



- 2 KEY**
- FREE DRAINING GRAVEL SURFACING
  - TARMAC SURFACING TO DRIVEWAY AT SITE ENTRANCE
  - STONE PAVED SURFACING
  - EXISTING STONE SETTS MAINTAINED/ RELAID
  - GRASSED AREA WITH REINFORCED GRIDS
  - EXISTING TREE TO BE RETAINED (REFER TO ARBORICULTURAL REPORT FOR FURTHER DETAILS)
  - TREE ROOT PROTECTION AREA (REFER TO ARBORICULTURAL REPORT FOR FURTHER DETAILS)
  - NEW MIXED NATIVE SPECIES HEDGEROW
  - PROPOSED NATIVE SPECIES SHRUB PLANTING
  - PROPOSED AMENITY SHRUB AND PERENNIAL PLANTING
  - PROPOSED SPECIES RICH GRASSLAND
  - PROPOSED AMENITY GRASSLAND LAWN AREAS
  - 1.8m HIGH BOUNDARY FENCING (SEE DETAIL BELOW)
  - ESTATE FENCING TO MATCH EXISTING (SEE DETAIL BELOW)

**1 LANDSCAPING PLAN AS PROPOSED**  
SCALE 1:200



**AMENITY SHRUBS & PERENNIALS**

Species	Plant size & height	Planting density
Shrub		
Cornus sanguinea 'Midwinter Fire'	2L H450/60cm	3/50m
Quercus 'Blue Mound'	2L H450/60cm	4/50m
Escallonia macrantha	2L H450/60cm	4/50m
Geranium 'Leda'	2L H450/60cm	4/50m
Hebe 'Mediterranean Beauty'	2L H450/60cm	4/50m
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Lonicera vitica 'Magnum'	2L H450/60cm	4/50m
Malva 'Charity'	2L H450/60cm	3/50m
Wisteria 'Sofisticated'	2L H450/60cm	4/50m
Wisteria 'Marianne's Blue'	2L H450/60cm	3/50m
Perennials		
Bergenia coccinea 'Purplea'	2L	5/50m
Geranium macrorrhizum	2L	5/50m

**AMENITY HEDGEROW**

Species	Form/ Plant size & height	Planting density
Acer campestre	bare root 1+1, H450/ 60cm	5/5m
Cornus sanguinea	bare root 1+1, H450/ 60cm	5/5m
Cornus sanguinea	bare root 1+1, H450/ 60cm	5/5m
Spiraea strobilata 'Variegata'	3L H450/ 60cm	5/5m
Ulmus carolinianus	bare root 1+1, H450/ 60cm	5/5m
Viburnum opulus	bare root 1+1, H450/ 60cm	5/5m

**NATIVE SHRUBS**

Species	Common name	Form & height	Planting density
Cornus amomum	Maui	bare root 1+1, H450/ 50cm	3/50m
Acer campestre	Field maple	bare root 1+1, H450/ 50cm	3/50m
Cornus sanguinea	Dogwood	bare root 1+1, H450/ 50cm	3/50m
Ulmus vulgaris	Wild privet	bare root 1+1, H450/ 50cm	3/50m
Viburnum opulus	Guelder rose	bare root 1+1, H450/ 60cm	3/50m

