

Highover Farm, Hitchin
Open Space Management & Maintenance
Plan *(non BNG elements)*
Phase: 1 **(Addendum)**

Client: BDW North Thames

21st May 2026 – Issue 2



Report Issue 1: DATE: 13/05/2026 Status: INITIAL ISSUE
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1 ADDENDUM 1

The Avenue Tree Planting – GL2024 LP 05-06 Rev B



1 ADDENDUM

1.1 This addendum incorporates additional open space areas to be covered within the Open Space Management & Maintenance Plan, prepared by Golby + Luck Landscape Architects on behalf of BDW North Thames for the site at Highover Farm, Hitchin, in support of the discharge of Condition 2 of Reserved Matters Approval Ref: 24/02780/RM, granted on 27 October 2025.

1.2 This document has been produced in conjunction with the Outline Landscape and Environmental Management Plan (OLEMP), Version Vf1 dated 29 April 2026, which establishes the overarching maintenance principles for the wider site, and the Phase 1 Addendum LEMP, Version Vf dated 7th May 2026, both prepared by Ecology Solutions. All three documents should be read in conjunction with one another.

1.3 Condition 2 states:

No development above ground level shall take place until a detailed soft and hard landscaping plan for the area of open and greenspace including the footpaths, drainage basins, swales and bunds within the relevant subsequent phases as set out in the Site Wide Phasing and Delivery Plan is submitted and approved in writing by the LPA. The hard and soft landscaping plans shall include - (i) full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting shall use botanic names to avoid misinterpretation. The plans should include full schedule of plants, (ii) the location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets, (iii) 1:200 plans including cross sections of roads, paths and cycleways, (iv) details of all hard surfacing materials. The approved details shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or



become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the LPA agrees in writing to vary or dispense with this requirement.

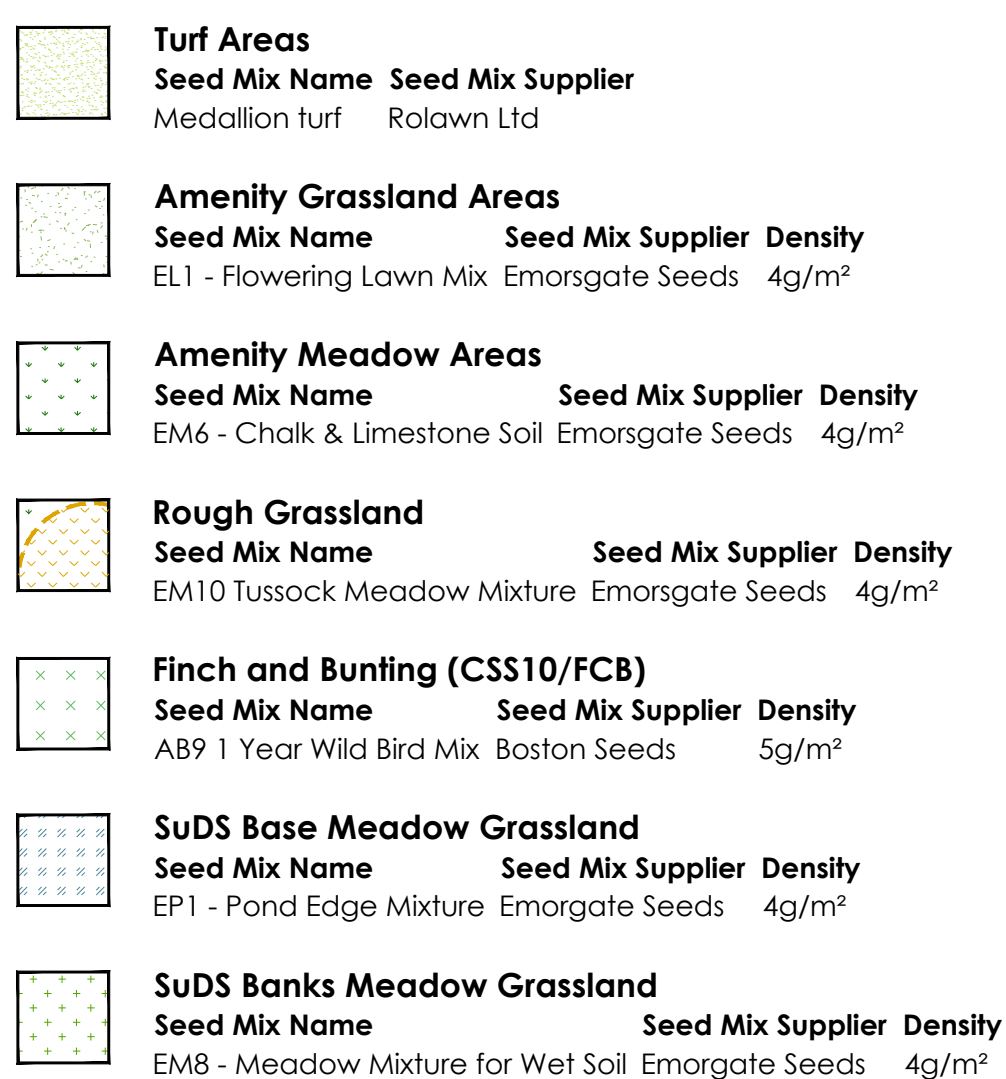
- 1.4 This Open Space Management & Maintenance Plan deals with the non-ecological maintenance elements (BNG) found within the public open space network, not covered by the Phase 1 Addendum LEMP, but that require consideration to deliver a successful public open space network. This document provides a comprehensive schedule of maintenance operations covering both annual maintenance activities and the long-term management of the proposed open spaces.
- 1.5 Refer to the Open Space Management & Maintenance Plan for detailed operational procedures.



