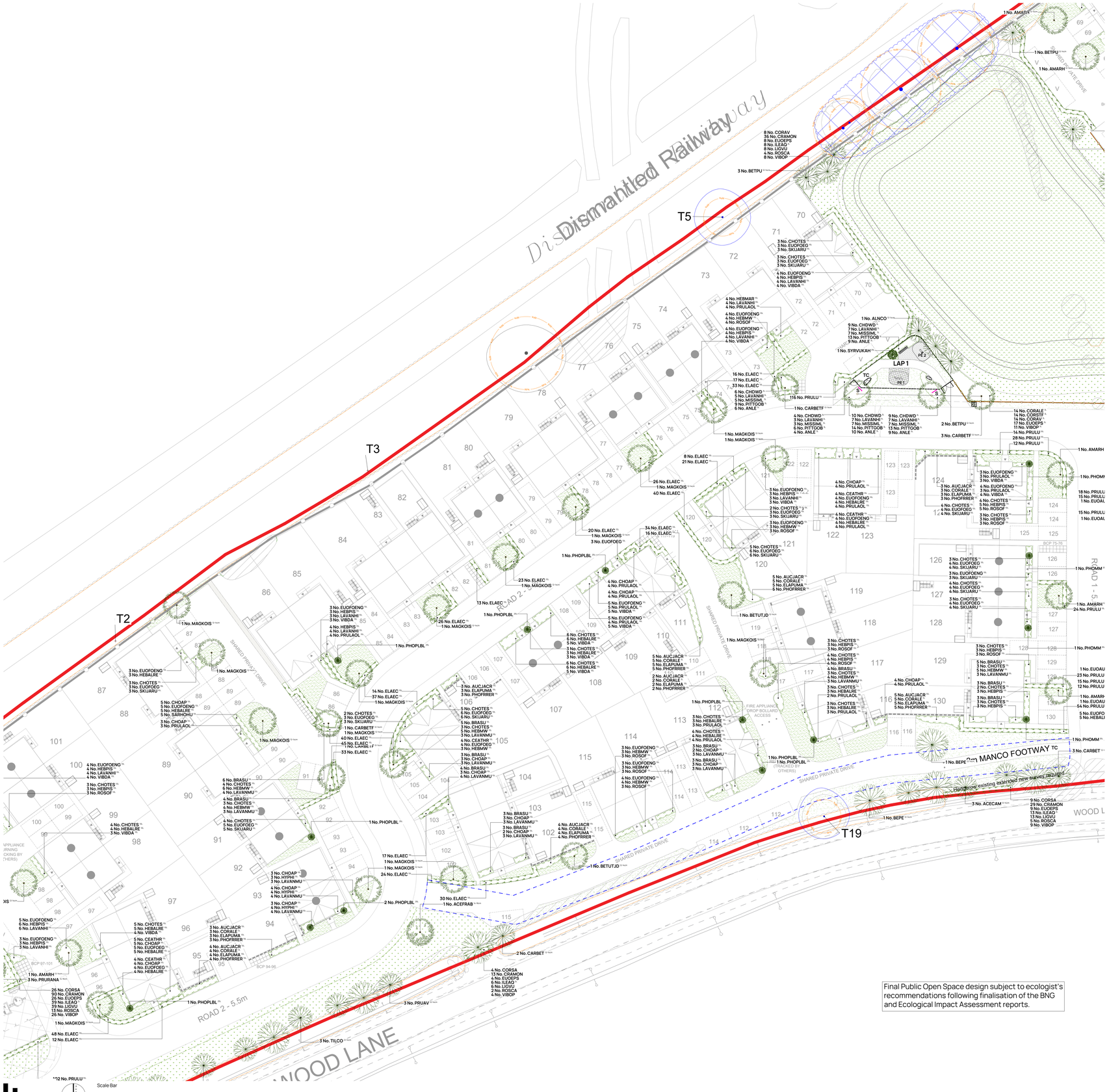
landscape architects

Landscape Institute Registered Practice

Scale Bar
0m 5m 10m 15m 20m 25m

Call 01530 265688 | Email: info@golbyandluck.co.uk | Visit: golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No. AC0000816156 registered with ProMAP Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP



Key

Application site boundary.

Existing vegetation to be retained.

Existing vegetation to be removed.

Existing/Proposed easements
Exact location to be confirmed by project engineer

Boundary Treatments

Timber Post & Rail Fence
1.2m high x 6ar. To be installed with 25mm x 25mm gauge wire mesh to 0.9m to prevent climbing.

Maintenance Gate
3.6m wide x 1.2m high 5-bar timber field gate.

Knee Rail
To Client's specification

Street Furniture

Seat
Hatton Rustic 4 Slat Seat (ref: BX17 4005), root fixed.
as supplied by Broxap (www.broxap.co.uk) or similar approved.

