



- LEGEND**
- APPLICATION BOUNDARY
 - EXISTING TREES / VEGETATION
 - Softworks**
 - WOODLAND MIX
 - THICKET MIX
 - SEMI-MATURE TREE
 - EXTRA HEAVY STANDARD TREE
 - STANDARD TREE
 - MULTI-STEM TREE
 - HEDGEROW PLANTING
 - ORNAMENTAL SHRUB / HERBACEOUS / GRASS PLANTING
 - CLIMBING SHRUB PLANTING
 - BULB PLANTING
 - AMENITY GRASS SEEDING - 'A22 (Low Maintenance)' seed mix by Germinal Seeds Ltd or equal and approved. 50g / m², overseed rate: 20g / m².
 - AMENITY GRASS TURF - 'Medallion' turf by Rotawn or equal and approved.
 - FLOWERING LAWN SEEDING - 'EL1 Flowering Lawn Mixture' by Emorsgate Seeds or equal and approved. 4g / m².
 - MEADOW MIXTURE - 'EM2 Standard General Purpose Meadow Mix' by Emorsgate Seeds or equal and approved. 4g / m².
 - MEADOW MIXTURE FOR WETLANDS - 'EM3 Meadow Mixture for Wetlands' by Emorsgate Seeds or equal and approved. 4g / m².
 - MOWN GRASS FOOTPATH
 - GRAVEL INFILL - 20-30mm pea shingle, min. depth 50mm laid of porous geotextile installed as part of soft landscape installation
 - LIGHTING COLUMN - Indicative location of lighting columns as per engineers drawings

Notes:

- Proposed planting has been designed to consider the guidance set out in Chapter 4 of the NHC Standards.
- Structural engineers to review all proposed planting during technical design stage and advise of any species changes required to comply with NHC Standards.
- No detailed soil or foundation information was available at the time of drawing.

Notes:

- For Hard Landscape Proposals refer to CSA/7945/100-104
- For Landscape Schedule 105-106 refer to CSA/7945/106
- For Landscape Specification refer to CSA/7945/110
- For LEAP Proposals refer to CSA/7945/111
- For Landscape Masterplan refer to CSA/7945/112

A	13/08/26	AL	Officer comments - Site wide changes
Rev	Date	By	Description

Drawing Status
FOR PLANNING

CSA
environmental

Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT

01462 743647
ashwell@csaenvironmental.co.uk
csaenvironmental.co.uk

Project Lower Broadbridge Farm,
Broadbridge Heath

Title Soft Landscape Proposals
Sheet 1 of 6

Client Taylor Wimpey UK Ltd

Scale	1:250 @ A1	Drawn	AL
Date	March 2026	Checked	GC
Drawing No	CSA/7945/105	Rev	A

REFER TO CSA/7945/107

FIVE OAKS ROAD