APPENDIX A

Phase 1 POS Landscape Proposals (*Stotfold linear park & gateway
to the south of The Avenue*)– GL2024 LP 19 Rev A

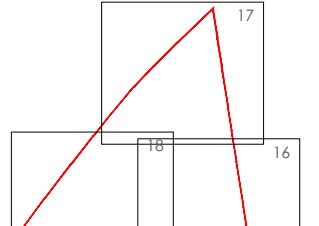
The Avenue Tree Planting – GL2024 LP 05-06 Rev B



For **ecology enhancements** please refer to the Landscape and Ecological Management and Enhancements document, which forms part of the site wide OLEMP.

Marginal / Aquatics						
Abbr	Species	Supply	Pot Size	Density	Area	Number
FILUL	Filipendula ulmaria	Well Rooted	195cc min.	15/m ²	9.34m ²	142
IRIPS	Iris pseudacorus	Well Rooted	195cc min.	15/m ²	21.81m ²	329
JUNEF	Juncus effusus	Well Rooted	195cc min.	15/m ²	21.81m ²	329
MYOSC	Myosotis scorpioides	Well Rooted	195cc min.	15/m ²	9.34m ²	142
Total :62.3m ²						Total :942

Drawing to be read in conjunction with GL2024 SP 01 Landscape Specification.

Location Plan	Rev	Date	Notes	Int	Project
	A	19/03/24	Updated to the latest LIA comments.	AL	Highover Farm, Hitchin, North Hertfordshire
			Drawing file POS Landscape Proposals [ph1] (Sheet 3 of 3)		
			Status PLANNING		
			Client BDW North Thames		
			Scale 1:250 @ A0		
			Drawn By AL		
			Checked By HJ		
			Date 23/05/2025		
			Reference GL2024 LP 19A		
					

Plant Schedule					
Trees - The Avenue					
Abbr	Species	Supply	Size	Girth	Number
ACEOLMA	Acer platanoides 'Olmsted'	Extra Heavy Standard :Clear Stem 175-200 :RB	600cm+	18-20cm	6
CARFONA	Carpinus betulus 'Frans Fontaine'	Extra Heavy Standard :Clear Stem 175-200 :RB	600cm+	18-20cm	8
CORCOLA	Corylus columna	Extra Heavy Standard :Clear Stem 175-200 :RB	600cm+	18-20cm	5
PYRCHAC	Pyrus calleryana 'Chanticleer'	Extra Heavy Standard :Clear Stem 175-200 :RB	600cm+	18-20cm	8
					Total :27
Turf Areas					
Seed Mix Name	Seed Mix Supplier				
Medallion turf	Rolawn Ltd				



Drawing to be read in conjunction with GL2024 SP 01/02 Landscape Specification & Designer Risk Assessment.

Plant Schedule

Trees - The Avenue

Abbr	Species	Supply	Size	Girth	Number
ACEOLMA	Acer platanoides 'Olmsted'	Extra Heavy Standard :Clear Stem 175-200 :RB	600cm+	18-20cm	6
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					Total :27

Turf Areas

Seed Mix Name	Seed Mix Supplier
Medallion turf	Rolawn Ltd

Drawing to be read in conjunction with GL2024 SP 01/02 Landscape Specification & Designer Risk Assessment.

Landscape Institute Registered Practice

Scale Bar

0m

5m

10m

15m

20m

25m

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Location Plan

OS

OS

OS

Rev	Date	Notes
A	19/02/26	Updated to latest planning layout and LPA comments.
B	13/05/26	Updated to latest planning layout. Page setting out updated.

Int.	Project
AL	Land at Highover Farm, Hitchin
AL	Drawing title
	The Avenue Tree Planting Proposals
	(Sheet 2 of 2)
	Status
	PLANNING
	Client
	BDW North Thames
	Scale
	1:250 @ A1
	Drawn By
	AL
	Checked By
	JS
	Date
	27/11/2024
	Reference
	GL2024 06B

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