Surface Treatments

TC — Tarmac
Tarmac path with standard pcc edge. (Colour: Black)

GR — Self-Binding Gravel
2m wide self-binding gravel path with standard timber edge. (Colour: Buff)

Gravel
20-40mm loose gravel laid over a standard weedproof membrane.

Play Area Key - General

Play Space Sign
Indicative location of signage. Design and signage content to be confirmed by play supplier.

Play Boulders
nom. 0.6 - 1.0m dia. boulders set at variable heights (max. 0.6m high off adjacent ground). Boulder to have rounded edges free of sharp corners, edges or catches.

Play Logs
3.6m long with nom. 0.5-0.6m dia. logs set at variable heights (max. 0.6m high off adjacent ground). All bark to be removed and finished with rounded edges free of burrs or catches. Logs within banks to be buried by min. 40% of log height and secured to avoid future movement.

Surface Treatments

TC — Tarmac
1.5m wide tarmac path with standard pcc edge. (Colour: Black)

Bonded Rubber Mulch
To be EN1176/77 compliant and to depths as specified by manufacturer of play elements. Jungle Mulch or similar approved to be supplied by Play Smart UK or similar approved. Colours: Jungle Original (JO).

Grass Matting
To be EN1176/77 compliant and to depths as specified by manufacturer of play elements.

Boundary Treatments

Bow-top Railings
Anti-trap, 1.0m high. (Colour: Black - RAL 1005).

Pedestrian Gate
1.0m high x 1.1m wide bow-top self-closing gate, anti-trap to BS EN 1176. (Colour: Yellow - RAL 1023)

Maintenance Gate
1.0m high x 2.7m wide bow-top double-leaf maintenance gate (Colour: Yellow - RAL 1023) anti-trap to BS EN 1176.

Street Furniture

Seat
Hatton Rustic 4 Slat Seat (ref: BX17 4005), root fixed.
as supplied by Broxap (www.broxap.co.uk) or similar approved.

Litter Bin
Derby Compact Litter Bin (ref: BX450-CMP).
as supplied by Broxap (www.broxap.co.uk) or similar approved.
PPC finish Traffic Yellow (RAL1023)
Bin to be labelled as accepting both refuse and dog waste.

Cycle Rack
CaMden M Stand (ref: BXMX/MSTAND-Camden Stand), root fixed.
PPC finish Traffic Yellow (RAL1023)
as supplied by Broxap (www.broxap.co.uk) or similar approved.
Bin to be labelled as accepting both refuse and dog waste.

All play equipment as supplied by Proludic (www.proludic.co.uk) or similar product from an approved manufacturer. All equipment to be installed with grass safety surfacing in line with manufacturer guidelines.

All play equipment and layout proposals to be specified in accordance with the requirements set out under BS EN 1176 and Equality Act 2010. Following the agreement of play equipment and the general arrangement the selected manufacturer's details will be submitted to the local council for approval along with the finalised proposals and accompanying certificates and details. Signs are to be supplied and erected that the play area is a 'Dog Free' zone and any other information required. Exact wording to be agreed with the Local Planning Authority.

Play Area Key - LAP 1

Play Equipment

PE1 — Japanese Steps
Ref: J4904
As supplied by Proludic

PE2 — Log Springer
Ref: J880
As supplied by Proludic

Play equipment pictures:

PE1

PE2

Planting Schedule

Trees - Plots

Abbr	Species	Supply	Size	Girth	Number
AMARH	Amelanchier arborea 'Robin Hill'	HStd: BR	350-425cm	12-14cm	14
BETUTJD	Betula utilis jacquemontii 'Doorenbos'	HStd: CG: 30L	350-425cm	12-14cm	2
CARBETF	Carpinus betulus 'Fastigiata'	HStd: BR	350-425cm	12-14cm	6
MAGKOIS	Magnolia kobus 'Isis'	HStd: BR	350-425cm	12-14cm	33
					Total: 55