**SEEDING MIXTURES**

Species	Common name	SP1 for meadow	SP1 for shade	SP2 for verge	SP3 for lawn
Wild flowers		20%	20%	20%	20%
Achillea millefolium	Tarweed	0.10%	0.10%	3.00%	
Alliaria petiolata	Garlic mustard		1.00%		
Antirrhinum suberosum	Cow parsley		0.50%		
Carex distachya subsp. divulca	Grey sedge	2.00%	1.50%		
Carex pentstemonifolia	Pendulous sedge	0.40%			
Centaurea nigra	Common knapweed	3.00%	3.00%	1.50%	
Chamaemelum nobile	French thyme		3.00%		
Cnicus laevis	Crisanthemum	3.00%	2.00%		
Dipsacus tuberosus	Wild rose	0.40%	2.00%		
Hesperis matronalis	Woolflower	2.00%			
Gallium mollugo	Hedge bedstraw	0.50%	5.00%		
Geranium pratense	Meadow cranesbill		0.10%		
Geranium pyrenaicum	Hedge cranesbill		1.00%		
Stem rattle	Water avens	0.30%			
Stem rattle	Wood avens	0.30%			
Stem rattle	Field scabious	0.20%			
Stem rattle	Yellow iris	2.00%			
Leucanthemum vulgare	Oxeye daisy	1.00%	1.50%		
Lycopus europaeus	Greywort	0.40%			
Malva moschata	Musk mallow		1.00%	1.50%	
Oenanthe pimpinelloides	Coxy fruited water dropwort	0.20%			
Plantago lanceolata	Plantain		2.00%	3.00%	
Sanguisorba officinalis	Soldier burnet			1.00%	
Prunella vulgaris	Selfheal	0.10%			
Ranunculus acris	Meadow buttercup		0.20%		
Ranunculus acris	Yellow rattle	0.50%		1.00%	
Silene dioica	Red campion	2.00%	3.00%		
Silene flacca	Red campion	2.00%	3.00%		
Tofieldia calyculata	Upright hedge-parsley		0.10%		
Grasses		30%	30%	30%	30%
Agrostis capillaris	Common bent	3.00%	3.00%	5.00%	5.00%
Arrhenatherum elatius	Steen weed grass	3.00%	3.00%		
Bromus horridulus	Fair maids		1.00%		
Beta maritima	Quaking grass	4.00%			
Cynodon dactylon	Common dog's tail	10.00%	10.00%	11.50%	
Deschampsia cespitosa	Tufted hairgrass	2.00%	2.00%		
Festuca rubra	Red fescue	22.00%	20.00%	27.00%	50.00%
Poa annua	Parasitical ryegrass			25.00%	
Poa pratensis	Smooth stalked meadow grass		4.50%		
Poa pratensis	Smooth stalked meadow grass		18.00%	20.00%	

**GENERAL SPECIFICATION FOR INITIAL ESTABLISHMENT AND MAINTENANCE OF PLANTED AREAS.**

**Preparation:**  
Prior to planting, shrub beds shall be forked, dug, hoed and stones picked to create a smooth, even surface free from weeds, stones greater than 50mm in any dimension or other deleterious material. Any perennial weed shall be removed including the roots. If necessary an approved herbicide shall be applied to manufacturer's instructions.

**1st Season Maintenance:**  
Following planting all areas of new shrub planting shall be mulched with coarse grade bark to a minimum settled depth of 75mm during moist ground conditions. Shrub beds shall be kept clear of all weeds by either mechanical or chemical control during the first growing season after planting. Edges of shrub beds that abut grassed areas shall be kept tidy by regular edging at the time of grass cutting.

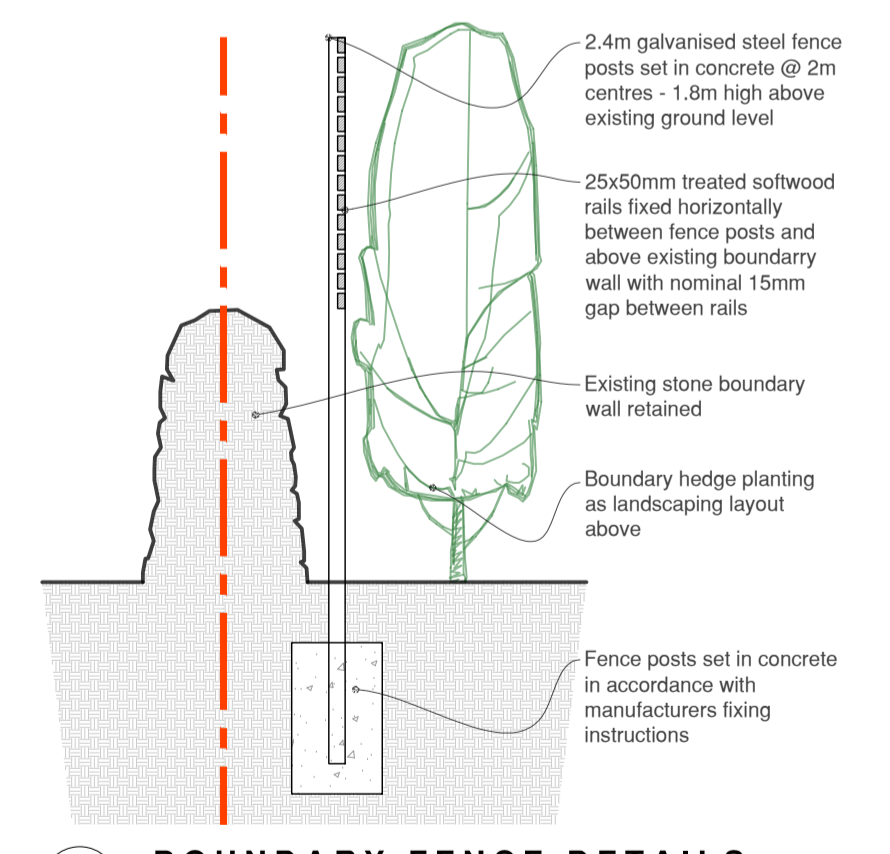
**Long term Maintenance:**  
Bark mulch shall be topped up as necessary at the start of each growing season to maintain a minimum settled depth of 75mm. Such mulching shall only be done once the beds are weed-free. Weeding shall be carried out as necessary during the growing season to keep beds in a tidy condition. Edges of shrub beds shall be kept clipped as above. Pruning of shrubs shall be carried out as appropriate to maintain shape, flower and vigour.

