golby+luck
landscape architects

# Highover Farm, Hitchin

## Open Space Management & Maintenance Plan *(non BNG elements)*

## Phase: 1

Client: BDW North Thames

12th May 2026 – Issue 3

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|---|---|---|---|---|
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# 1 MANAGEMENT OPERATIONS

## Introduction

1.1 This Phase 1, Open Space Management & Maintenance Plan has been prepared by Golby + Luck Landscape Architects on behalf of BDW North Thames for their site at Highover Farm, Hitchin. It has been produced in association with the Outline Landscape and Environmental Management Plan (OLEMP) Version: Vf1, dated 29th April 2026 which sets out the overarching maintenance principles for the whole site, and the Phase 1 LEMP, Version: Vf1, dated 29th April 2026 which provides the specific detail for Phase 1 reserved matters, both prepared by Ecology Solutions. All three documents should be read in conjunction with one another

1.2 This report specifically relates to the Phase 1 Residential Reserved Matters Application (App no.25/02794/RM) and seeks to partially discharge (Phase 1) Planning Condition 13 of the approved outline planning permission (Ref: 18/01154/OP), which states:

*Prior to or concurrent with the first reserved matters submitted in each phase identified in Condition 5 Phasing and Delivery a detailed Open Space Management and Maintenance Scheme for the management and maintenance of all areas of open space (to include parks, greenways, allotments, play areas, informal open space, semi-natural green space, public squares) shall be submitted to and agreed in writing by the Local Planning Authority and implemented in accordance with an agreed timetable and approved phasing strategy. Details to be submitted shall include:*

*a) Details of landscape management and maintenance plans;*

*b) Details of planting, grass cutting, weeding and pruning;*

*c) Management of sustainable urban drainage features;*

*d) Management of biodiversity enhancements;*

*e) Inspection, repair and maintenance of all hard landscaping and structures;*

*f) Management, monitoring and operational restrictions; and*

*g) Maintenance and planting replacement programme for the establishment period of landscaping.*

*The open spaces provided shall be retained for their intended purpose and in accordance with the approved management plan unless otherwise agreed in writing by the local planning authority.*

*Reason: To ensure adequate open space and amenity provision as per North Hertfordshire Local Plan Policy NE6.*

1.3 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 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.

1.4 The Management Entity responsible for the implementation of the OLEMP, associated LEMPS and Open Space Management will either be North Hertfordshire District Council (NHDC) or a Management Company (ManCo) appointed by BDW Trading Ltd. The S106 Agreement allows the NHDC to approve the funding and management regime.

1.5 In the case of the Management Entity being NHDC, the funding mechanism will be through monies paid by the developer to NHDC.

1.6 The S106 at Schedule 2 Part 2 clause 14.6 requires the developer to submit an open space management calculation and amount of maintenance contribution on a phased/reserved matter basis, and clause 14.12 to pay the contribution for that phase/reserved matter prior to the commencement of said phase/reserved matter.

1.7 In the case of the Management Entity being a ManCo , the ManCo will be adequately self-funded or through on-going arrangements which may include the levy of a service charge on each individual dwelling (and may also comprise a resident management company entity).

1.8 The Open Space Management & Maintenance Plan is an evolving plan. During the course of the development at Highover Farm the plan will be updated and supplemented as more of the phases of the development associated with the wider site are designed and delivered.

1.9 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 Management Entity. 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.

1.10 The overall objectives for this management plan are:

- To establish a multi-functional and attractive public open space network that contributes to the visual amenity of the site and enjoyment by users;
- To ensure best horticultural, environmental and health and safety practices at all times;
- To ensure that methods employed respect and encourage wildlife and promote climate resilience; and
- To ensure defects in the landscape are identified early and addressed promptly.

1.11 This document should be read in conjunction with the latest revision of the site landscape proposals, see **Appendix A**. This drawing details all existing and proposed habitats.

**Insurances and Certification**

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

**Landscape Operations**

1.13 The following sets out the landscape components that are considered in detail in this management plan:

- Litter and debris removal;
- SUDS maintenance;
- Hard landscape and site furniture maintenance; and
- Children's play area.

**Environmental Considerations**

1.14 All chemical weed control must be carried out by suitably trained staff in accordance with the manufacturers recommendations and the legislation set out below:

- The Food and Environment Protection Act (1985);
- The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);

- The Control of Substances Hazardous to Health Regulations (2002);
- The Environment Protection Act (1990)

1.15 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 such hazardous substances.

1.16 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.

1.17 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 Entity and should not be used as a measure to dump arisings on the site.

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

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

**Landscape Management Preambles**

1.20 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.

1.21 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.

1.22 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.

**Litter Removal**

1.23 The Contractor will ensure that the entire site is kept free of litter 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.

1.24 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.

1.25 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 containers and disposed of in a safe manner.

1.26 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.

1.27 All litter and debris shall be removed off site to an authorised tip specified by the Contractor.

1.28 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).

**SUDS Facility**

1.29 The grass areas within the facility have been specified to cater for seasonal flooding and damp conditions, and will only require limited management as per details in the LEMP and/or HMMP.

1.30 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.

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

1.32 Excess silt is to be removed from the base of facilities to maintain volume capacity and safeguard functionality of the balancing ponds themselves as necessary. A suggested 5-10 year clean-out cycle is to be adopted initially but this is to be monitored and reviewed by the contractor.

1.33 Where material is removed it should be placed for a 2 week period at the edge of the pond to allow insects and creature to return to the waterbody. Following this period all material will be removed from site to the Contractor's tip.

1.34 The management of the pond should be reviewed by the ecological consultant and in conjunction with the LEMP and/or HMMP to enhance biodiversity and wildlife potential where appropriate, and without affecting the drainage function of the pond.

**Hard Surfaces and Street Furniture**

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

1.36 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.

1.37 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.

1.38 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**

1.1 Prior to the play area opening for public use the Management Entity 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 Entity and reviewed on an annual basis.

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

1.3 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 Entity shall take appropriate action to enforce this measure at all times.

1.4 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 Presentation of Accidents (ROSPA).

1.5 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 Entity and Local Authority following best practice guidance.

1.6 A visual assessment of all facilities will be undertaken at each site visit by the Management Entity. 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

1.7 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).

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

1.9 Contact details for the Management Entity 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 Entity to have out of hours arrangements to allow reporting of faults at any time.

1.10 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.

1.11 All replacement parts must be sourced from an accredited manufacturer/supplier and be appropriate for the intended use. The Management Entity 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.

## 2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES

2.1 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 Entity, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of the Management Entity 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 on-going management of the landscape and features specific to this plan;
- At the end of year 1 the Contractor, Management Entity 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 Entity, 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 changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor, Management Entity, and the Local Authority.

2.2 The following tables set out the Year 1 maintenance schedule.

| Management Scope: Maintenance Activity | Jan | Feb | Mar | April | May | June | July | Aug | Sept | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Litter & debris removal** | | | | | | | | | | | | |
| Pick all litter from areas of hard and soft landscape and remove from site. | • | • | • | • | • | • | • | • | • | • | • | • |
| **SUD's Facility** | | | | | | | | | | | | |
| Inspect SUDS facility and remove all litter and debris. Ensure that channel and outfalls are free of obstructions. | • | • | • | • | • | • | • | • | • | • | • | • |
| Programme specific operation to remove leaf litter during autumn months. Allow for 2 week creep back period. | • | • | | | | | | | | • | • | • |
| Annual inspection to review management in conjunction with the LEMP and/or HMMP. | | | | | | | | | | • | | |
| **Hard landscape & site 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. | • | • | • | • | • | • | • | • | • | • | • | • |
| **Children's Play Area** | | | | | | | | | | | | |
| Visually inspect children's play areas. Inspection to be carried out by qualified staff member. Observe any hazards, defect or act of vandalism. | • | • | • | • | • | • | • | • | • | • | • | • |
| 20-24no. recorded inspection of the children's play areas. Inspection to be carried out by qualified staff member. | • | • | • | • | • | • | • | • | • | • | • | • |

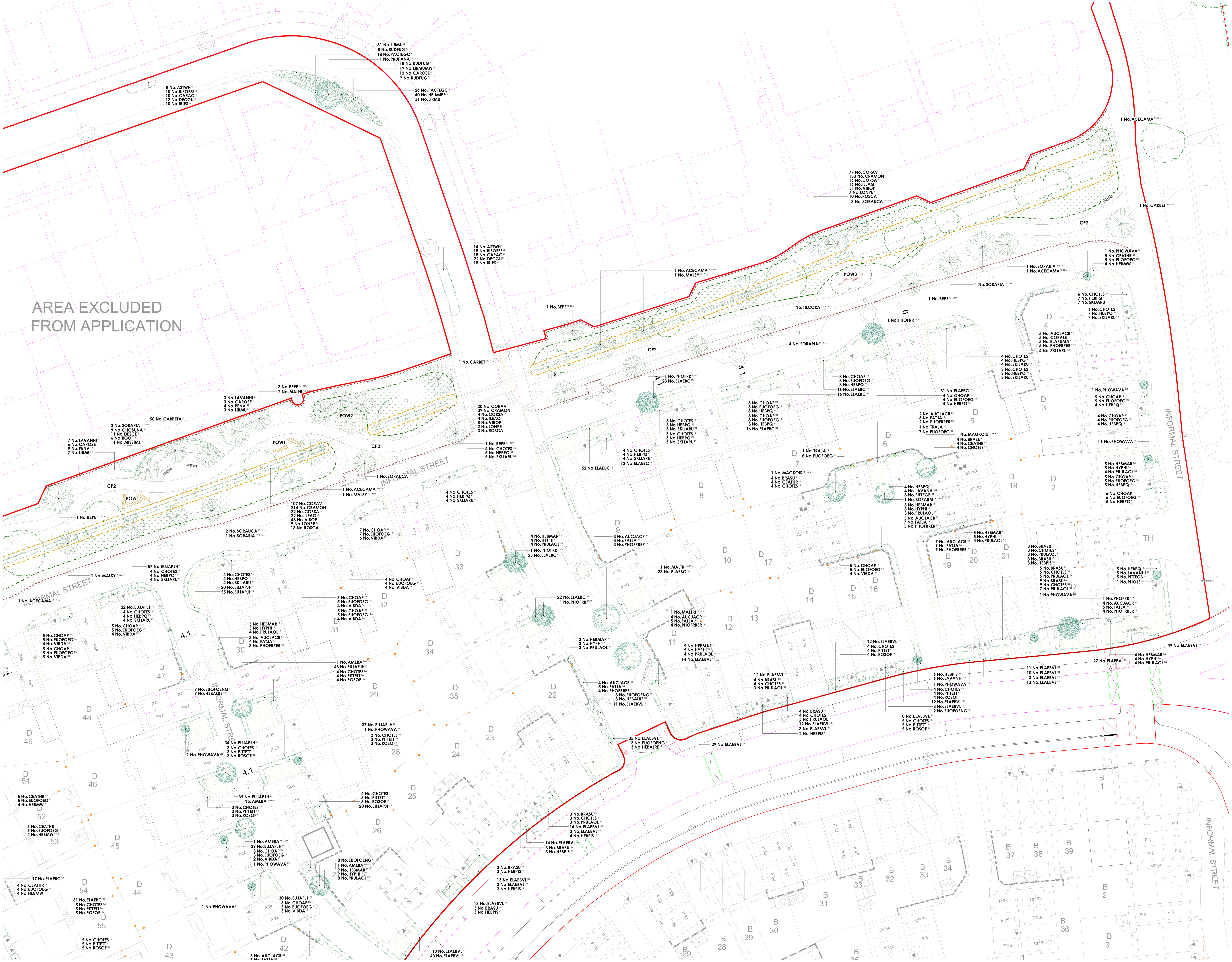
| | |
|---|---|
| | Initially frequency of play area maintenance to be every visit. To be reviewed / determined more accurately once in use and usage pattern can be confirmed. Best practice to be followed with any variation to monthly inspections will be agreed with the appointing authority. |
| Any 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 remain safe and for purpose until such time that the facility is in full working order. |

# APPENDIX A

Phase 1 On-plot Landscape Proposals - GL2024 LP 10-12 Rev E &

GL2024 LP 13-14 Rev D &;

Phase 1 POS Landscape Proposals – GL2024 LP 15-18 Rev B & 19 Rev A



Play on the way

Scale Bar

0m 5m 10m 15m 20m 25m

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## Key

Application boundary

Timber bollards
To align the perimeters of the highways to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

CP2 — Footpath
2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

Footpath (transitional)
2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway.

Seating
Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

Litter bin
Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved.

Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

Play on the Way
POW1 - Tree trunks, designed and hand-built, bark removed and sanded to provide a splinter and snag-free play surface. Supplied by Copper Beech Play or similar approved.

POW2 - Japanese Steps (Ref: J4904). Supplied by Proludic Play Ltd or similar approved.

POW3 - Log Trail (Ref: J4907). Supplied by Proludic Play Ltd or similar approved.

All play equipment and layout proposals to be specified in accordance with the requirements set out under the European Play Safety Standard EN1176 and the Disability Discrimination Act.

Reinforced grass safety surfacing
Play manufacturers to detail in accordance with EN 1176.

Gravel margins
Loose gravel to be laid over weed suppressing membrane where no planting is possible due to restricted space.

Hedgehog highways
Gap/holes built into the bottom of a garden fence, wall or hedge, which enables hedgehogs to easily move between gardens. Additional ecological enhancements are detailed within the Landscape and Ecological Management and Enhancements document, which forms part of the site wide OLEMP.

## Plant Schedule

### Trees - On Plot

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| AMEBA | Amelanchier 'Ballerina' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 4 |
| AMARH | Amelanchier arborea 'Robin Hill' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 6 |
| BETJACA | Betula utilis jacquemontii | PLT :Extra Heavy Standard :Clear Stem 175-200 :C 50L | 425-600cm | 14-16cm | 1 |
| MAGKOIS | Magnolia kobus 'Isis' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 7 |
| SORARM | Sorbus aria 'Magnifica' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 1 |
| PRUAMAA | Prunus 'Amanogawa' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 16-18cm | 4 |
| | | | | | Total :23 |

### Trees - Street Trees

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| MALTRI | Malus trilobata | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 5 |
| PRUPANA | Prunus 'Pandora' | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 4 |
| | | | | | Total :9 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| ACECAMA | Acer campestre | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 6 |
| BEPE | Betula pendula | POS :Selected Standard :Clear Stem 175-200 :c 50L | 300-350cm | 10-12cm | 10 |
| CARBET | Carpinus betulus | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 4 |
| MALHU | Malus hupehensis | POS :Selected Standard :Clear Stem 175-200 :c 50L | 300-350cm | 10-12cm | 2 |
| MALSY | Malus sylvestris | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 4 |
| SORARIA | Sorbus aria | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 14 |
| SORAUCA | Sorbus aucuparia | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 8 |
| TILCORA | Tilia cordata | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 3 |
| | | | | | Total :51 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| PHODA | Phormium 'Dazzler' | 25L | 100-125cm | Triple Crown | 2 |
| PHOJE | Phormium 'Jester' | 25L | 100-125cm | Triple Crown | 7 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 11 |
| PHOFRR | Photinia x fraseri 'Red Robin' | 70-90L | 225-250cm | Standard: 12-14cm gth | 8 |
| TRAJA | Trachelospermum jasminoides | 15L | 100-150cm | Several Shoots :3/5 brks :Framed | 2 |
| | | | | | Total :30 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CARBETA | Carpinus betulus | 5L | 60-80cm | Bushy | 0.4Ctr | 115 |
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 492 |
| ELAEBVL | Elaeagnus ebbingei 'Viveleg' | 10L | 80-100cm | Bushy | 0.5Ctr | 824 |
| EUJAPJH | Euonymus japonicus 'Jean Hugues' | 5L | 60-80cm | Bushy | 0.3Ctr | 382 |
| GRILI | Griselina littoralis | 10L | 80-100cm | Bushy | 0.3Ctr | 407 |
| | | | | | | Total :2220 |