Trees - Public Open Space

Abbr	Species	Supply	Size	Girth	Number
BETUTJD	Betula utilis jacquemontii 'Doorenbos'	MS: CG: 30L	300-350cm		5
CERJA	Cercidiphyllum japonicum	MS: CG: 30L	300-350cm		3
ACECAM	Acer campestre	Std: RB	250-300cm	8-10cm	5
BETPE	Betula pendula	Std: CG: 30L	250-300cm	8-10cm	3
CARBET	Carpinus betulus	Std: BR	250-300cm	8-10cm	3
PRUAV	Prunus avium	Std: BR	250-300cm	8-10cm	9
SORAU	Sorbus aucuparia	Std: BR	250-300cm	8-10cm	6
ACECAM	Acer campestre	HStd: BR	350-425cm	12-14cm	15
ALNCO	Alnus cordata	HStd: BR	350-425cm	12-14cm	4
BEPE	Betula pendula	HStd: CG: 45L	350-425cm	12-14cm	31
BETPU	Betula pubescens	HStd: CG: 45L	350-425cm	12-14cm	7
CARBET	Carpinus betulus	HStd: BR	350-425cm	12-14cm	20
FAGSY	Fagus sylvatica	HStd: BR	350-425cm	12-14cm	5
PRUAV	Prunus avium	HStd: BR	350-425cm	12-14cm	12
PRUPA	Prunus padus	HStd: BR	350-425cm	12-14cm	5
PYRCACH	Pyrus calleryana 'Chanticleer'	HStd: RB	350-425cm	12-14cm	2
QUERO	Quercus robur	HStd: CG: 45L	350-425cm	12-14cm	13
SORAU	Sorbus aucuparia	HStd: BR	350-425cm	12-14cm	6
TILCO	Tilia cordata	HStd: BR	350-425cm	12-14cm	25
ACEFRAB	Acer x freemanii 'Autumn Blaze'	EHStd: BR	425-600cm	14-16cm	1
LIQST	Liquidambar styraciflua	EHStd: RB	425-600cm	14-16cm	1
PRURANA	Prunus sargentii 'Rancho'	EHStd: RB	425-600cm	14-16cm	8
PYRCACH	Pyrus calleryana 'Chanticleer'	EHStd: RB	425-600cm	14-16cm	8
TILCOWO	Tilia cordata 'Winter Orange'	EHStd: BR	425-600cm	14-16cm	1
					Total: 196

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
ECHRVEB	Echinops ritro 'Veitch's Blue'	5L		Full Pot	3
EUOAURA	Euonymus japonicus 'Ovatus Aureus'	25L	100-125cm	HStd	5
PHOBB	Phormium 'Bronze Baby'	25L	100-125cm	Trp Crn	2
PHOMM	Phormium 'Maori Maiden'	25L	100-125cm	Trp Crn	8
PHOPLBL	Phormium 'Platt's Black'	25L	100-125cm	Trp Crn	10
PHORRR	Photinia x fraseri 'Red Robin'	70-90L	250-300cm	HStd 12-14cm	3
SYRVUKAH	Syringa vulgaris 'Katherine Havemeyer'	25L	100-125cm	Bushy	2
THAAGP	Thalictrum aquilegiifolium 'Purpureum'	5L		Full Pot	18
					Total: 51

Single-Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Length	Number
EUAMPGS	Euonymus japonicus 'Green Spire'	10L	80-100cm	Bushy	0.55Ctr	17.19m	50
PRULU	Prunus lusitanica	10L	80-100cm	Bushy	0.4Ctr	477.99m	1211
ELAEC	Elaeagnus x ebbingei 'Compacta'	10L	40-60cm	Bushy	0.4Ctr	232.87m	593
PHORRR	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.4Ctr	29.78m	75
EUOAURB	Euonymus japonicus 'Aureus'	10L	80-100cm	Bushy	0.4Ctr	12.19m	31
						Total: 770.02m	Total: 1960

Shrubs - Plots

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
CARMOID	Carex morowii 'Ice Dance'	3L		Full Pot	0.7Ctr	7.40m²	16
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Ctr	28.58m²	52
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	60-80cm	Bushy	0.8Ctr	35.17m²	65
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ctr	32.1m²	77
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ctr	50.4m²	119
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	40.21m²	97
CHOTE	Choisya ternata	10L	60-80cm	Bushy	0.7Ctr	5.63m²	12
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	79.01m²	192
ELAFUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.8Ctr	35.17m²	65
EUOFOENG	Euonymus fortunei 'Emerald N' Gold'	10L	30-40cm	Bushy	0.7Ctr	92.96m²	214
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7Ctr	59.72m²	141
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Ctr	9.1m²	21
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ctr	47.44m²	113
HEBPO	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ctr	3.52m²	8
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Ctr	62.68m²	148
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	57.75m²	135
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	11.63m²	26
LAVANH	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Ctr	35.38m²	81
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ctr	28.58m²	69
PHORRBR	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.8Ctr	37.37m²	68
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	49.17m²	117
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Ctr	29.89m²	72
SARHOHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ctr	5.08m²	14
SKUARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ctr	26.97m²	65
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Ctr	44.4m²	103
						Total: 915.78m²	Total: 2090