**Turfing:**  
Soil to be prepared with all stones removed. Surface to be lightly scarified and graded to slope evenly where gradients necessary. Supply, lay and bed imported turf to be sourced from an Approved landscape turf supplier (Turf should be in accordance with the specifications given in BS 3969, and laid in accordance with BS 4428:1989, Section 6).

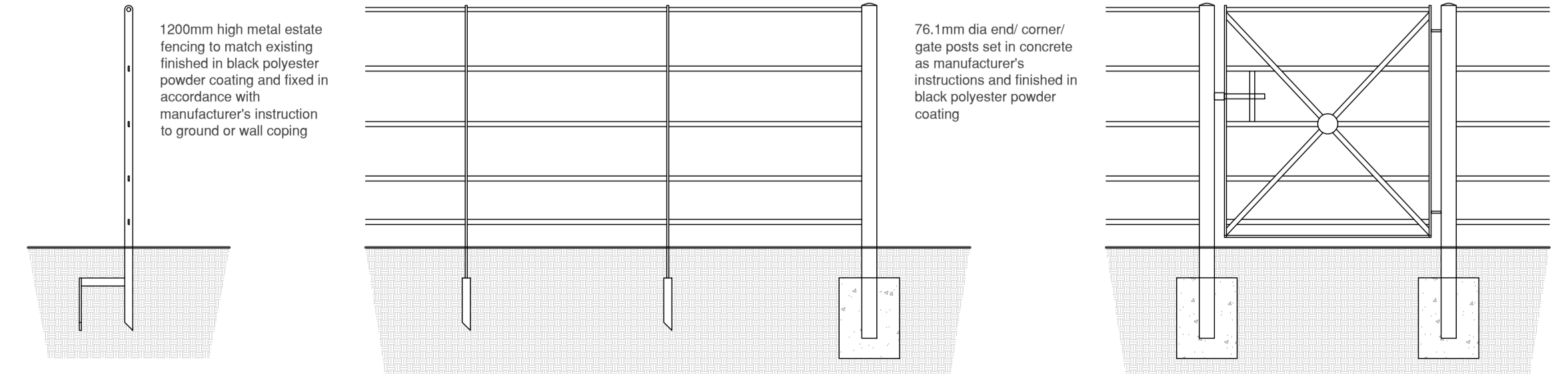
**EXISTING HEDGES AND THEIR PROTECTION DURING THE CONSTRUCTION PHASE**

**Existing Hedging:**  
In the interests of providing effective screening and to attract wildlife the existing boundary hedges of beech, hawthorn, holly, privet and hazel will be retained. For new formal hedging if required use Carpinus or Fagus species or a mixture of the two.

**Construction Phase Protection:**  
During the construction phase the existing hedges and existing trees are to be protected by means of barriers that offer full protection to the trees and hedges and their root systems (contractors responsibility)



**2 BOUNDARY FENCE DETAILS**  
SCALE 1:25



**3 ESTATE FENCE DETAILS**  
SCALE 1:25

Rev A - 26/03/26 - Layout updated, fencing details added



Client  
**BP Land Ltd**

Project  
**Red House, 281 Oxford Road, Gomersal, Cleckheaton, BD19 4JP**

Drawing title  
**Landscaping Plan as Proposed**

Scale: As A1  
Date: 1:200  
App'd: -  
Rev: -

Date: Feb '26

Drawing no: **24.034/ (AL)03**  
Rev: **A**