### Native Mix Species Hedgerow

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 25% | 287 |
| CRAMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 50% | 570 |
| CORSA | Cornus sanguinea | 3 brks :C | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 59 |
| ILEAQ | Ilex aquifolium | Bushy :3L | 40-60cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 59 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 10% | 115 |
| LONPE | Lonicera periclymenum | Branched :Caned :3L | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 2% | 26 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 3% | 37 |
| | | | | | | Total :1153 |

### Shrubs - On Plot

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| BRASU | Brachyglottis 'Sunshine' | 10L | 40-60cm | Bushy | 0.7Ctr | 99 |
| CEATHR | Ceanothus thyrsiflorus repens | 10L | 40-60cm | Bushy | 0.7Ctr | 75 |
| CHOAP | Choisya 'Aztec Pearl' | 10L | 40-60cm | Bushy | 0.7Ctr | 158 |
| CHOTES | Choisya ternata 'Sundance' | 10L | 40-60cm | Bushy | 0.7Ctr | 269 |
| EUOFOENG | Euonymus fortunei 'Emerald 'n' Gold' | 10L | 30-40cm | Bushy | 0.7Ctr | 112 |
| EUOFOEG | Euonymus fortunei 'Emerald Gaiety' | 10L | 30-40cm | Bushy | 0.7Ctr | 233 |
| HEBMAR | Hebe 'Marjorie' | 10L | 40-60cm | Bushy | 0.7Ctr | 73 |
| HEBMW | Hebe 'Mrs Winder' | 10L | 40-60cm | Bushy | 0.7Ctr | 52 |
| HEBPQ | Hebe 'Purple Queen' | 10L | 40-60cm | Bushy | 0.7Ctr | 280 |
| HEBALRE | Hebe albicans 'Red Edge' | 10L | 30-40cm | Bushy | 0.7Ctr | 50 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.7Ctr | 90 |
| HYPHI | Hypericum 'Hidcote' | 10L | 40-60cm | Bushy | 0.7Ctr | 69 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 10L | 30-40cm | Bushy | 0.7Ctr | 94 |
| LAVANMU | Lavandula angustifolia 'Munstead' | 10L | 30-40cm | Bushy | 0.7Ctr | 50 |
| PITTEGB | Pittosporum tenuifolium 'Golf Ball' | 10L | 30-40cm | Bushy | 0.7Ctr | 66 |
| PITTETT | Pittosporum tenuifolium 'Tom Thumb' | 10L | 30-40cm | Bushy | 0.7Ctr | 89 |
| PRULAOL | Prunus laurocerasus 'Otto Luyken' | 10L | 60-80cm | Bushy | 0.7Ctr | 133 |
| ROSOF | Rosmarinus officinalis | 10L | 40-60cm | Bushy | 0.7Ctr | 57 |
| SARHOHU | Sarcococca humilis | 10L | 30-40cm | Bushy | 0.7Ctr | 28 |
| SKIJARU | Skimmia japonica 'Rubella' | 10L | 40-60cm | Bushy | 0.7Ctr | 99 |
| VIBDA | Viburnum davidii | 10L | 40-60cm | Bushy | 0.7Ctr | 59 |
| | | | | | | Total :2235 |

### Shrubs Screen Mix

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| AUCJACR | Aucuba japonica 'Crotonifolia' | 10L | 60-80cm | Bushy | 0.75Ctr | 85 |
| CORALE | Cornus alba 'Elegantissima' | 3L | 60-80cm | Branched | 0.75Ctr | 18 |
| ELAPUMA | Elaeagnus pungens 'Maculata' | 10L | 80-100cm | Bushy | 0.75Ctr | 18 |
| FATJA | Fatsia japonica | 10L | 80-100cm | Bushy | 0.75Ctr | 86 |
| PHOFRRER | Photinia x fraseri 'Red Robin' | 10L | 80-100cm | Bushy | 0.75Ctr | 85 |
| | | | | | | Total :292 |

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

### Shrubs - Ornamental's in POS Areas

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAROSE | Carex oshimensis 'Evergold' | 3L | | | 0.6Ctr | 9 |
| CHOSUNA | Choisya ternata 'Sundance' | 3L | 20-30cm | Bushy | 0.6Ctr | 9 |
| DESCE | Deschampsia cespitosa | 3L | | Full Pot | 0.6Ctr | 11 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 3L | 20-30cm | Bushy | 0.6Ctr | 10 |
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.6Ctr | 10 |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L | | Full Pot | 0.6Ctr | 11 |
| PENVI | Pennisetum villosum | 3L | | Full Pot | 0.6Ctr | 13 |
| ROOF | Rosmarinus officinalis | 3L | 20-30cm | Bushy | 0.6Ctr | 6 |
| | | | | | | Total :79 |

### Shrubs - Highway Verge

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.5Ctr | 115 |
| LIRMUMW | Liriope muscari 'Munro White' | 3L | | Full Pot | 0.5Ctr | 51 |
| PACTEGC | Pachysandra terminalis 'Green Carpet' | 3L | 10-20cm | Bushy | 0.5Ctr | 112 |
| RUDFUG | Rudbeckia fulgida sullivantii 'Goldsturm' | 3L | | Full Pot | 0.5Ctr | 100 |
| CAROSE | Carex oshimensis 'Evergold' | 5L | 20-30cm | Full Pot | 0.6Ctr | 48 |
| HEUMIPP | Heuchera micrantha 'Palace Purple' | 5L | | Full Pot | 0.6Ctr | 88 |
| | | | | | | Total :514 |

### Rain Gardens

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ASTWH | Astilbe White | 3L | | Full Pot | 0.45Ctr | 79 |
| BISOFFS | Bistorta officinalis 'Superba' | 3L | | Full Pot | 0.45Ctr | 103 |
| CARAC | Carex acuta | 2L | | Well Rooted | 0.45Ctr | 103 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.45Ctr | 127 |
| IRIPS | Iris pseudacorus | 2L | | Well Rooted | 0.45Ctr | 103 |
| | | | | | | Total :515 |

### Turf Areas

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

### Amenity Grassland Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EL1 - Flowering Lawn Mix | Emorsgate Seeds | 4g/m² |

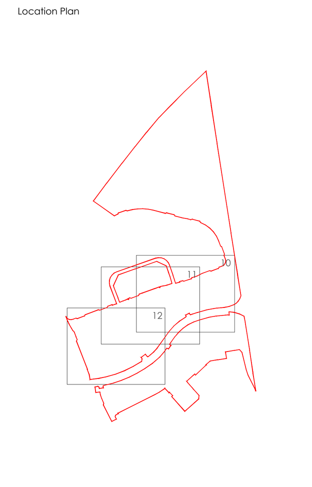
### Amenity Meadow Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM6 - Chalk & Limestone Soils | Emorsgate Seeds | 4g/m² |

### Retained Grassland (over seed were required)

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EH1 - Hedgerow Mix | Emorsgate Seeds | 4g/m² |

Location Plan



| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 29/08/25 | Updated to the latest planning layout. | AL |
| B | 30/09/25 | Application boundary and substation position updated. | AL |
| C | 28/10/25 | Tree species size revised. | JS |
| D | 19/02/26 | Updated to latest planning layout and LPA comments. | AL |
| E | 26/03/26 | Updated to latest planning layout. | AL |

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
On Plot Landscape Proposals
David Wilson Homes - ph1
(Sheet 1 of 3)

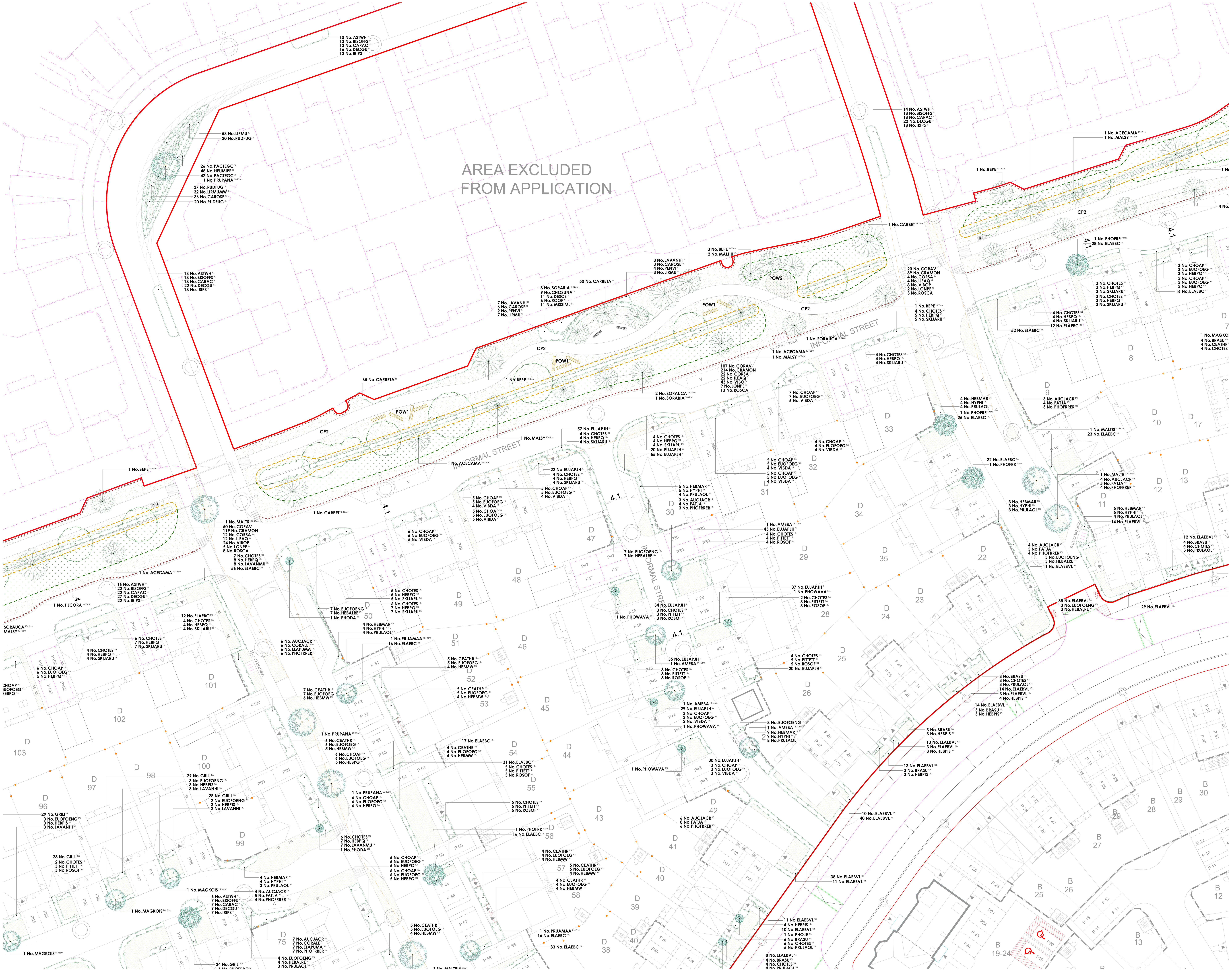
Status
PLANNING

Client
BDW North Thames

Scale: 1:250 @ A0 | Drawn By: AL | Checked By: HJ

Date: 19/05/2025 | Reference: GL2024 LP 10E

golby+luck landscape architects




## Key

Application boundary

Timber bollards
To align the perimeters of the highways to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

CP2 — Footpath
2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

Footpath (transitional)
2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway.

Seating
Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

B — Litter bin
Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved.

D — Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

POW1 — Play on the Way
POW1 - Tree trunks, designed and hand-built, bark removed and sanded to provide a splinter and snag-free play surface. Supplied by Copper Beech Play or similar approved.

POW2 - Japanese Steps (Ref: J4904). Supplied by Proludic Play Ltd or similar approved.

POW3 - Log Trail (Ref: J4907). Supplied by Proludic Play Ltd or similar approved.

All play equipment and layout proposals to be specified in accordance with the requirements set out under the European Play Safety Standard EN1176 and the Disability Discrimination Act.

Reinforced grass safety surfacing
Play manufacturers to detail in accordance with EN 1176.

Gravel margins
Loose gravel to be laid over weed suppressing membrane where no planting is possible due to restricted space.

Hedgehog highways
Gap/holes built into the bottom of a garden fence, wall or hedge, which enables hedgehogs to easily move between gardens. Additional ecological enhancements are detailed within the Landscape and Ecological Management and Enhancements document, which forms part of the site wide OLEMP.

## Plant Schedule

### Trees - On Plot

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| AMEBA | Amelanchier 'Ballerina' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 4 |
| AMARH | Amelanchier arborea 'Robin Hill' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 6 |
| BETJACA | Betula utilis jacquemontii | PLT :Extra Heavy Standard :Clear Stem 175-200 :C 50L | 425-600cm | 14-16cm | 1 |
| MAGKOIS | Magnolia kobus 'Isis' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 7 |
| SORARM | Sorbus aria 'Magnifica' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 1 |
| PRUAMAA | Prunus 'Amanogawa' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 16-18cm | 4 |
| | | | | | Total :23 |

### Trees - Street Trees

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| MALTRI | Malus trilobata | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 5 |
| PRUPANA | Prunus 'Pandora' | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 4 |
| | | | | | Total :9 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| ACECAMA | Acer campestre | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 6 |
| BEPE | Betula pendula | POS :Selected Standard :Clear Stem 175-200 :c 50L | 300-350cm | 10-12cm | 10 |
| CARBET | Carpinus betulus | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 4 |
| MALHU | Malus hupehensis | POS :Selected Standard :Clear Stem 175-200 :c 50L | 300-350cm | 10-12cm | 2 |
| MALSY | Malus sylvestris | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 4 |
| SORARIA | Sorbus aria | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 14 |
| SORAUCA | Sorbus aucuparia | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 8 |
| TILCORA | Tilia cordata | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 3 |
| | | | | | Total :51 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| PHODA | Phormium 'Dazzler' | 25L | 100-125cm | Triple Crown | 2 |
| PHOJE | Phormium 'Jester' | 25L | 100-125cm | Triple Crown | 7 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 11 |
| PHOFRR | Photinia x fraseri 'Red Robin' | 70-90L | 225-250cm | Standard: 12-14cm gth | 8 |
| TRAJA | Trachelospermum jasminoides | 15L | 100-150cm | Several Shoots :3/5 brks :Framed | 2 |
| | | | | | Total :30 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CARBETA | Carpinus betulus | 5L | 60-80cm | Bushy | 0.4Ctr | 115 |
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 492 |
| ELAEBVL | Elaeagnus ebbingei 'Viveleg' | 10L | 80-100cm | Bushy | 0.5Ctr | 824 |
| EUJAPJH | Euonymus japonicus 'Jean Hugues' | 5L | 60-80cm | Bushy | 0.3Ctr | 382 |
| GRILI | Griselina littoralis | 10L | 80-100cm | Bushy | 0.3Ctr | 407 |
| | | | | | | Total :2220 |

### Native Mix Species Hedgerow

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 25% | 287 |
| CRAMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 50% | 570 |
| CORSA | Cornus sanguinea | 3 brks :C | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 59 |
| ILEAQ | Ilex aquifolium | Bushy :3L | 40-60cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 59 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 10% | 115 |
| LONPE | Lonicera periclymenum | Branched :Caned :3L | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 2% | 26 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 3% | 37 |
| | | | | | | Total :1153 |