Shrubs - POS

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
CORALS	Cornus alba 'Sibirica'	3L	60-80cm	Branched	0.8Ctr	14.71m²	23
CORSA	Cornus sanguinea	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
CORSTF	Cornus stolonifera 'Flaviramea'	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
CORAV	Corylus avellana	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
EUOEPS	Euonymus europaeus	3L	60-80cm	Branched	0.8Ctr	30.55m²	49
FORNIL	Forsythia x intermedia 'Lynwood'	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
LIOVU	Ligustrum vulgare	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
OSMBU	Osmanthus burkwoodii	3L	60-80cm	Branched	0.8Ctr	14.71m²	23
VIBOP	Viburnum opulus	3L	60-80cm	Branched	0.8Ctr	11.71m²	20
						Total: 151.63m²	Total: 244

Shrubs - Play

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
ANLE	Anemanthele lessoniana	3L		Full Pot	0.5Ctr	26.75m²	111
CHDWD	Choisya x dewitteana 'White Dazzler'	3L	30-40cm	Bushy	0.5Ctr	26.75m²	111
LAVANH	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.5Ctr	20.06m²	84
MISSIML	Miscanthus sinensis 'Morning Light'	3L		Full Pot	0.5Ctr	20.06m²	84
PITTOOB	Pittosporum tenuifolium 'Golden Ball'	3L	30-40cm	Full Pot	0.5Ctr	40.12m²	164
						Total: 133.74m²	Total: 554

Native Hedgerow - Species-Rich (Transplants)

Abbr	Species	Supply	Height	Density	Mix %	Length	Number
CORSA	Cornus sanguinea	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	10%	14.35m	99
CRAMON	Crataegus monogyna	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	35%	50.26m	338
EUOEPS	Euonymus europaeus	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	10%	14.35m	99
ILEAQ	Ilex aquifolium	2L: 3 Brks	40-60cm	0.3Ctr Double Staggered at 0.5m offset	15%	21.53m	147
LIOVU	Ligustrum vulgare	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	15%	21.53m	147
ROSCA	Rosa canina	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	5%	7.18m	51
VIBOP	Viburnum opulus	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	10%	14.35m	99
						Total: 143.55m	Total: 980

Native Scrub - Species-Rich

Abbr	Species	Supply	Height	Mix %	Density	Area	Number
CORAV	Corylus avellana	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
CRAMON	Crataegus monogyna	1+1: 3 Brks BR	60-80cm	45%	1/m²	954.35m²	959
EUOEPS	Euonymus europaeus	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
ILEAQ	Ilex aquifolium	2L: 3 Brks	40-60cm	10%	1/m²	212.08m²	215
LIOVU	Ligustrum vulgare	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
ROSCA	Rosa canina	1+1: 3 Brks BR	60-80cm	5%	1/m²	106.04m²	110
VIBOP	Viburnum opulus	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
						Total: 2120.77m²	Total: 2144

Bulbs

Abbr	Species	Supply	Density	Number
CROCHBP	Crocus chrysanthus 'Blue Pearl'	Bulb	25/m²	177
CROCHCB	Crocus chrysanthus 'Cream Beauty'	Bulb	25/m²	177
NARCA	Narcissus 'Canaliculatus'	Bulb	25/m²	177
NARTT	Narcissus 'Tete a Tete'	Bulb	25/m²	177
				Total: 708

Turf & Seeding

Turf
Turf to gardens to be laid as Rolawn 'Medallion', or similar approved.

Amenity Grass
A22 low maintenance seed mixture, as supplied by Germinal (www.germinalamenity.com) or similar approved.

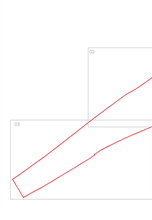
Meadow Grassland
EM1, seed mixture for meadows, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Wet Meadow Grassland
EM8, seed mixture for wetlands, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Final Public Open Space design subject to ecologist's recommendations following finalisation of the BNG and Ecological Impact Assessment reports.

Drawing to be read in conjunction with GL2773 SP 01 Landscape Specification.

Location Plan



Rev	Date	Notes	Init.
A	30/10/26	Revised to the latest site layout.	ED

Project
Wood Lane
Higham on the Hill

Drawing Title
Detailed Landscape Proposals
(Sheet 2 of 3)