### Shrubs - On Plot

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| BRASU | Brachyglottis 'Sunshine' | 10L | 40-60cm | Bushy | 0.7Ctr | 99 |
| CEATHR | Ceanothus thyrsiflorus repens | 10L | 40-60cm | Bushy | 0.7Ctr | 75 |
| CHOAP | Choisya 'Aztec Pearl' | 10L | 40-60cm | Bushy | 0.7Ctr | 158 |
| CHOTES | Choisya ternata 'Sundance' | 10L | 40-60cm | Bushy | 0.7Ctr | 269 |
| EUOFOENG | Euonymus fortunei 'Emerald 'n' Gold' | 10L | 30-40cm | Bushy | 0.7Ctr | 112 |
| EUOFOEG | Euonymus fortunei 'Emerald Gaiety' | 10L | 30-40cm | Bushy | 0.7Ctr | 233 |
| HEBMAR | Hebe 'Marjorie' | 10L | 40-60cm | Bushy | 0.7Ctr | 73 |
| HEBMW | Hebe 'Mrs Winder' | 10L | 40-60cm | Bushy | 0.7Ctr | 52 |
| HEBPQ | Hebe 'Purple Queen' | 10L | 40-60cm | Bushy | 0.7Ctr | 280 |
| HEBALRE | Hebe albicans 'Red Edge' | 10L | 30-40cm | Bushy | 0.7Ctr | 50 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.7Ctr | 90 |
| HYPHI | Hypericum 'Hidcote' | 10L | 40-60cm | Bushy | 0.7Ctr | 69 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 10L | 30-40cm | Bushy | 0.7Ctr | 94 |
| LAVANMU | Lavandula angustifolia 'Munstead' | 10L | 30-40cm | Bushy | 0.7Ctr | 50 |
| PITTEGB | Pittosporum tenuifolium 'Golf Ball' | 10L | 30-40cm | Bushy | 0.7Ctr | 66 |
| PITTETT | Pittosporum tenuifolium 'Tom Thumb' | 10L | 30-40cm | Bushy | 0.7Ctr | 89 |
| PRULAOL | Prunus laurocerasus 'Otto Luyken' | 10L | 60-80cm | Bushy | 0.7Ctr | 133 |
| ROSOF | Rosmarinus officinalis | 10L | 40-60cm | Bushy | 0.7Ctr | 57 |
| SARHOHU | Sarcococca humilis | 10L | 30-40cm | Bushy | 0.7Ctr | 28 |
| SKIJARU | Skimmia japonica 'Rubella' | 10L | 40-60cm | Bushy | 0.7Ctr | 99 |
| VIBDA | Viburnum davidii | 10L | 40-60cm | Bushy | 0.7Ctr | 59 |
| | | | | | | Total :2235 |

### Shrubs Screen Mix

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| AUCJACR | Aucuba japonica 'Crotonifolia' | 10L | 60-80cm | Bushy | 0.75Ctr | 85 |
| CORALE | Cornus alba 'Elegantissima' | 3L | 60-80cm | Branched | 0.75Ctr | 18 |
| ELAPUMA | Elaeagnus pungens 'Maculata' | 10L | 80-100cm | Bushy | 0.75Ctr | 18 |
| FATJA | Fatsia japonica | 10L | 80-100cm | Bushy | 0.75Ctr | 86 |
| PHOFRRER | Photinia x fraseri 'Red Robin' | 10L | 80-100cm | Bushy | 0.75Ctr | 85 |
| | | | | | | Total :292 |

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

Play on the way

### Shrubs - Ornamental's in POS Areas

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAROSE | Carex oshimensis 'Evergold' | 3L | | | 0.6Ctr | 9 |
| CHOSUNA | Choisya ternata 'Sundance' | 3L | 20-30cm | Bushy | 0.6Ctr | 9 |
| DESCE | Deschampsia cespitosa | 3L | | Full Pot | 0.6Ctr | 11 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 3L | 20-30cm | Bushy | 0.6Ctr | 10 |
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.6Ctr | 10 |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L | | Full Pot | 0.6Ctr | 11 |
| PENVI | Pennisetum villosum | 3L | | Full Pot | 0.6Ctr | 13 |
| ROOF | Rosmarinus officinalis | 3L | 20-30cm | Bushy | 0.6Ctr | 6 |
| | | | | | | Total :79 |

### Shrubs - Highway Verge

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.5Ctr | 115 |
| LIRMUMW | Liriope muscari 'Munro White' | 3L | | Full Pot | 0.5Ctr | 51 |
| PACTEGC | Pachysandra terminalis 'Green Carpet' | 3L | 10-20cm | Bushy | 0.5Ctr | 112 |
| RUDFUG | Rudbeckia fulgida sullivantii 'Goldsturm' | 3L | | Full Pot | 0.5Ctr | 100 |
| CAROSE | Carex oshimensis 'Evergold' | 5L | 20-30cm | Full Pot | 0.6Ctr | 48 |
| HEUMIPP | Heuchera micrantha 'Palace Purple' | 5L | | Full Pot | 0.6Ctr | 88 |
| | | | | | | Total :514 |

### Rain Gardens

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ASTWH | Astilbe White | 3L | | Full Pot | 0.45Ctr | 79 |
| BISOFFS | Bistorta officinalis 'Superba' | 3L | | Full Pot | 0.45Ctr | 103 |
| CARAC | Carex acuta | 2L | | Well Rooted | 0.45Ctr | 103 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.45Ctr | 127 |
| IRIPS | Iris pseudacorus | 2L | | Well Rooted | 0.45Ctr | 103 |
| | | | | | | Total :515 |

### Turf Areas

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

### Amenity Grassland Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EL1 - Flowering Lawn Mix | Emorsgate Seeds | 4g/m² |

### Amenity Meadow Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM6 - Chalk & Limestone Soils | Emorsgate Seeds | 4g/m² |

### Retained Grassland (over seed were required)

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EH1 - Hedgerow Mix | Emorsgate Seeds | 4g/m² |

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

Landscape Institute Registered Practice

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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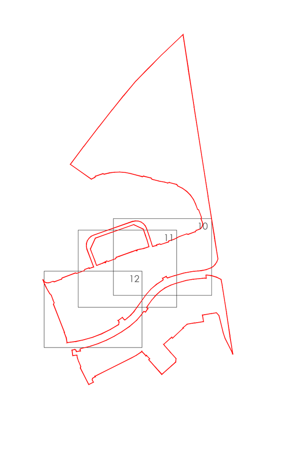
Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

Location Plan



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David Wilson Homes - ph1
(Sheet 2 of 3)

Status
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BDW North Thames

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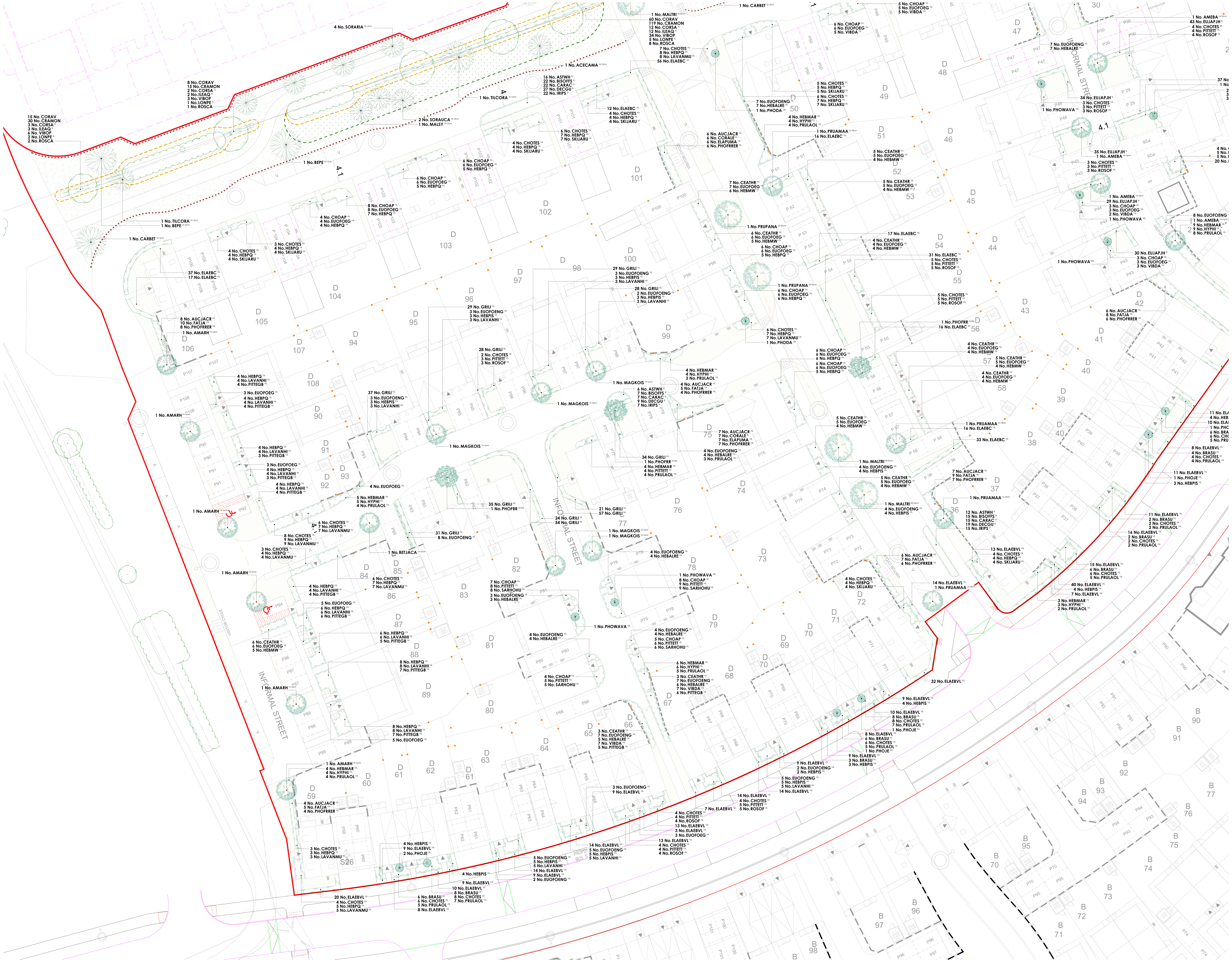
landscape architects




# Key

Application boundary

Timber bollards
To align the perimeters of the highways to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

CP2 — Footpath
2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

Footpath (transitional)
2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway.

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Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

Litter bin
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Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

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POW1 - Tree trunks, designed and hand-built, bark removed and sanded to provide a splinter and snag-free play surface. Supplied by Copper Beech Play or similar approved.

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## Plant Schedule

### Trees - On Plot

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| AMEBA | Amelanchier 'Ballerina' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 4 |
| AMARH | Amelanchier arborea 'Robin Hill' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 6 |
| BETJACA | Betula utilis jacquemontii | PLT :Extra Heavy Standard :Clear Stem 175-200 :C 50L | 425-600cm | 14-16cm | 1 |
| MAGKOIS | Magnolia kobus 'Isis' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 7 |
| SORARM | Sorbus aria 'Magnifica' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 14-16cm | 1 |
| PRUAMAA | Prunus 'Amanogawa' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 16-18cm | 4 |
| | | | | | Total :23 |

### Trees - Street Trees

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| MALTRI | Malus trilobata | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 5 |
| PRUPANA | Prunus 'Pandora' | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 4 |
| | | | | | Total :9 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| ACECAMA | Acer campestre | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 6 |
| BEPE | Betula pendula | POS :Selected Standard :Clear Stem 175-200 :c 50L | 300-350cm | 10-12cm | 10 |
| CARBET | Carpinus betulus | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 4 |
| MALHU | Malus hupehensis | POS :Selected Standard :Clear Stem 175-200 :c 50L | 300-350cm | 10-12cm | 2 |
| MALSY | Malus sylvestris | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 4 |
| SORARIA | Sorbus aria | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 14 |
| SORAUCA | Sorbus aucuparia | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 8 |
| TILCORA | Tilia cordata | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 3 |
| | | | | | Total :51 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| PHODA | Phormium 'Dazzler' | 25L | 100-125cm | Triple Crown | 2 |
| PHOJE | Phormium 'Jester' | 25L | 100-125cm | Triple Crown | 7 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 11 |
| PHOFRR | Photinia x fraseri 'Red Robin' | 70-90L | 225-250cm | Standard: 12-14cm gth | 8 |
| TRAJA | Trachelospermum jasminoides | 15L | 100-150cm | Several Shoots :3/5 brks :Framed | 2 |
| | | | | | Total :30 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CARBETA | Carpinus betulus | 5L | 60-80cm | Bushy | 0.4Ctr | 115 |
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 492 |
| ELAEBVL | Elaeagnus ebbingei 'Viveleg' | 10L | 80-100cm | Bushy | 0.5Ctr | 824 |
| EUJAPJH | Euonymus japonicus 'Jean Hugues' | 5L | 60-80cm | Bushy | 0.3Ctr | 382 |
| GRILI | Griselina littoralis | 10L | 80-100cm | Bushy | 0.3Ctr | 407 |
| | | | | | | Total :2220 |

### Native Mix Species Hedgerow

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 25% | 287 |
| CRAMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 50% | 570 |
| CORSA | Cornus sanguinea | 3 brks :C | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 59 |
| ILEAQ | Ilex aquifolium | Bushy :3L | 40-60cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 59 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 10% | 115 |
| LONPE | Lonicera periclymenum | Branched :Caned :3L | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 2% | 26 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 3% | 37 |
| | | | | | | Total :1153 |

### Shrubs - On Plot

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| BRASU | Brachyglottis 'Sunshine' | 10L | 40-60cm | Bushy | 0.7Ctr | 99 |
| CEATHR | Ceanothus thyrsiflorus repens | 10L | 40-60cm | Bushy | 0.7Ctr | 75 |
| CHOAP | Choisya 'Aztec Pearl' | 10L | 40-60cm | Bushy | 0.7Ctr | 158 |
| CHOTES | Choisya ternata 'Sundance' | 10L | 40-60cm | Bushy | 0.7Ctr | 269 |
| EUOFOENG | Euonymus fortunei 'Emerald 'n' Gold' | 10L | 30-40cm | Bushy | 0.7Ctr | 112 |
| EUOFOEG | Euonymus fortunei 'Emerald Gaiety' | 10L | 30-40cm | Bushy | 0.7Ctr | 233 |
| HEBMAR | Hebe 'Marjorie' | 10L | 40-60cm | Bushy | 0.7Ctr | 73 |
| HEBMW | Hebe 'Mrs Winder' | 10L | 40-60cm | Bushy | 0.7Ctr | 52 |
| HEBPQ | Hebe 'Purple Queen' | 10L | 40-60cm | Bushy | 0.7Ctr | 280 |
| HEBALRE | Hebe albicans 'Red Edge' | 10L | 30-40cm | Bushy | 0.7Ctr | 50 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.7Ctr | 90 |
| HYPHI | Hypericum 'Hidcote' | 10L | 40-60cm | Bushy | 0.7Ctr | 69 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 10L | 30-40cm | Bushy | 0.7Ctr | 94 |
| LAVANMU | Lavandula angustifolia 'Munstead' | 10L | 30-40cm | Bushy | 0.7Ctr | 50 |
| PITTEGB | Pittosporum tenuifolium 'Golf Ball' | 10L | 30-40cm | Bushy | 0.7Ctr | 66 |
| PITTETT | Pittosporum tenuifolium 'Tom Thumb' | 10L | 30-40cm | Bushy | 0.7Ctr | 89 |
| PRULAOL | Prunus laurocerasus 'Otto Luyken' | 10L | 60-80cm | Bushy | 0.7Ctr | 133 |
| ROSOF | Rosmarinus officinalis | 10L | 40-60cm | Bushy | 0.7Ctr | 57 |
| SARHOHU | Sarcococca humilis | 10L | 30-40cm | Bushy | 0.7Ctr | 28 |
| SKIJARU | Skimmia japonica 'Rubella' | 10L | 40-60cm | Bushy | 0.7Ctr | 99 |
| VIBDA | Viburnum davidii | 10L | 40-60cm | Bushy | 0.7Ctr | 59 |
| | | | | | | Total :2235 |

### Shrubs Screen Mix

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| AUCJACR | Aucuba japonica 'Crotonifolia' | 10L | 60-80cm | Bushy | 0.75Ctr | 85 |
| CORALE | Cornus alba 'Elegantissima' | 3L | 60-80cm | Branched | 0.75Ctr | 18 |
| ELAPUMA | Elaeagnus pungens 'Maculata' | 10L | 80-100cm | Bushy | 0.75Ctr | 18 |
| FATJA | Fatsia japonica | 10L | 80-100cm | Bushy | 0.75Ctr | 86 |
| PHOFRRER | Photinia x fraseri 'Red Robin' | 10L | 80-100cm | Bushy | 0.75Ctr | 85 |
| | | | | | | Total :292 |

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

### Shrubs - Ornamental's in POS Areas

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAROSE | Carex oshimensis 'Evergold' | 3L | | | 0.6Ctr | 9 |
| CHOSUNA | Choisya ternata 'Sundance' | 3L | 20-30cm | Bushy | 0.6Ctr | 9 |
| DESCE | Deschampsia cespitosa | 3L | | Full Pot | 0.6Ctr | 11 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 3L | 20-30cm | Bushy | 0.6Ctr | 10 |
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.6Ctr | 10 |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L | | Full Pot | 0.6Ctr | 11 |
| PENVI | Pennisetum villosum | 3L | | Full Pot | 0.6Ctr | 13 |
| ROOF | Rosmarinus officinalis | 3L | 20-30cm | Bushy | 0.6Ctr | 6 |
| | | | | | | Total :79 |

### Shrubs - Highway Verge

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.5Ctr | 115 |
| LIRMUMW | Liriope muscari 'Munro White' | 3L | | Full Pot | 0.5Ctr | 51 |
| PACTEGC | Pachysandra terminalis 'Green Carpet' | 3L | 10-20cm | Bushy | 0.5Ctr | 112 |
| RUDFUG | Rudbeckia fulgida sullivantii 'Goldsturm' | 3L | | Full Pot | 0.5Ctr | 100 |
| CAROSE | Carex oshimensis 'Evergold' | 5L | 20-30cm | Full Pot | 0.6Ctr | 48 |
| HEUMIPP | Heuchera micrantha 'Palace Purple' | 5L | | Full Pot | 0.6Ctr | 88 |
| | | | | | | Total :514 |

### Rain Gardens

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ASTWH | Astilbe White | 3L | | Full Pot | 0.45Ctr | 79 |
| BISOFFS | Bistorta officinalis 'Superba' | 3L | | Full Pot | 0.45Ctr | 103 |
| CARAC | Carex acuta | 2L | | Well Rooted | 0.45Ctr | 103 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.45Ctr | 127 |
| IRIPS | Iris pseudacorus | 2L | | Well Rooted | 0.45Ctr | 103 |
| | | | | | | Total :515 |

### Turf Areas

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

### Amenity Grassland Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EL1 - Flowering Lawn Mix | Emorsgate Seeds | 4g/m² |

### Amenity Meadow Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM6 - Chalk & Limestone Soils | Emorsgate Seeds | 4g/m² |

### Retained Grassland (over seed were required)

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EH1 - Hedgerow Mix | Emorsgate Seeds | 4g/m² |

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

north

Landscape Institute Registered Practice

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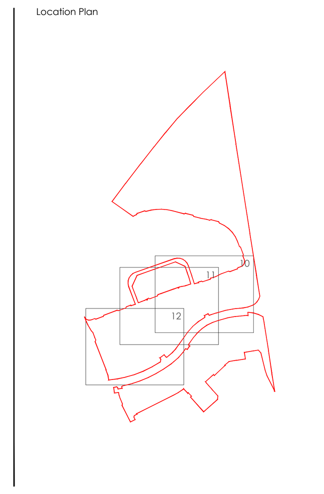
Location Plan



| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 29/08/25 | Updated to the latest planning layout. | AL |
| B | 30/09/25 | Application boundary and substation position updated. | AL |
| C | 28/10/25 | Tree species size revised. | JS |
| D | 19/02/26 | Updated to latest planning layout and LPA comments. | AL |
| E | 26/03/26 | Updated to latest planning layout. | AL |

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
On Plot Landscape Proposals
David Wilson Homes - ph1
(Sheet 3 of 3)

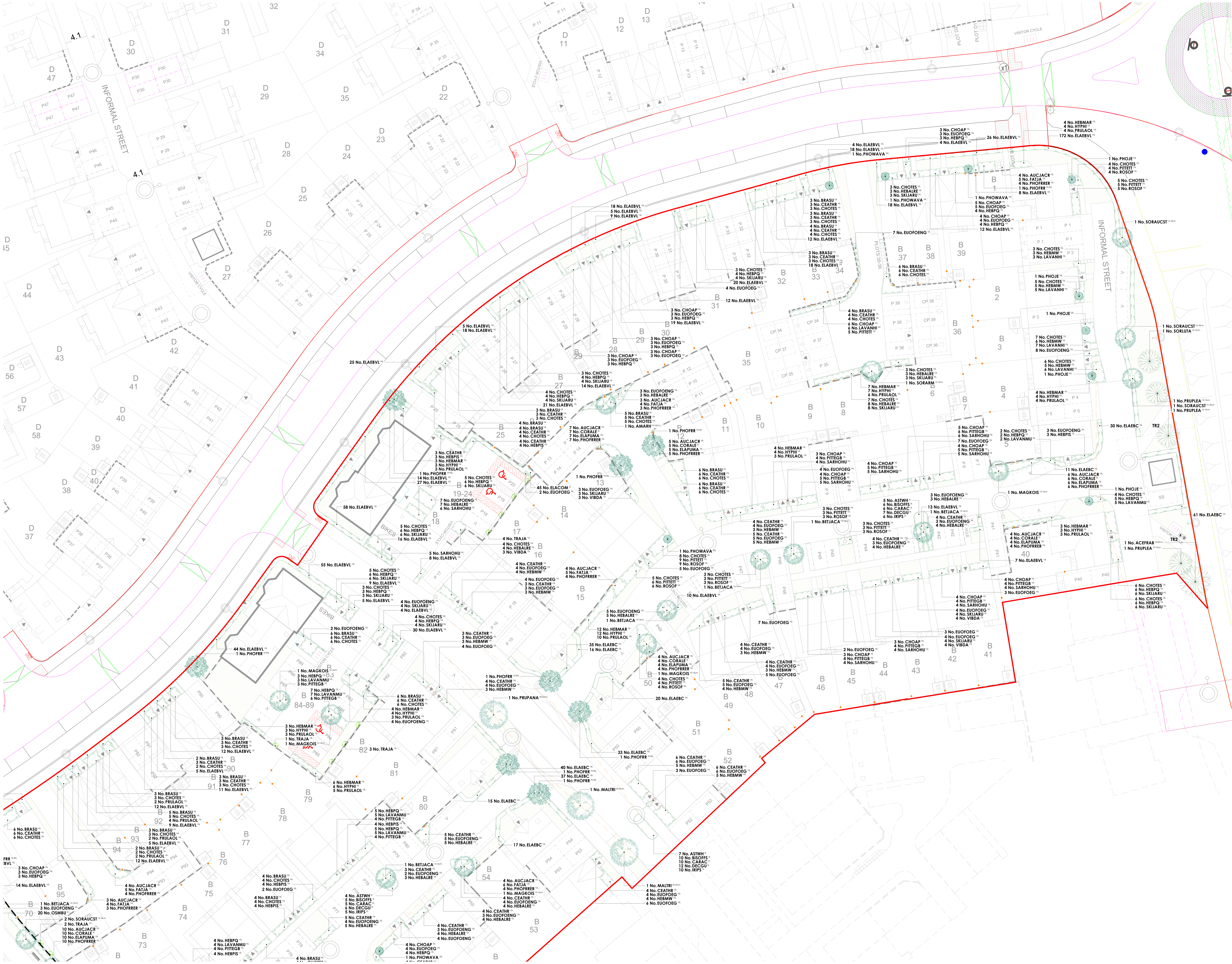
Status
PLANNING

Client
BDW North Thames

Scale: 1:250 @ A0 | Drawn By: AL | Checked By: HJ

Date: 19/05/2025 | Reference: GL2024 LP 12E

golby+luck landscape architects




## Key

| | |
|---|---|
| | Application boundary |
| TR2 | Footpath<br>2m wide bitumen macadam finish with precast concrete edging. |
| | Seating<br>Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths. |
| B | Litter bin<br>Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved. |
| D | Dog bin<br>Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved. |
| POW1 | Play on the Way<br>POW2 - Japanese Steps (Ref: J4904). Supplied by Proludic Play Ltd or similar approved.<br>POW5 - Climbing Logs (Ref: J4905). Supplied by Proludic Play Ltd or similar approved.<br>All play equipment and layout proposals to be specified in accordance with the requirements set out under the European Play Safety Standard EN1176 and the Disability Discrimination Act. |
| | Reinforced grass safety surfacing<br>Play manufacturers to detail in accordance with EN 1176. |
| | Gravel margins<br>Loose gravel to be laid over weed suppressing membrane where no planting is possible due to restricted space. |
| | Hedgehog highways<br>Gap/holes built into the bottom of a garden fence, wall or hedge, which enables hedgehogs to easily move between gardens. Additional ecological enhancements are detailed within the Landscape and Ecological Management and Enhancements document, which forms part of the site wide OLEMP. |

## Plant Schedule

### Trees - On Plot

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| AMARH | Amelanchier arborea 'Robin Hill' | PLT :Heavy Standard :Clear Stem 175-200 :BR | 350-425cm | 12-14cm | 2 |
| MAGKOIS | Magnolia kobus 'Isis' | PLT :Heavy Standard :Clear Stem 175-200 :BR | 350-425cm | 12-14cm | 8 |
| SORARM | Sorbus aria 'Magnifica' | PLT :Heavy Standard :Clear Stem 175-200 :BR | 350-425cm | 12-14cm | 2 |
| BETJACA | Betula utilis jacquemontii | PLT :Extra Heavy Standard :Clear Stem 175-200 :C 50L | 425-600cm | 14-16cm | 9 |
| SORAUCST | Sorbus aucuparia 'Streetwise' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 16-18cm | 5 |
| PRUAMAA | Prunus 'Amanogawa' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 16-18cm | 3 |
| | | | | | Total :29 |

### Trees - Street Trees

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| MALTRI | Malus trilobata | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 4 |
| PRUPANA | Prunus 'Pandora' | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 1 |
| | | | | | Total :5 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| PRUPLEA | Prunus avium 'Plena' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 3 |
| SORLUTA | Sorbus aria 'Lutescens' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 1 |
| ACEFRAB | Acer x freemanii 'Autumn Blaze' | POS :Extra Selected Standard :Clear Stem 175-200 :RB | 300-350cm | 18-20cm | 1 |
| | | | | | Total :5 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| PHOJE | Phormium 'Jester' | 25L | 100-125cm | Triple Crown | 5 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 7 |
| PHOFRR | Photinia x fraseri 'Red Robin' | 70-90L | 225-250cm | Standard: 12-14cm gth | 13 |
| TRAJA | Trachelospermum jasminoides | 15L | 100-150cm | Several Shoots :3/5 brks :Framed | 14 |
| | | | | | Total :39 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ELACOM | Elaegnus x ebbingei 'Compacta' | 5L | 50-60cm | Bushy | 0.5Ctr | 133 |
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 604 |
| ELAEBVL | Elaeagnus ebbingei 'Viveleg' | 10L | 80-100cm | Bushy | 0.4Ctr | 1240 |
| OSMBU | Osmanthus burkwoodii | 5L | 40-60cm | Bushy | 0.35Ctr | 86 |
| | | | | | | Total :2063 |

### Shrubs - On Plot

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| BRASU | Brachyglottis 'Sunshine' | 10L | 40-60cm | Bushy | 0.7Ctr | 135 |
| CEATHR | Ceanothus thyrsiflorus repens | 10L | 40-60cm | Bushy | 0.7Ctr | 251 |
| CHOAP | Choisya 'Aztec Pearl' | 10L | 40-60cm | Bushy | 0.7Ctr | 117 |
| CHOTES | Choisya ternata 'Sundance' | 10L | 40-60cm | Bushy | 0.7Ctr | 381 |
| EUOFOENG | Euonymus fortunei 'Emerald 'n' Gold' | 10L | 30-40cm | Bushy | 0.7Ctr | 185 |
| EUOFOEG | Euonymus fortunei 'Emerald Gaiety' | 10L | 30-40cm | Bushy | 0.7Ctr | 221 |
| HEBMAR | Hebe 'Marjorie' | 10L | 40-60cm | Bushy | 0.7Ctr | 58 |
| HEBMW | Hebe 'Mrs Winder' | 10L | 40-60cm | Bushy | 0.7Ctr | 112 |
| HEBPQ | Hebe 'Purple Queen' | 10L | 40-60cm | Bushy | 0.7Ctr | 212 |
| HEBALRE | Hebe albicans 'Red Edge' | 10L | 30-40cm | Bushy | 0.7Ctr | 190 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.7Ctr | 54 |
| HYPHI | Hypericum 'Hidcote' | 10L | 40-60cm | Bushy | 0.7Ctr | 58 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 10L | 30-40cm | Bushy | 0.7Ctr | 75 |
| LAVANMU | Lavandula angustifolia 'Munstead' | 10L | 30-40cm | Bushy | 0.7Ctr | 45 |
| PITTEGB | Pittosporum tenuifolium 'Golf Ball' | 10L | 30-40cm | Bushy | 0.7Ctr | 114 |
| PITTETT | Pittosporum tenuifolium 'Tom Thumb' | 10L | 30-40cm | Bushy | 0.7Ctr | 69 |
| PRULAOL | Prunus laurocerasus 'Otto Luyken' | 10L | 60-80cm | Bushy | 0.7Ctr | 60 |
| ROSOF | Rosmarinus officinalis | 10L | 40-60cm | Bushy | 0.7Ctr | 64 |
| SARHOHU | Sarcococca humilis | 10L | 30-40cm | Bushy | 0.7Ctr | 62 |
| SKIJARU | Skimmia japonica 'Rubella' | 10L | 40-60cm | Bushy | 0.7Ctr | 158 |
| VIBDA | Viburnum davidii | 10L | 40-60cm | Bushy | 0.7Ctr | 14 |
| | | | | | | Total :2635 |

### Shrubs Screen Mix

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| AUCJACR | Aucuba japonica 'Crotonifolia' | 10L | 60-80cm | Bushy | 0.75Ctr | 100 |
| CORALE | Cornus alba 'Elegantissima' | 3L | 60-80cm | Branched | 0.75Ctr | 46 |
| ELAPUMA | Elaeagnus pungens 'Maculata' | 10L | 80-100cm | Bushy | 0.75Ctr | 46 |
| FATJA | Fatsia japonica | 10L | 80-100cm | Bushy | 0.75Ctr | 70 |
| PHOFRRER | Photinia x fraseri 'Red Robin' | 10L | 80-100cm | Bushy | 0.75Ctr | 100 |
| | | | | | | Total :362 |

### Rain Gardens

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ASTWH | Astilbe White | 3L | | Full Pot | 0.45Ctr | 21 |
| BISOFFS | Bistorta officinalis 'Superba' | 3L | | Full Pot | 0.45Ctr | 27 |
| CARAC | Carex acuta | 2L | | Well Rooted | 0.45Ctr | 27 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.45Ctr | 33 |
| IRIPS | Iris pseudacorus | 2L | | Well Rooted | 0.45Ctr | 27 |
| | | | | | | Total :135 |

### Turf Areas

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

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

Landscape Institute Registered Practice

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

north

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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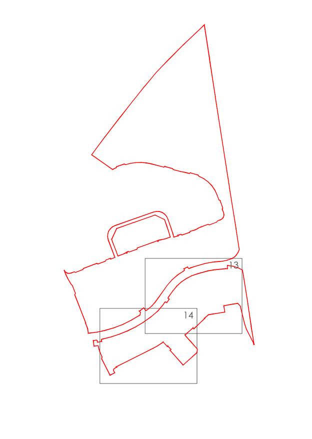
Location Plan




| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 27/08/25 | Updated to the latest planning layout. | AL |
| B | 28/10/25 | Updated to indicate latest red line. | AL |
| C | 19/02/26 | Updated to latest planning layout and LPA comments. | AL |
| D | 27/03/26 | Updated to latest planning layout. | AL |