Client
Keepmoat Homes

Status
DRAFT

Scale
1:250 @ A0

Drawn
ED

Checked
AL

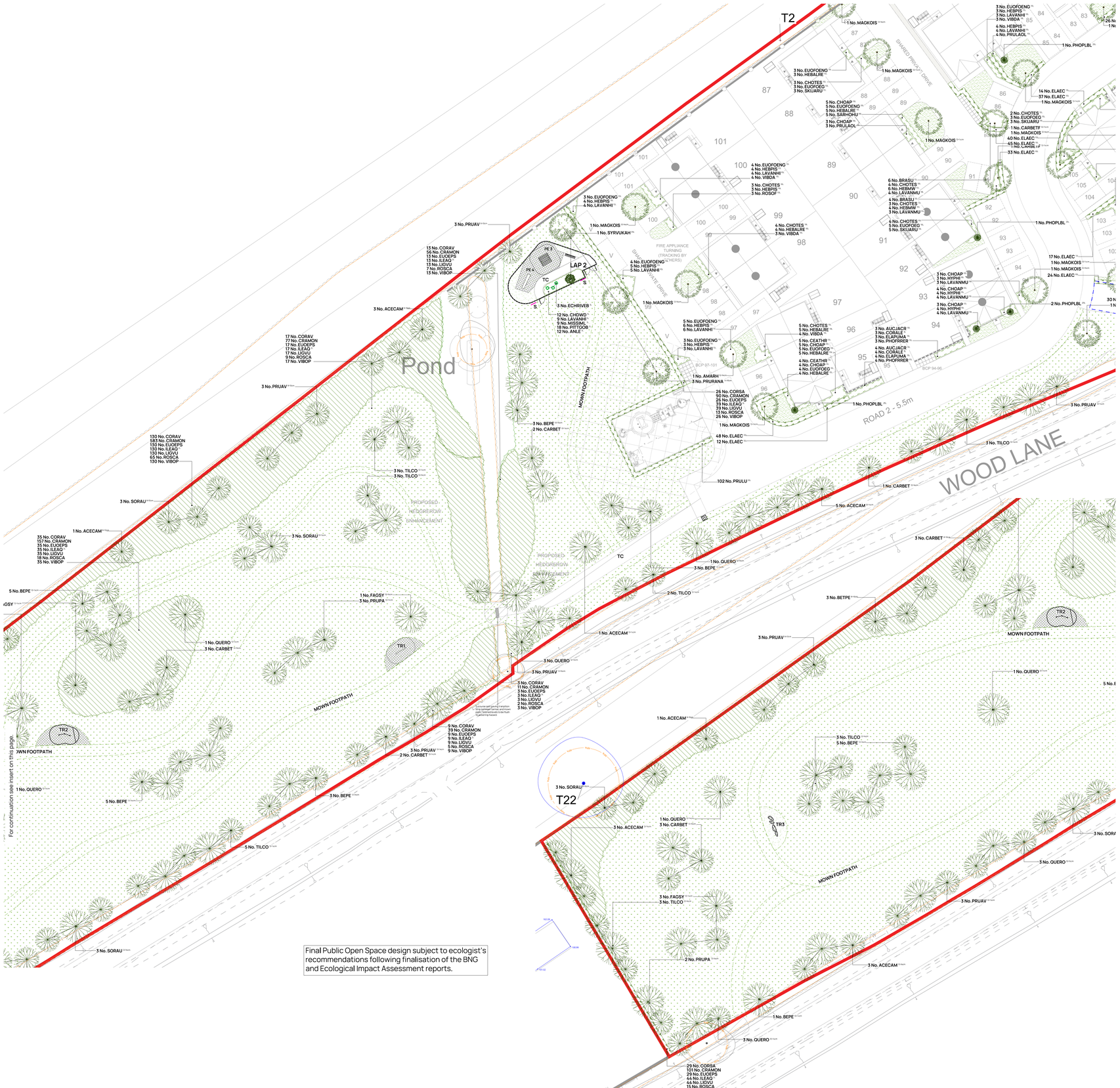
Date
29/09/2026

Drawing Reference
GL2773 LP 02A

Landscape Institute Registered Practice

Call: 01530 265688 | Email: info@golbyandluck.co.uk | Visit: golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No. AC0000816156 registered with ProMAP Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP



Key

Application site boundary.

Existing vegetation to be retained.

Existing vegetation to be removed.

Existing/Proposed easements
Exact location to be confirmed by project engineer

Boundary Treatments

Timber Post & Rail Fence
1.2m high 4-bar. To be installed with 25mm x 25mm gauge wire mesh to 0.9m to prevent climbing.

Maintenance Gate
3.6m wide x 1.2m high 5-bar timber field gate.

Knee Rail
To Client's specification

Street Furniture

Seat
Hatton Rustic 4 Slat Seat (ref: BX17.4005), root fixed.
as supplied by Broxap (www.broxap.co.uk) or similar approved.

Surface Treatments

TC — **Tarmac**
Tarmac path with standard pcc edge. (Colour: Black)

GR — **Self-Binding Gravel**
2m wide self-binding gravel path with standard timber edge. (Colour: Buff)

Gravel
20–40mm loose gravel laid over a standard weedproof membrane.

Play Area Key - General

Play Space Sign
Indicative location of signage. Design and signage content to be confirmed by play supplier.