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
On Plot Landscape Proposals
Barratt Homes - Ph1
(Sheet 1 of 2)

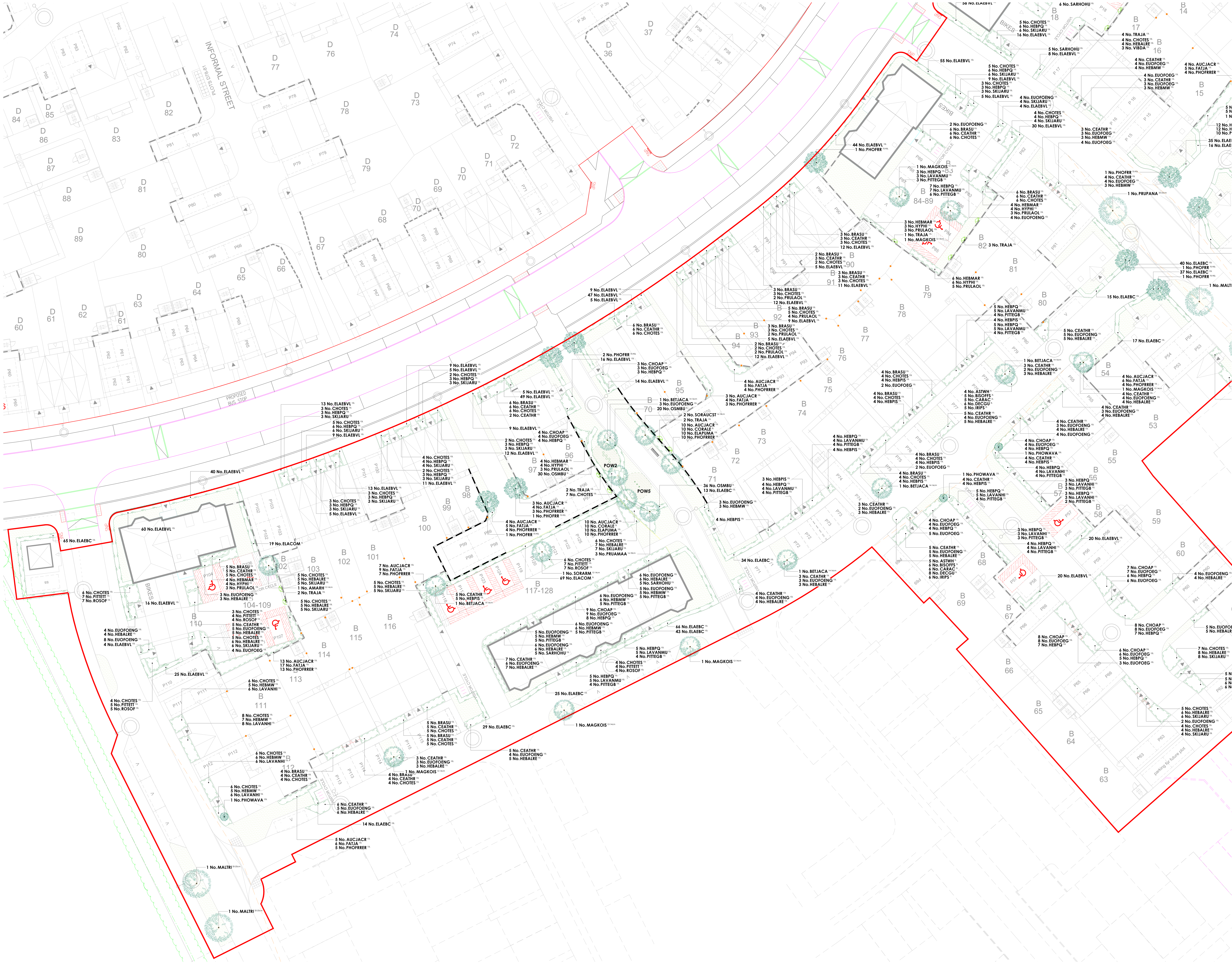
Status
PLANNING

Client
BDW North Thames

Scale: 1:250 @ A0 | Drawn By: AL | Checked By: HJ

Date: 19/05/2025 | Reference: GL2024 LP 13D

golby+luck landscape architects



## Key

- Application boundary
- TR2 — Footpath: 2m wide bitumen macadam finish with precast concrete edging.
- Seating: Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.
- Litter bin: Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved.
- Dog bin: Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.
- POW1 — Play on the Way: POW2 - Japanese Steps (Ref: J4904). Supplied by Proludic Play Ltd or similar approved.

  POW5 - Climbing Logs (Ref: J4905). Supplied by Proludic Play Ltd or similar approved.

  All play equipment and layout proposals to be specified in accordance with the requirements set out under the European Play Safety Standard EN1176 and the Disability Discrimination Act.
- Reinforced grass safety surfacing: Play manufacturers to detail in accordance with EN 1176.
- Gravel margins: Loose gravel to be laid over weed suppressing membrane where no planting is possible due to restricted space.
- Hedgehog highways: Gap/holes built into the bottom of a garden fence, wall or hedge, which enables hedgehogs to easily move between gardens. Additional ecological enhancements are detailed within the Landscape and Ecological Management and Enhancements document, which forms part of the site wide OLEMP.

## Plant Schedule

### Trees - On Plot

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| AMARH | Amelanchier arborea 'Robin Hill' | PLT :Heavy Standard :Clear Stem 175-200 :BR | 350-425cm | 12-14cm | 2 |
| MAGKOIS | Magnolia kobus 'Isis' | PLT :Heavy Standard :Clear Stem 175-200 :BR | 350-425cm | 12-14cm | 8 |
| SORARM | Sorbus aria 'Magnifica' | PLT :Heavy Standard :Clear Stem 175-200 :BR | 350-425cm | 12-14cm | 2 |
| BETJACA | Betula utilis jacquemontii | PLT :Extra Heavy Standard :Clear Stem 175-200 :C 50L | 425-600cm | 14-16cm | 9 |
| SORAUCST | Sorbus aucuparia 'Streetwise' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 16-18cm | 5 |
| PRUAMAA | Prunus 'Amanogawa' | PLT :Extra Heavy Standard :Clear Stem 175-200 :BR | 425-600cm | 16-18cm | 3 |
| | | | | | Total :29 |

### Trees - Street Trees

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| MALTRI | Malus trilobata | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 4 |
| PRUPANA | Prunus 'Pandora' | STR :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 20-25cm | 1 |
| | | | | | Total :5 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| PRUPLEA | Prunus avium 'Plena' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 3 |
| SORLUTA | Sorbus aria 'Lutescens' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 1 |
| ACEFRAB | Acer x freemanii 'Autumn Blaze' | POS :Extra Selected Standard :Clear Stem 175-200 :RB | 300-350cm | 18-20cm | 1 |
| | | | | | Total :5 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| PHOJE | Phormium 'Jester' | 25L | 100-125cm | Triple Crown | 5 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 7 |
| PHOFRR | Photinia x fraseri 'Red Robin' | 70-90L | 225-250cm | Standard: 12-14cm gth | 13 |
| TRAJA | Trachelospermum jasminoides | 15L | 100-150cm | Several Shoots :3/5 brks :Framed | 14 |
| | | | | | Total :39 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ELACOM | Elaegnus x ebbingei 'Compacta' | 5L | 50-60cm | Bushy | 0.5Ctr | 133 |
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 604 |
| ELAEBVL | Elaeagnus ebbingei 'Viveleg' | 10L | 80-100cm | Bushy | 0.4Ctr | 1240 |
| OSMBU | Osmanthus burkwoodii | 5L | 40-60cm | Bushy | 0.35Ctr | 86 |
| | | | | | | Total :2063 |

### Shrubs - On Plot

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| BRASU | Brachyglottis 'Sunshine' | 10L | 40-60cm | Bushy | 0.7Ctr | 135 |
| CEATHR | Ceanothus thyrsiflorus repens | 10L | 40-60cm | Bushy | 0.7Ctr | 251 |
| CHOAP | Choisya 'Aztec Pearl' | 10L | 40-60cm | Bushy | 0.7Ctr | 117 |
| CHOTES | Choisya ternata 'Sundance' | 10L | 40-60cm | Bushy | 0.7Ctr | 381 |
| EUOFOENG | Euonymus fortunei 'Emerald 'n' Gold' | 10L | 30-40cm | Bushy | 0.7Ctr | 185 |
| EUOFOEG | Euonymus fortunei 'Emerald Gaiety' | 10L | 30-40cm | Bushy | 0.7Ctr | 221 |
| HEBMAR | Hebe 'Marjorie' | 10L | 40-60cm | Bushy | 0.7Ctr | 58 |
| HEBMW | Hebe 'Mrs Winder' | 10L | 40-60cm | Bushy | 0.7Ctr | 112 |
| HEBPQ | Hebe 'Purple Queen' | 10L | 40-60cm | Bushy | 0.7Ctr | 212 |
| HEBALRE | Hebe albicans 'Red Edge' | 10L | 30-40cm | Bushy | 0.7Ctr | 190 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.7Ctr | 54 |
| HYPHI | Hypericum 'Hidcote' | 10L | 40-60cm | Bushy | 0.7Ctr | 58 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 10L | 30-40cm | Bushy | 0.7Ctr | 75 |
| LAVANMU | Lavandula angustifolia 'Munstead' | 10L | 30-40cm | Bushy | 0.7Ctr | 45 |
| PITTEGB | Pittosporum tenuifolium 'Golf Ball' | 10L | 30-40cm | Bushy | 0.7Ctr | 114 |
| PITTETT | Pittosporum tenuifolium 'Tom Thumb' | 10L | 30-40cm | Bushy | 0.7Ctr | 69 |
| PRULAOL | Prunus laurocerasus 'Otto Luyken' | 10L | 60-80cm | Bushy | 0.7Ctr | 60 |
| ROSOF | Rosmarinus officinalis | 10L | 40-60cm | Bushy | 0.7Ctr | 64 |
| SARHOHU | Sarcococca humilis | 10L | 30-40cm | Bushy | 0.7Ctr | 62 |
| SKIJARU | Skimmia japonica 'Rubella' | 10L | 40-60cm | Bushy | 0.7Ctr | 158 |
| VIBDA | Viburnum davidii | 10L | 40-60cm | Bushy | 0.7Ctr | 14 |
| | | | | | | Total :2635 |

### Shrubs Screen Mix

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| AUCJACR | Aucuba japonica 'Crotonifolia' | 10L | 60-80cm | Bushy | 0.75Ctr | 100 |
| CORALE | Cornus alba 'Elegantissima' | 3L | 60-80cm | Branched | 0.75Ctr | 46 |
| ELAPUMA | Elaeagnus pungens 'Maculata' | 10L | 80-100cm | Bushy | 0.75Ctr | 46 |
| FATJA | Fatsia japonica | 10L | 80-100cm | Bushy | 0.75Ctr | 70 |
| PHOFRRER | Photinia x fraseri 'Red Robin' | 10L | 80-100cm | Bushy | 0.75Ctr | 100 |
| | | | | | | Total :362 |

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

### Rain Gardens

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ASTWH | Astilbe White | 3L | | Full Pot | 0.45Ctr | 21 |
| BISOFFS | Bistorta officinalis 'Superba' | 3L | | Full Pot | 0.45Ctr | 27 |
| CARAC | Carex acuta | 2L | | Well Rooted | 0.45Ctr | 27 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.45Ctr | 33 |
| IRIPS | Iris pseudacorus | 2L | | Well Rooted | 0.45Ctr | 27 |
| | | | | | | Total :135 |

### Turf Areas

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

Play on the way

Landscape Institute Registered Practice

north

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

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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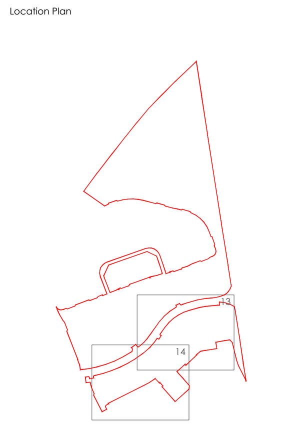
Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

Location Plan




| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 27/08/25 | Updated to the latest planning layout. | AL |
| B | 28/10/25 | Updated to indicate latest red line. | AL |
| C | 19/02/26 | Updated to latest planning layout and LPA comments. | AL |
| D | 27/03/26 | Updated to latest planning layout. | AL |

Project: Highover Farm, Hitchin, North Hertfordshire

Drawing title: On Plot Landscape Proposals (B) Barratt Homes - Ph1 (Sheet 2 of 2)

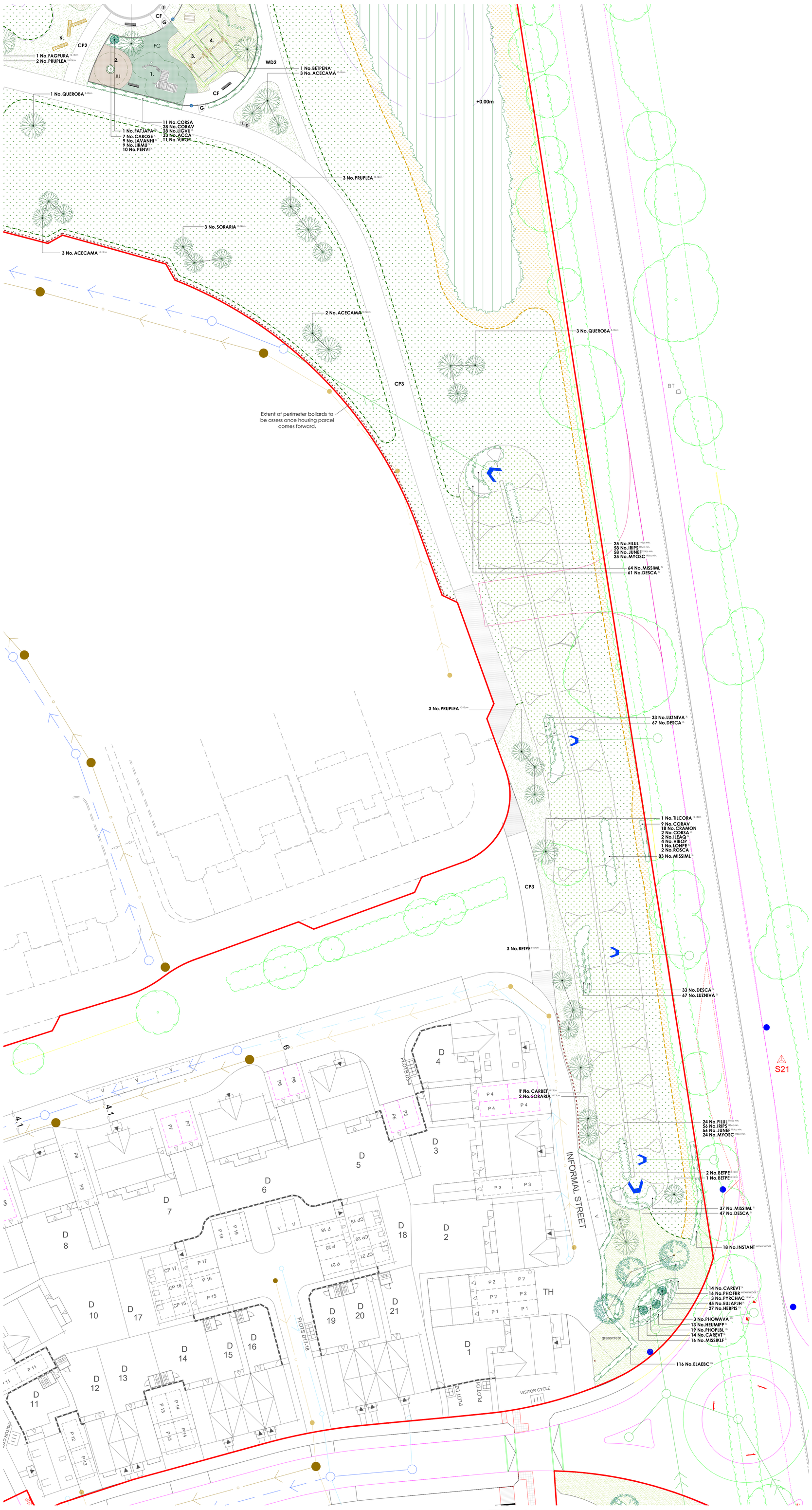
Status: **PLANNING**

Client: BDW North Thames

| Scale | Drawn By | Checked By |
|---|---|---|
| 1:250 @ A0 | AL | HJ |

| Date | Reference |
|---|---|
| 19/05/2025 | **GL2024 LP 14D** |

golby+luck landscape architects




## Key

Application boundary

Timber bollards
To align the perimeters of the highways to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

TR3 — Combined cycle/footpath
3.5m wide bitumen macadam finish with precast concrete edging.

CP2 — Footpath
2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

CP3 — Combined cycle/footpath
3.5m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

WD2 — Footpath
2m wide unbound whin or granite dust path with tantalised timber edging or similar approved.

CF — Seating area (by play area)
Semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X setts as supplied by Marshall or similar approved. Outer cirlce edge 3 course, inner circle edge 1 course as shown.

Footpath (transitional zone)
2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway.

Mown paths

Mowing margins
1m wide grass strips adjacent to hard surfaced areas (road/path) to be regularly cut (circa. 12 cuts a year) to improve presentation.

Seating
Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

Seating
Edale Rustic 3 Slat Seat (Ref: BX17 4022) As supplieD by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths.

B — Litter bin
Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved.

D — Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

Perimeter bunds/mounding
Earthmodelling shall take place using the subsoil previously stored on site and laid in 300mm layers at a time, and consolidated as work proceeds. Prior to top soil spreading (only for planting areas), the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of and 300mm fo the areras to be planted up. Areas to be grass seeded, cultivated subsoil to be used. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels.

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

## Plant Schedule

### Trees - Feature

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| FAGPURA | Fagus sylvatica 'Purpurea' | FTE :Heavy Standard :Clear Stem 175-200 :RB | 350-425cm | 12-14cm | 3 |
| LIQST | Liquidambar styraciflua | FTE :Semi mature :Clear Stem min. 200:RB | 600cm+ | 20-25cm | 1 |
| PYRCHAC | Pyrus calleryana 'Chanticleer' | FTE :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 25-30cm | 7 |
| | | | | | Total :11 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| BETPENA | Betula pendula | POS :Multi-Stemmed :3/5 brks :C 30L | 250-300cm | | 3 |
| ALNGLUA | Alnus glutinosa | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 13 |
| BETNIGA | Betula nigra | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 9 |
| QUEROBA | Quercus robur | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 10 |
| SALALBA | Salix alba | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 12 |
| SALFR | Salix fragilis | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 6 |
| ACECAMA | Acer campestre | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 21 |
| CARBET | Carpinus betulus | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 2 |
| PRUPLEA | Prunus avium 'Plena' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 20 |
| SORARIA | Sorbus aria | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 16 |
| SORTO | Sorbus torminalis | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 6 |
| | | | | | Total :118 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| FATJAPA | Fatsia japonica | 20L | 150-175cm | Bushy | 1 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 3 |
| | | | | | Total :4 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 230 |
| EUJAPJH | Euonymus japonicus ' Jean Hugues' | 5L | 60-80cm | Bushy | 0.25Ctr | 91 |
| INSTANT | Native Mix Species Instant Hedge | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 18 |
| PHOFRR | Photinia x fraseri 'Red Robin' | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 47 |
| | | | | | | Total :386 |

### Native Mix Species Hedgerow

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 25% | 9 |
| CRAMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 50% | 18 |
| CORSA | Cornus sanguinea | 3 brks :C | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| ILEAQ | Ilex aquifolium | Bushy :3L | 40-60cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 10% | 4 |
| LONPE | Lonicera periclymenum | Branched :Caned :3L | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 2% | 1 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 3% | 2 |
| | | | | | | Total :38 |

### Native Mix Species Hedgerow (Thornless)

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| ACCA | Acer campestre | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 30% | 139 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| | | | | | | Total :467 |

### Shrubs - Site Entrance

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAREVT | Carex oshimensis 'Everest' | 5L | | Full Pot | 0.5Ctr | 42 |
| HEUMIPP | Heuchera micrantha 'Palace Purple' | 5L | | Full Pot | 0.5Ctr | 13 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.6Ctr | 54 |
| MISSIKLF | Miscanthus sinensis 'Klein Fontane' | 5L | | Full Pot | 0.6Ctr | 32 |
| PHOPLBL | Phormium 'Platt's Black' | 10L | 60-80cm | Triple crown | 0.7Ctr | 38 |
| | | | | | | Total :179 |

### Shrubs - Ornamental's in POS/Play Area

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAROSE | Carex oshimensis 'Evergold' | 3L | | | 0.6Ctr | 20 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 3L | 20-30cm | Bushy | 0.6Ctr | 25 |
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.6Ctr | 25 |
| PENVI | Pennisetum villosum | 3L | | Full Pot | 0.6Ctr | 29 |
| | | | | | | Total :99 |

### Herbaceous Grasses

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| DESCA | Deschampsia caespitosa | 3L | | Full Pot | 0.5Ctr | 331 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.5Ctr | 511 |
| LUZNIVA | Luzula nivea | 3L | | Full Pot | 0.5Ctr | 249 |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L | | Full Pot | 0.5Ctr | 485 |
| | | | | | | Total :1576 |

### Native Structural Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| ACCA | Acer campestre | 1+2 :Whip :5 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ALNGL | Alnus glutinosa | 1+2 :Whip :3 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| BETPENA | Betula pendula | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| CARBETA | Carpinus betulus | 1+2 :Whip :4 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| CORSANA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 1010.2m² | 1011 |
| CORAVEA | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 1515.29m² | 1516 |
| CRMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 35% | 1Ctr | 3535.69m² | 3536 |
| LONPER | Lonicera periclymenum | Bushy :C 2L | 60-80cm | 2% | 1Ctr | 202.04m² | 203 |
| MASY | Malus sylvestris | 1+2 :Whip :4 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| PRAV | Prunus avium | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| PRUSPIB | Prunus spinosa | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| QURO | Quercus robur | 1+2 :Whip :4 brks :RB | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 303.06m² | 304 |
| VIBOPUA | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| | | | | | | Total :10101.93m² | Total :10114 |

### Native Scrub Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 25% | 1Ctr | 539.01m² | 542 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| ILEAQ | Ilex aquifolium | Bushy :3/5 brks :C 3L | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| RHACA | Rhamnus cathartica | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 64.67m² | 67 |
| ROSRUG | Rosa rugosa | 1+1 :3 brks :BR | 60-80cm | 2% | 1Ctr | 43.11m² | 45 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| | | | | | | Total :2155.99m² | Total :2180 |

### Native Scrub Planting Mix (Thornless)

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 30% | 1Ctr | 148.66m² | 151 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| | | | | | | Total :495.56m² | Total :509 |

### Naturalised Bulbs

| Abbreviation | Species | Specification | Density | Number |
|---|---|---|---|---|
| ANEBLBF | Anemone blanda blue flowered | Bulb | 10/m² | 281 |
| GALNI | Galanthus nivalis | Bulb | 10/m² | 281 |
| HYANSC | Hyacinthoides non-scripta | Bulb | 10/m² | 281 |
| MUSARBS | Muscari armeniacum 'Blue Spire' | Bulb | 10/m² | 281 |
| | | | | Total :1124 |

### Marginal / Aquatics

| Abbr | Species | Supply | Pot Size | Density | Area | Number |
|---|---|---|---|---|---|---|
| FILUL | Filipendula ulmaria | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| IRIPS | Iris pseudacorus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| JUNEF | Juncus effusus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| MYOSC | Myosotis scorpioides | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| | | | | | Total :62.3m² | Total :942 |

### Turf Areas

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

### Amenity Grassland Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EL1 - Flowering Lawn Mix | Emorsgate Seeds | 4g/m² |

### Amenity Meadow Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM6 - Chalk & Limestone Soil | Emorsgate Seeds | 4g/m² |

### Rough Grassland

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM10 Tussock Meadow Mixture | Emorsgate Seeds | 4g/m² |

### Finch and Bunting (CSS10/FCB)

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| AB9 1 Year Wild Bird Mix | Boston Seeds | 5g/m² |

### SuDS Base Meadow Grassland

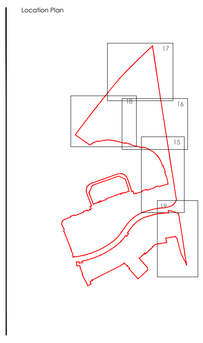
| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EP1 - Pond Edge Mixture | Emorgate Seeds | 4g/m² |

### SuDS Banks Meadow Grassland

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM8 - Meadow Mixture for Wet Soil | Emorgate Seeds | 4g/m² |

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

Location Plan



| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 12/09/25 | Updated to the latest planing layout. | AL |
| B | 19/02/26 | Updated to the latest LPA comments. | AL |

Project
Highover Farm,Hitchin, North Hertfordshire

Drawing title
POS Landscape Proposals (ph1)
(Sheet 1 of 5)

Status
**PLANNING**

Client
BDW North Thames

| Scale | Drawn By | Checked By |
|---|---|---|
| 1:250 @ A0 | AL | HJ |

| Date | Reference |
|---|---|
| 23/05/2025 | **GL2024 LP 15B** |

golby+luck
landscape architects

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

Landscape Institute Registered Practice

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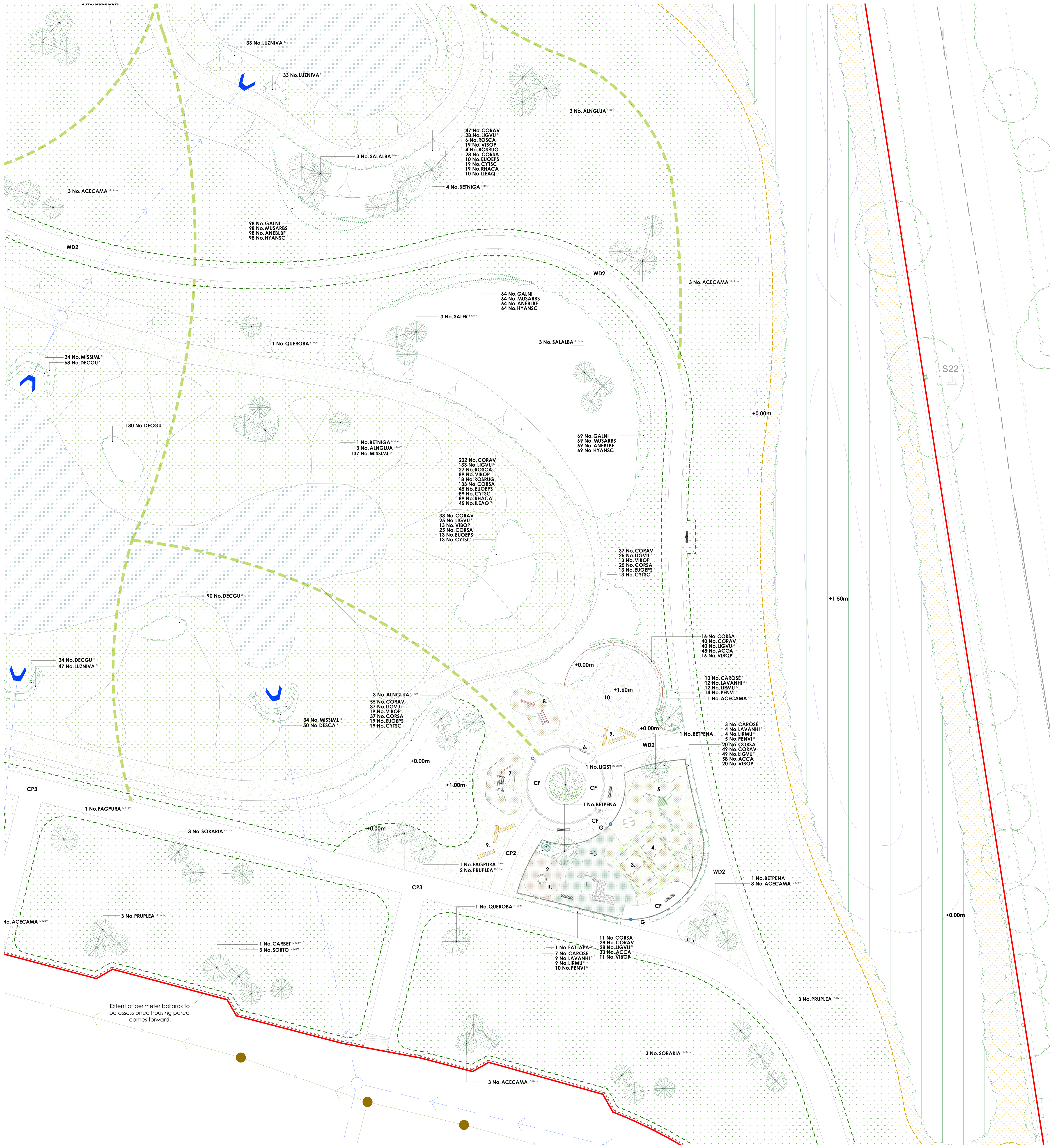


**Turf Areas**
**Seed Mix Name** **Seed Mix Supplier**
Medallion turf Rolawn Ltd

**Amenity Grassland Areas**
**Seed Mix Name** **Seed Mix Supplier** **Density**
EL1 - Flowering Lawn Mix Emorsgate Seeds 4g/m²

**Amenity Meadow Areas**
**Seed Mix Name** **Seed Mix Supplier** **Density**
EM6 - Chalk & Limestone Soil Emorsgate Seeds 4g/m²

**Rough Grassland**
**Seed Mix Name** **Seed Mix Supplier** **Density**
EM10 Tussock Meadow Mixture Emorsgate Seeds 4g/m²

**Finch and Bunting (CSS10/FCB)**
**Seed Mix Name** **Seed Mix Supplier** **Density**
AB9 1 Year Wild Bird Mix Boston Seeds 5g/m²

**SuDS Base Meadow Grassland**
**Seed Mix Name** **Seed Mix Supplier** **Density**
EP1 - Pond Edge Mixture Emorgate Seeds 4g/m²

**SuDS Banks Meadow Grassland**
**Seed Mix Name** **Seed Mix Supplier** **Density**
EM8 - Meadow Mixture for Wet Soil Emorgate Seeds 4g/m²

Landscape Institute Registered Practice

north

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

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk
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Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

## Key

Application boundary

Timber bollards
To align the perimeters of the highways to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

TR3 — Combined cycle/footpath
3.5m wide bitumen macadam finish with precast concrete edging.

CP2 — Footpath
2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

CP3 — Combined cycle/footpath
3.5m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

WD2 — Footpath
2m wide unbound whin or granite dust path with tantalised timber edging or similar approved.

CF — Seating area (by play area)
Semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X setts as supplied by Marshall or similar approved. Outer cirlce edge 3 course, inner circle edge 1 course as shown.

Footpath (transitional zone)
2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway.

Mown paths

Mowing margins
1m wide grass strips adjacent to hard surfaced areas (road/path) to be regularly cut (circa. 12 cuts a year) to improve presentation.

Seating
Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

Seating
Edale Rustic 3 Slat Seat (Ref: BX17 4022) As supplieD by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths.

Litter bin
Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved.

Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

Perimeter bunds/mounding
Earthmodelling shall take place using the subsoil previously stored on site and laid in 300mm layers at a time, and consolidated as work proceeds. Prior to top soil spreading (only for planting areas), the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of and 300mm fo the areas to be planted up. Areas to be grass seeded, cultivated subsoil to be used. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels.

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

## KEY - LEAP & Natural Play

Seating
Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplied by Broxap Ltd or similar approved. Installed over unbound whin or granite dust as per the footpaths.