Play Boulders
Nom. 0.6 x 0.6m dia. boulders set at variable heights (max. 0.6m high off adjacent ground). Boulder to have rounded edges free of sharp corners, edges or catches.

Play Logs
3.6m long with nom. 0.5-0.6m dia. logs set at variable heights (max. 0.6m high off adjacent ground). All bark to be removed and finished with rounded edges free of burrs or catches. Logs within banks to be buried by min. 40% of log height and secured to avoid future movement.

Surface Treatments

TC — **Tarmac**
1.5m wide tarmac path with standard pcc edge. (Colour: Black)

Bonded Rubber Mulch
To be EN1177:2777 compliant and to depths as specified by manufacturer of play elements. Jungle Mulch or similar approved to be supplied by Play Smart UK or similar approved. Colours: Jungle Original (JO).

Grass Matting
To be EN1176:777 compliant and to depths as specified by manufacturer of play elements.

Boundary Treatments

Bow-top Railings
Anti-trap, 1.0m high, (Colour: Black - RAL 1005).

Pedestrian Gate
1.0m high x 1.1m wide bow-top self-closing gate, anti-trap to BS EN 1176. (Colour: Yellow - RAL 1023)

Maintenance Gate
1.0m high x 2.7m wide bow-top double-leaf maintenance gate (Colour: Yellow - RAL 1023) anti-trap to BS EN 1176.

Street Furniture

Seat
Hatton Rustic 4 Slat Seat (ref: BX17.4005), root fixed.
as supplied by Broxap (www.broxap.co.uk) or similar approved.

Litter Bin
Derby Compact Litter Bin (ref: BX45G-DMP).
as supplied by Broxap (www.broxap.co.uk) or similar approved.
Bin to be labelled as accepting both refuse and dog waste.

Cycle Rack
CaMden M Stand (ref: BXMWMSTAND+Camden Stand), root fixed.
PPC fresh Traffic Yellow (RAL1023)
as supplied by Broxap (www.broxap.co.uk) or similar approved.
Bin to be labelled as accepting both refuse and dog waste.

All play equipment as supplied by Proludic (www.proludic.co.uk) or similar product from an approved manufacturer. All equipment to be installed with grass safety surfacing in line with manufacturer guidelines.

All play equipment and layout proposals to be specified in accordance with the requirements set out under BS EN 1176 and Equality Act 2010. Following the agreement of play equipment and the general arrangement the selected manufacturer's details will be submitted to the local council for approval along with the finalised proposals and accompanying certificates and details. Signs are to be supplied and erected that the play area is a 'Dog Free' zone and any other information required. Exact wording to be agreed with the Local Planning Authority.

Play Area Key - LAP 1

Play Equipment

PE1 — **Japanese Steps**
Ref: J4304
As supplied by Proludic

PE2 — **Log Springer**
Ref: J880
As supplied by Proludic

Planting Schedule

Trees - Plots

Abbr	Species	Supply	Size	Girth	Number
AMARH	Amelanchier arborea 'Robin Hill'	HStd BR	350-425cm	12-14cm	14
BETUTJD	Betula utilis jacquemontii 'Doorenbos'	HStd CG SOL	350-425cm	12-14cm	2
CARBETT	Carpinus betulus 'Fastigiata'	HStd BR	350-425cm	12-14cm	6
MAGKOIS	Magnolia kobus 'Issi'	HStd BR	350-425cm	12-14cm	33
					Total: 55

Trees - Public Open Space

Abbr	Species	Supply	Size	Girth	Number
BETUTJD	Betula utilis jacquemontii 'Doorenbos'	MS CG SOL	300-350cm		3
CERJA	Cercidiphyllum japonicum	MS CG SOL	300-350cm		3
ACECAM	Acer campestre	Strd RB	250-300cm	8-10cm	5
BETPE	Betula pendula	Strd CG SOL	250-300cm	8-10cm	3
CARBET	Carpinus betulus	Strd BR	250-300cm	8-10cm	3
PRUAV	Prunus avium	Strd BR	250-300cm	8-10cm	9
SORAU	Sorbus aucuparia	Strd BR	250-300cm	8-10cm	6
ACECAM	Acer campestre	HStd BR	350-425cm	12-14cm	15
ALNCO	Alnus cordata	HStd BR	350-425cm	12-14cm	4
BEPE	Betula pendula	HStd CG 45L	350-425cm	12-14cm	31
BETPU	Betula pubescens	HStd CG 45L	350-425cm	12-14cm	7
CARBET	Carpinus betulus	HStd BR	350-425cm	12-14cm	20
FAGSY	Fagus sylvatica	HStd BR	350-425cm	12-14cm	5
PRUAV	Prunus avium	HStd BR	350-425cm	12-14cm	12
PRUPA	Prunus padus	HStd BR	350-425cm	12-14cm	5
PYRCACH	Pyrus calleryana 'Chanticleer'	HStd RB	350-425cm	12-14cm	2
QUERO	Quercus robur	HStd CG 45L	350-425cm	12-14cm	13
SORAU	Sorbus aucuparia	HStd BR	350-425cm	12-14cm	6
TILCO	Tilia cordata	HStd BR	350-425cm	12-14cm	25
ACEFRAB	Acer x freemanii 'Autumn Blaze'	EHStd BR	425-600cm	14-16cm	1
LIQST	Liquidambar styraciflua	EHStd RB	425-600cm	14-16cm	1
PRURANA	Prunus sargentii 'Rancho'	EHStd RB	425-600cm	14-16cm	8
PYRCACH	Pyrus calleryana 'Chanticleer'	EHStd RB	425-600cm	14-16cm	8
TILCOWO	Tilia cordata 'Winter Orange'	EHStd BR	425-600cm	14-16cm	1
					Total: 196