Picnic table
Brompton Picnic Bench (Ref: BX14 4014) supplied Broxap or similar approved.

Fenced play - Secure play
1.0m high anti-trap bow top fencing finished in Moss Green RAL 6005 colour. To be manufactured from galvanised steel. Fencing to supplied by Jackson Fencing or similar approved manufactured and installed in accordance with RoSPA guidelines and BS EN 1176.

Gate acess to secure play
1.0m high and wide anti-trap single bow top self closing gate with self closing mechanism and opening outwards. Gate to be finished in red to aid partially sighted users. RoSPA approved and to conforms to BS EN 1176 play fence standards.

Maintenance gate
1.0m high, 2.8m wide, red, double leaf lockable maintenance gate with drop bolts. RoSPA approved and to conforms to BS EN 1176 play fence standards.

Play signage
Signs are to be supplied and erected as shown, and to state the play area/space is a 'Dog Free' zone and any other information required. Natural play signage reference proximity to the SUDs facility (within the recommend 30m (RoSPA))however banks gradients designed to allow easy free access and/or exit. Exact wording to be agreed with the Local Planning Authority.

Reinforced grass safety surfacing
Play manufacturers to detail in accordance with EN 1176.

Bonded rubber mulch safety surfacing
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 (JU) or Forest Green (FG).

Post and wire fence
1.2m high timber post and 2 wire fence to support and protect the hedgerow as it establishes.

## PLAY AREA SCHEDULE

**Secure play (LEAP)**

**1. 'J49147'** Market. (INC)

**2. 'J2406'** Wok. (INC)

**3. 'J498'** Double cradle seat.

**4.'J490'** Double flat seat.

**5. 'J4938'** Multi-play unit.

**Exploratory play items outside the secure play area**

**6. 'J3426'** Pixel panel (INC)

**7. 3 trim trial units: J4904** (Japanese steps), **J4902** (net walkway), **J4903** (balance beam)

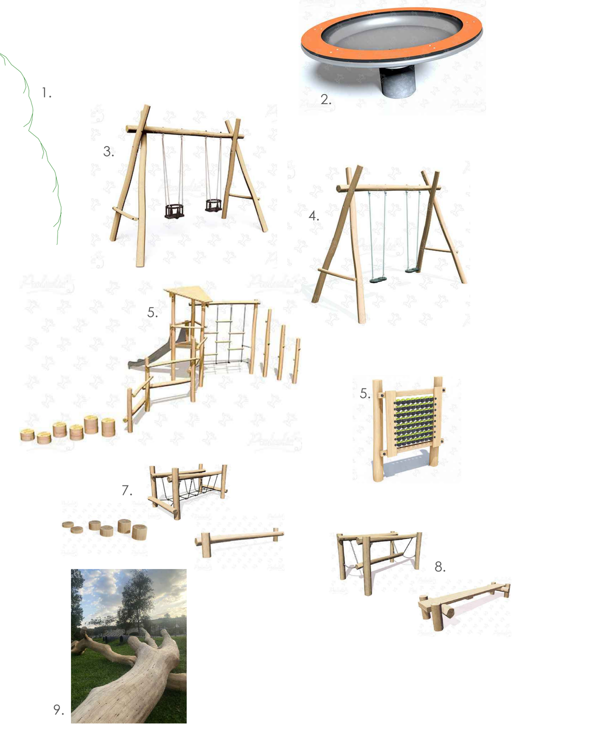
**8. 2 trim trail units: J4901** (log walkway), **J4906** (Gateway)

**9.** Tree trunks, designed and hand-built, bark removed and sanded to provide a splinter and snag-free play surface. Supplied by Copper Beech Play or similar approved.

**10.** Play/look out grass mound. Construction as per earth mounding specification. Maximum height of 1.6m. Gradient no steeper than 1:3.

INC - Inclusive play equipment is designed to be accessible and enjoyable for all children, regardless of their abilities, including those with physical, sensory, or cognitive needs.

All play equipment as supplied by Proludic Ltd (www.proludic.co.uk) or similar product from an approved manufacturer. All wooden/robinia post in contact with the ground to be fitted with metal feet to extend life expectancy of apparatus.
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.




## Plant Schedule

### Trees - Feature

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| **FAGPURA** | Fagus sylvatica 'Purpurea' | FTE :Heavy Standard :Clear Stem 175-200 :RB | 350-425cm | 12-14cm | 3 |
| **LIQST** | Liquidambar styraciflua | FTE :Semi mature :Clear Stem min. 200:RB | 600cm+ | 20-25cm | 1 |
| **PYRCHAC** | Pyrus calleryana 'Chanticleer' | FTE :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 25-30cm | 7 |
| | | | | | Total :11 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| **BETPENA** | Betula pendula | POS :Multi-Stemmed :3/5 brks :C 30L | 250-300cm | | 3 |
| **ALNGLUA** | Alnus glutinosa | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 13 |
| **BETNIGA** | Betula nigra | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 9 |
| **QUEROBA** | Quercus robur | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 10 |
| **SALALBA** | Salix alba | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 12 |
| **SALFR** | Salix fragilis | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 6 |
| **ACECAMA** | Acer campestre | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 21 |
| **CARBET** | Carpinus betulus | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 2 |
| **PRUPLEA** | Prunus avium 'Plena' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 20 |
| **SORARIA** | Sorbus aria | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 16 |
| **SORTO** | Sorbus torminalis | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 6 |
| | | | | | Total :118 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| FATJAPA | Fatsia japonica | 20L | 150-175cm | Bushy | 1 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 3 |
| | | | | | Total :4 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 230 |
| EUJAPJH | Euonymus japonicus 'Jean Hugues' | 5L | 60-80cm | Bushy | 0.25Ctr | 91 |
| INSTANT | Native Mix Species Instant Hedge | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 18 |
| PHOFRR | Photinia x fraseri 'Red Robin' | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 47 |
| | | | | | | Total :386 |

### Native Mix Species Hedgerow

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 25% | 9 |
| CRAMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 50% | 18 |
| CORSA | Cornus sanguinea | 3 brks :C | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| ILEAQ | Ilex aquifolium | Bushy :3L | 40-60cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 10% | 4 |
| LONPE | Lonicera periclymenum | Branched :Caned :3L | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 2% | 1 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 3% | 2 |
| | | | | | | Total :38 |

### Native Mix Species Hedgerow (Thornless)

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| ACCA | Acer campestre | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 30% | 139 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| | | | | | | Total :467 |

### Shrubs - Site Entrance

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAREVT | Carex oshimensis 'Everest' | 5L | | Full Pot | 0.5Ctr | 42 |
| HEUMIPP | Heuchera micrantha 'Palace Purple' | 5L | | Full Pot | 0.5Ctr | 13 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.6Ctr | 54 |
| MISSIKLF | Miscanthus sinensis 'Klein Fontane' | 5L | | Full Pot | 0.6Ctr | 32 |
| PHOPLBL | Phormium 'Platt's Black' | 10L | 60-80cm | Triple crown | 0.7Ctr | 38 |
| | | | | | | Total :179 |

### Shrubs - Ornamental's in POS/Play Area

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAROSE | Carex oshimensis 'Evergold' | 3L | | | 0.6Ctr | 20 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 3L | 20-30cm | Bushy | 0.6Ctr | 25 |
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.6Ctr | 25 |
| PENVI | Pennisetum villosum | 3L | | Full Pot | 0.6Ctr | 29 |
| | | | | | | Total :99 |

### Herbaceous Grasses

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| DESCA | Deschampsia caespitosa | 3L | | Full Pot | 0.5Ctr | 331 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.5Ctr | 511 |
| LUZNIVA | Luzula nivea | 3L | | Full Pot | 0.5Ctr | 249 |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L | | Full Pot | 0.5Ctr | 485 |
| | | | | | | Total :1576 |

### Native Structural Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| ACCA | Acer campestre | 1+2 :Whip :5 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ALNGL | Alnus glutinosa | 1+2 :Whip :3 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| BETPENA | Betula pendula | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| CARBETA | Carpinus betulus | 1+2 :Whip :4 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| CORSANA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 1010.2m² | 1011 |
| CORAVEA | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 1515.29m² | 1516 |
| CRMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 35% | 1Ctr | 3535.69m² | 3536 |
| LONPER | Lonicera periclymenum | Bushy :C 2L | 60-80cm | 2% | 1Ctr | 202.04m² | 203 |
| MASY | Malus sylvestris | 1+2 :Whip :4 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| PRAV | Prunus avium | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| PRUSPIB | Prunus spinosa | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| QURO | Quercus robur | 1+2 :Whip :4 brks :RB | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 303.06m² | 304 |
| VIBOPUA | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| | | | | | | Total :10101.93m² | Total :10114 |

### Native Scrub Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 25% | 1Ctr | 539.01m² | 542 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| ILEAQ | Ilex aquifolium | Bushy :3/5 brks :C 3L | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| RHACA | Rhamnus cathartica | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 64.67m² | 67 |
| ROSRUG | Rosa rugosa | 1+1 :3 brks :BR | 60-80cm | 2% | 1Ctr | 43.11m² | 45 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| | | | | | | Total :2155.99m² | Total :2180 |

### Native Scrub Planting Mix (Thornless)

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 30% | 1Ctr | 148.66m² | 151 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| | | | | | | Total :495.56m² | Total :509 |

### Naturalised Bulbs

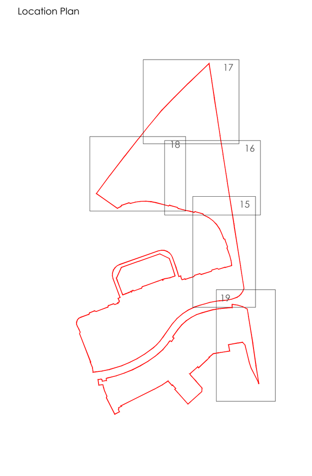
| Abbreviation | Species | Specification | Density | Number |
|---|---|---|---|---|
| ANEBLBF | Anemone blanda blue flowered | Bulb | 10/m² | 281 |
| GALNI | Galanthus nivalis | Bulb | 10/m² | 281 |
| HYANSC | Hyacinthoides non-scripta | Bulb | 10/m² | 281 |
| MUSARBS | Muscari armeniacum 'Blue Spire' | Bulb | 10/m² | 281 |
| | | | | Total :1124 |

### Marginal / Aquatics

| Abbr | Species | Supply | Pot Size | Density | Area | Number |
|---|---|---|---|---|---|---|
| FILUL | Filipendula ulmaria | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| IRIPS | Iris pseudacorus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| JUNEF | Juncus effusus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| MYOSC | Myosotis scorpioides | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| | | | | | Total :62.3m² | Total :942 |

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

Location Plan




| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 12/09/25 | Updated to the latest planing layout. | AL |
| B | 19/02/26 | Updated to the latest LPA comments. | AL |

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
POS Landscape Proposals (ph1)
(Sheet 2 of 5)

Status
**PLANNING**

Client
BDW North Thames

Scale: 1:250 @ A0
Drawn By: AL
Checked By: HJ

Date: 23/05/2025
Reference: **GL2024 LP 16B**

golby+luck landscape architects

## Key

| | |
|---|---|
| Application boundary | |
| Timber bollards | To align the perimeters of the highways to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres. |
| TR3 – Combined cycle/footpath | 3.5m wide bitumen macadam finish with precast concrete edging. |
| CP2 – Footpath | 2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved. |
| CP3 – Combined cycle/footpath | 3.5m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved. |
| WD2 – Footpath | 2m wide unbound whin or granite dust path with tantalised timber edging or similar approved. |
| CF – Seating area (by play area) | Semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X setts as supplied by Marshall or similar approved. Outer cirlce edge 3 course, inner circle edge 1 course as shown. |
| Footpath (transitional zone) | 2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway. |
| Mown paths | |
| Mowing margins | 1m wide grass strips adjacent to hard surfaced areas (road/path) to be regularly cut (circa. 12 cuts a year) to improve presentation. |
| Seating | Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths. |
| Seating | Edale Rustic 3 Slat Seat (Ref: BX17 4022) As supplieD by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths. |
| B – Litter bin | Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved. |
| D – Dog bin | Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved. |
| Perimeter bunds/mounding | Earthmodelling shall take place using the subsoil previously stored on site and laid in 300mm layers at a time, and consolidated as work proceeds. Prior to top soil spreading (only for planting areas), the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of and 300mm fo the areras to be planted up. Areas to be grass seeded, cultivated subsoil to be used. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels. |

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

**Turf Areas**

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

**Amenity Grassland Areas**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EL1 - Flowering Lawn Mix | Emorsgate Seeds | 4g/m² |

**Amenity Meadow Areas**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM6 - Chalk & Limestone Soil | Emorsgate Seeds | 4g/m² |

**Rough Grassland**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM10 Tussock Meadow Mixture | Emorsgate Seeds | 4g/m² |

**Finch and Bunting (CSS10/FCB)**

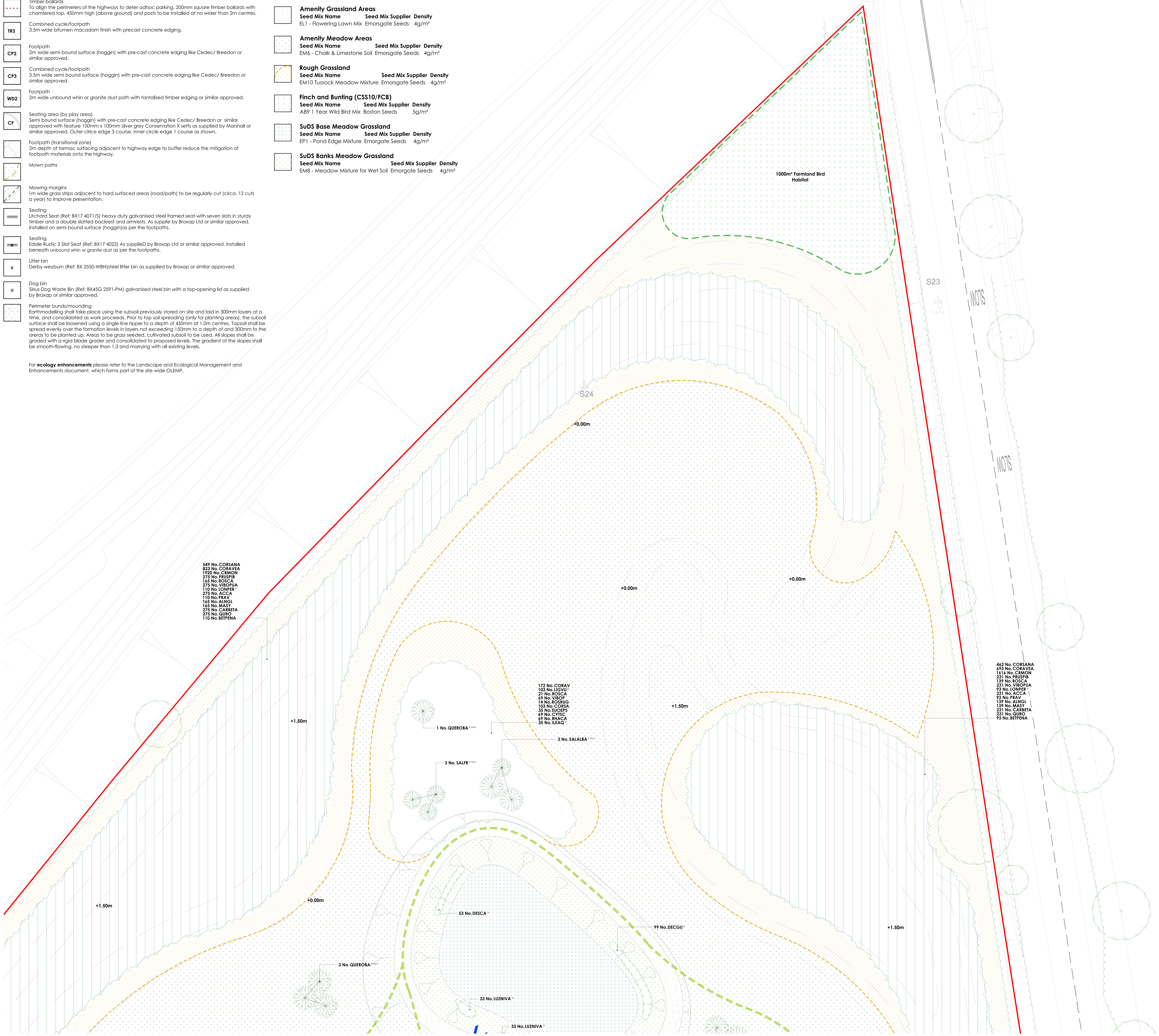
| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| AB9 1 Year Wild Bird Mix | Boston Seeds | 5g/m² |