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
5 No. ECHRIVEB	Echinops ritro 'Veitch's Blue'	3L		Full Pot	3
EUOAURA	Euonymus japonicus 'Ovatus Aureus'	25L	100-125cm	HStd	5
PHOBB	Phormium 'Bronze Baby'	25L	100-125cm	Trp Crn	2
PHOMM	Phormium 'Maori Maiden'	25L	100-125cm	Trp Crn	8
PHOPLBL	Phormium 'Platt's Black'	25L	100-125cm	Trp Crn	10
PHORRB	Photinia x fraseri 'Red Robin'	70-90L	250-300cm	HStd 12-14cm	3
SYRVUKAH	Syringa vulgaris 'Katherine Havemeyer'	25L	100-125cm	Bushy	2
THAAGP	Thalictrum aquilegiifolium 'Purpureum'	3L		Full Pot	18
					Total: 51

Single-Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Length	Number
EUJAPGS	Euonymus japonicus 'Green Spire'	10L	80-100cm	Bushy	0.35Ctr	17.19m	50
PRULU	Prunus lusitanica	10L	80-100cm	Bushy	0.4Ctr	477.99m	1211
ELAEC	Elaeagnus x ebbingei 'Compacta'	10L	40-60cm	Bushy	0.4Ctr	232.87m	593
PHORRR	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.4Ctr	29.78m	75
EUOAURB	Euonymus japonicus 'Aureus'	10L	80-100cm	Bushy	0.4Ctr	12.19m	31
						Total: 770.02m	Total: 1960

Shrubs - Plots

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
CARMOID	Carex morrowii 'Ice Dance'	3L		Full Pot	0.7Ctr	7.40m²	16
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Ctr	28.58m²	52
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	60-80cm	Bushy	0.8Ctr	35.17m²	65
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ctr	32.1m²	77
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ctr	50.4m²	119
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	40.21m²	97
CHOTE	Choisya ternata	10L	60-80cm	Bushy	0.7Ctr	5.63m²	12
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	79.01m²	192
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.8Ctr	35.17m²	65
EUOFOENG	Euonymus fortunei 'Emerald N' Gold'	10L	30-40cm	Bushy	0.7Ctr	92.96m²	214
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7Ctr	59.72m²	141
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Ctr	9.74m²	21
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ctr	47.44m²	113
HEBPO	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ctr	3.12m²	8
HEBMAE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Ctr	62.68m²	148
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	57.75m²	135
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	11.63m²	26
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Ctr	35.38m²	81
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ctr	28.38m²	69
PHORRBR	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.8Ctr	37.33m²	68
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	49.17m²	117
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Ctr	29.89m²	72
SARHOHJ	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ctr	5.08m²	14
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ctr	26.97m²	65
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Ctr	44.4m²	105
						Total: 915.78m²	Total: 2090

Shrubs - POS

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
CORALS	Cornus alba 'Sibirica'	3L	60-80cm	Branched	0.8Ctr	14.71m²	23
CORSA	Cornus sanguinea	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
CORSTF	Cornus stolonifera 'Flaviramea'	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
CORAV	Corylus avellana	3L	60-80cm	Branched	0.8Ctr	15.62m²	25
EUOEPS	Euonymus europaeus	3L	60-80cm	Branched	0.8Ctr	30.56m²	49
FORNL	Forsythia x intermedia 'Lynwood'	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
LIGVU	Ligustrum vulgare	3L	60-80cm	Branched	0.8Ctr	11.03m²	18
OSMBU	Osmanthus burkwoodii	3L	60-80cm	Branched	0.8Ctr	14.71m²	23
VIBOP	Viburnum opulus	3L	60-80cm	Branched	0.8Ctr	11.71m²	20
						Total: 151.63m²	Total: 244

Shrubs - Play

Abbr	Species	Pot Size	Height	Habit	Density	Area	Number
AINLE	Anemanthele lessoniana	3L		Full Pot	0.5Ctr	26.75m²	111
CHOWD	Choisya x dewitteana 'White Dazzler'	3L	30-40cm	Bushy	0.5Ctr	26.75m²	111
LAVANHI	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.5Ctr	20.06m²	84
MISSINL	Miscanthus sinensis 'Morning Light'	3L		Full Pot	0.5Ctr	20.06m²	84
PITTOOB	Pittosporum tenuifolium 'Golden Ball'	3L	30-40cm	Full Pot	0.5Ctr	40.12m²	164
						Total: 133.74m²	Total: 554

Native Hedgerow - Species-Rich (Transplants)

Abbr	Species	Supply	Height	Density	Mix %	Length	Number
CORSA	Cornus sanguinea	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	10%	14.55m	99
CRAMON	Crataegus monogyna	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	35%	50.26m	338
EUOEPS	Euonymus europaeus	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	10%	14.35m	99
ILEAQ	Ilex aquifolium	2L, 3 Brks	40-60cm	0.3Ctr Double Staggered at 0.5m offset	15%	21.53m	147
LIGVU	Ligustrum vulgare	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	15%	21.53m	147
ROSCA	Rosa canina	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	5%	7.18m	51
VIBOP	Viburnum opulus	T1+1: 3 Brks	60-80cm	0.3Ctr Double Staggered at 0.5m offset	10%	14.35m	99
						Total: 143.55m	Total: 980

Native Scrub - Species-Rich

Abbr	Species	Supply	Height	Mix %	Density	Area	Number
CORAV	Corylus avellana	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
CRAMON	Crataegus monogyna	1+1: 3 Brks BR	60-80cm	45%	1/m²	954.33m²	959
EUOEPS	Euonymus europaeus	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
ILEAQ	Ilex aquifolium	2L, 3 Brks	40-60cm	10%	1/m²	212.08m²	215
LIGVU	Ligustrum vulgare	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
ROSCA	Rosa canina	1+1: 3 Brks BR	60-80cm	5%	1/m²	106.04m²	110
VIBOP	Viburnum opulus	1+1: 3 Brks BR	60-80cm	10%	1/m²	212.08m²	215
						Total: 2120.77m²	Total: 2144

Bulbs

Abbr	Species	Supply	Density	Number
CROCHBP	Crocus chrysanthus 'Blue Pearl'	Bulb	25/m²	177
CROCHCB	Crocus chrysanthus 'Cream Beauty'	Bulb	25/m²	177
NARCA	Narcissus 'Canaliculatus'	Bulb	25/m²	177
NARTT	Narcissus 'Tete a Tete'	Bulb	25/m²	177
				Total: 708

Turf & Seeding

Turf
Turf to gardens to be laid as Rolawn 'Medallion', or similar approved.

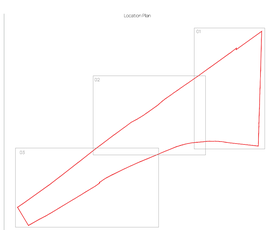
Amenity Grass
A23 low maintenance seed mixture, as supplied by Germinal (www.germinalhemity.com) or similar approved.

Meadow Grassland
EM1, seed mixture for meadows, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Wet Meadow Grassland
EM8, seed mixture for wetlands, as supplied by Emorsgate Seeds (www.wildseed.co.uk) or similar approved.

Drawing to be read in conjunction with GL2773 SP 01 Landscape Specification.

Location Plan



Rev	Date	Notes	Init.
A	30/01/26	Revised to the latest site layout.	ED

Project
Wood Lane
Higham on the Hill

Drawing Title
Detailed Landscape Proposals
(Sheet 3 of 5)

Client
Keepmoat Homes

Status
DRAFT

Scale	Drawn	Checked
1:250 @ A0	ED	AL

Date	Drawing Reference
29/09/2026	GL2773 LP 03A

landscape architects

Landscape Institute Registered Practice

Scale Bar
0m 5m 10m 15m 20m 25m

Call: 01530 265688 | Email: info@golbyandluck.co.uk | Visit: golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD © all rights reserved. Ordnance Survey Licence No. AC0000816156 registered with ProMAP Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP.

APPENDIX 2

Ecological Enhancement Proposals

landscape
architects

Call
01530 265688

Email
info@golbyandluck.co.uk

Visit
golbyandluck.co.uk

Midlands
207 Leicester Road,
Ibstock, LE67 6HP

North
1.02 Innovation Centre,
York Science Park, YO10 5NY

Golby + Luck Ltd (Company No.9037776) Registered in England and Wales.