**SuDS Base Meadow Grassland**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EP1 - Pond Edge Mixture | Emorgate Seeds | 4g/m² |

**SuDS Banks Meadow Grassland**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM8 - Meadow Mixture for Wet Soil | Emorgate Seeds | 4g/m² |




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

north

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Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

# Plant Schedule

## Trees - Feature

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| FAGPURA | Fagus sylvatica 'Purpurea' | FTE :Heavy Standard :Clear Stem 175-200 :RB | 350-425cm | 12-14cm | 3 |
| LIQST | Liquidambar styraciflua | FTE :Semi mature :Clear Stem min. 200:RB | 600cm+ | 20-25cm | 1 |
| PYRCHAC | Pyrus calleryana 'Chanticleer' | FTE :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 25-30cm | 7 |
| | | | | | Total :11 |

## Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| BETPENA | Betula pendula | POS :Multi-Stemmed :3/5 brks :C 30L | 250-300cm | | 3 |
| ALNGLUA | Alnus glutinosa | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 13 |
| BETNIGA | Betula nigra | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 9 |
| QUEROBA | Quercus robur | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 10 |
| SALALBA | Salix alba | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 12 |
| SALFR | Salix fragilis | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 6 |
| ACECAMA | Acer campestre | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 21 |
| CARBET | Carpinus betulus | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 2 |
| PRUPLEA | Prunus avium 'Plena' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 20 |
| SORARIA | Sorbus aria | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 16 |
| SORTO | Sorbus torminalis | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 6 |
| | | | | | Total :118 |

## Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| FATJAPA | Fatsia japonica | 20L | 150-175cm | Bushy | 1 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 3 |
| | | | | | Total :4 |

## Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 230 |
| EUJAPJH | Euonymus japonicus 'Jean Hugues' | 5L | 60-80cm | Bushy | 0.25Ctr | 91 |
| INSTANT | Native Mix Species Instant Hedge | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 18 |
| PHOFRR | Photinia x fraseri 'Red Robin' | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 47 |
| | | | | | | Total :386 |

## Native Mix Species Hedgerow

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 25% | 9 |
| CRAMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 50% | 18 |
| CORSA | Cornus sanguinea | 3 brks :C | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| ILEAQ | Ilex aquifolium | Bushy :3L | 40-60cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 10% | 4 |
| LONPE | Lonicera periclymenum | Branched :Caned :3L | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 2% | 1 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 3% | 2 |
| | | | | | | Total :38 |

## Native Mix Species Hedgerow (Thornless)

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| ACCA | Acer campestre | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 30% | 139 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| | | | | | | Total :467 |

## Shrubs - Site Entrance

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAREVT | Carex oshimensis 'Everest' | 5L | | Full Pot | 0.5Ctr | 42 |
| HEUMIPP | Heuchera micrantha 'Palace Purple' | 5L | | Full Pot | 0.5Ctr | 13 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.6Ctr | 54 |
| MISSIKLF | Miscanthus sinensis 'Klein Fontane' | 5L | | Full Pot | 0.6Ctr | 32 |
| PHOPLBL | Phormium 'Platt's Black' | 10L | 60-80cm | Triple crown | 0.7Ctr | 38 |
| | | | | | | Total :179 |

## Shrubs - Ornamental's in POS/Play Area

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAROSE | Carex oshimensis 'Evergold' | 3L | | | 0.6Ctr | 20 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 3L | 20-30cm | Bushy | 0.6Ctr | 25 |
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.6Ctr | 25 |
| PENVI | Pennisetum villosum | 3L | | Full Pot | 0.6Ctr | 29 |
| | | | | | | Total :99 |

## Herbaceous Grasses

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| DESCA | Deschampsia caespitosa | 3L | | Full Pot | 0.5Ctr | 331 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.5Ctr | 511 |
| LUZNIVA | Luzula nivea | 3L | | Full Pot | 0.5Ctr | 249 |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L | | Full Pot | 0.5Ctr | 485 |
| | | | | | | Total :1576 |

## Native Structural Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| ACCA | Acer campestre | 1+2 :Whip :5 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ALNGL | Alnus glutinosa | 1+2 :Whip :3 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| BETPENA | Betula pendula | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| CARBETA | Carpinus betulus | 1+2 :Whip :4 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| CORSANA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 1010.2m² | 1011 |
| CORAVEA | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 1515.29m² | 1516 |
| CRMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 35% | 1Ctr | 3535.69m² | 3536 |
| LONPER | Lonicera periclymenum | Bushy :C 2L | 60-80cm | 2% | 1Ctr | 202.04m² | 203 |
| MASY | Malus sylvestris | 1+2 :Whip :4 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| PRAV | Prunus avium | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| PRUSPIB | Prunus spinosa | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| QURO | Quercus robur | 1+2 :Whip :4 brks :RB | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 303.06m² | 304 |
| VIBOPUA | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| | | | | | | Total :10101.93m² | Total :10114 |

## Native Scrub Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 25% | 1Ctr | 539.01m² | 542 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| ILEAQ | Ilex aquifolium | Bushy :3/5 brks :C 3L | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| RHACA | Rhamnus cathartica | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 64.67m² | 67 |
| ROSRUG | Rosa rugosa | 1+1 :3 brks :BR | 60-80cm | 2% | 1Ctr | 43.11m² | 45 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| | | | | | | Total :2155.99m² | Total :2180 |

## Native Scrub Planting Mix (Thornless)

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 30% | 1Ctr | 148.66m² | 151 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| | | | | | | Total :495.56m² | Total :509 |

## Naturalised Bulbs

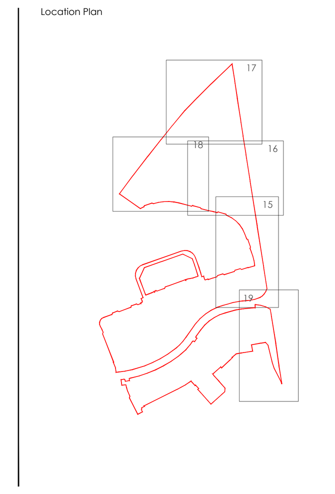
| Abbreviation | Species | Specification | Density | Number |
|---|---|---|---|---|
| ANEBLBF | Anemone blanda blue flowered | Bulb | 10/m² | 281 |
| GALNI | Galanthus nivalis | Bulb | 10/m² | 281 |
| HYANSC | Hyacinthoides non-scripta | Bulb | 10/m² | 281 |
| MUSARBS | Muscari armeniacum 'Blue Spire' | Bulb | 10/m² | 281 |
| | | | | Total :1124 |

## Marginal / Aquatics

| Abbr | Species | Supply | Pot Size | Density | Area | Number |
|---|---|---|---|---|---|---|
| FILUL | Filipendula ulmaria | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| IRIPS | Iris pseudacorus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| JUNEF | Juncus effusus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| MYOSC | Myosotis scorpioides | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| | | | | | Total :62.3m² | Total :942 |

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

Location Plan




| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 12/09/25 | Updated to the latest planing layout. | AL |
| B | 19/02/26 | Updated to the latest LPA comments. | AL |

Project: Highover Farm, Hitchin, North Hertfordshire

Drawing title: POS Landscape Proposals (ph1) (Sheet 3 of 5)

Status: PLANNING

Client: BDW North Thames

Scale: 1:250 @ A0 | Drawn By: AL | Checked By: HJ

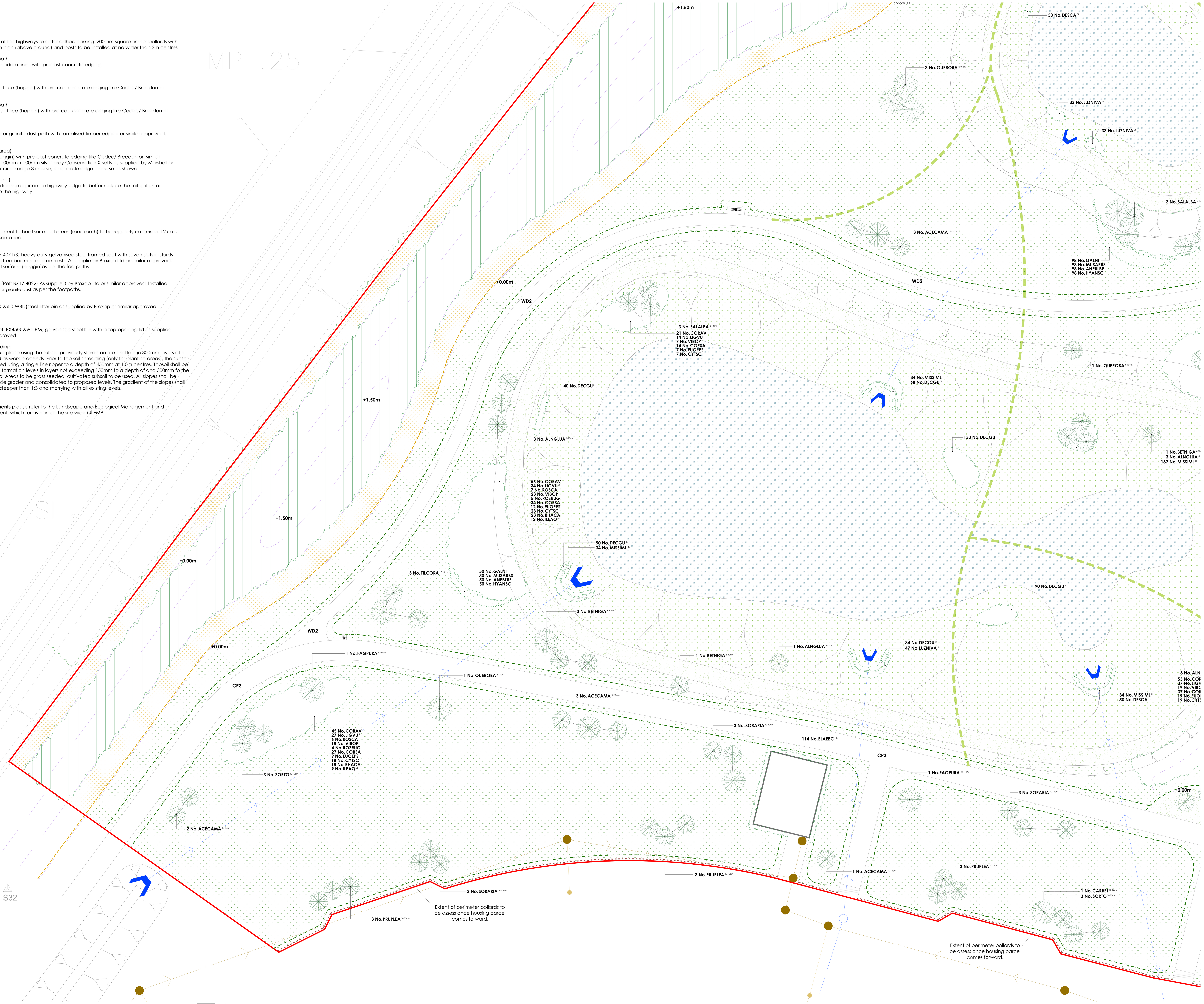
Date: 23/05/2025 | Reference: GL2024 LP 17B

golby+luck landscape architects

**Key**

| Symbol | Item |
|---|---|
| | Application boundary |
| | Timber bollards<br>To align the perimeters of the highways to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres. |
| TR3 | Combined cycle/footpath<br>3.5m wide bitumen macadam finish with precast concrete edging. |
| CP2 | Footpath<br>2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved. |
| CP3 | Combined cycle/footpath<br>3.5m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved. |
| WD2 | Footpath<br>2m wide unbound whin or granite dust path with tantalised timber edging or similar approved. |
| CF | Seating area (by play area)<br>Semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X setts as supplied by Marshall or similar approved. Outer cirlce edge 3 course, inner circle edge 1 course as shown. |
| | Footpath (transitional zone)<br>2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway. |
| | Mown paths |
| | Mowing margins<br>1m wide grass strips adjacent to hard surfaced areas (road/path) to be regularly cut (circa. 12 cuts a year) to improve presentation. |
| | Seating<br>Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths. |
| e | Seating<br>Edale Rustic 3 Slat Seat (Ref: BX17 4022) As supplieD by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths. |
| B | Litter bin<br>Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved. |
| D | Dog bin<br>Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved. |
| | Perimeter bunds/mounding<br>Earthmodelling shall take place using the subsoil previously stored on site and laid in 300mm layers at a time, and consolidated as work proceeds. Prior to top soil spreading (only for planting areas), the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of and 300mm fo the areras to be planted up. Areas to be grass seeded, cultivated subsoil to be used. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels. |

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




**Turf Areas**

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

**Amenity Grassland Areas**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EL1 - Flowering Lawn Mix | Emorsgate Seeds | 4g/m² |

**Amenity Meadow Areas**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM6 - Chalk & Limestone Soil | Emorsgate Seeds | 4g/m² |

**Rough Grassland**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM10 Tussock Meadow Mixture | Emorsgate Seeds | 4g/m² |

**Finch and Bunting (CSS10/FCB)**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| AB9 1 Year Wild Bird Mix | Boston Seeds | 5g/m² |

**SuDS Base Meadow Grassland**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EP1 - Pond Edge Mixture | Emorgate Seeds | 4g/m² |

**SuDS Banks Meadow Grassland**

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM8 - Meadow Mixture for Wet Soil | Emorgate Seeds | 4g/m² |

Landscape Institute Registered Practice

north

Scale Bar

0m 5m 10m 15m 20m 25m

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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Office: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP

## Plant Schedule

### Trees - Feature

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| FAGPURA | Fagus sylvatica 'Purpurea' | FTE :Heavy Standard :Clear Stem 175-200 :RB | 350-425cm | 12-14cm | 3 |
| LIQST | Liquidambar styraciflua | FTE :Semi mature :Clear Stem min. 200:RB | 600cm+ | 20-25cm | 1 |
| PYRCHAC | Pyrus calleryana 'Chanticleer' | FTE :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 25-30cm | 7 |
| | | | | | Total :11 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| BETPENA | Betula pendula | POS :Multi-Stemmed :3/5 brks :C 30L | 250-300cm | | 3 |
| ALNGLUA | Alnus glutinosa | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 13 |
| BETNIGA | Betula nigra | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 9 |
| QUEROBA | Quercus robur | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 10 |
| SALALBA | Salix alba | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 12 |
| SALFR | Salix fragilis | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 6 |
| ACECAMA | Acer campestre | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 21 |
| CARBET | Carpinus betulus | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 2 |
| PRUPLEA | Prunus avium 'Plena' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 20 |
| SORARIA | Sorbus aria | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 16 |
| SORTO | Sorbus torminalis | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 6 |
| | | | | | Total :118 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| FATJAPA | Fatsia japonica | 20L | 150-175cm | Bushy | 1 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 3 |
| | | | | | Total :4 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 230 |
| EUJAPJH | Euonymus japonicus 'Jean Hugues' | 5L | 60-80cm | Bushy | 0.25Ctr | 91 |
| INSTANT | Native Mix Species Instant Hedge | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 18 |
| PHOFRR | Photinia x fraseri 'Red Robin' | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 47 |
| | | | | | | Total :386 |

### Native Mix Species Hedgerow

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 25% | 9 |
| CRAMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 50% | 18 |
| CORSA | Cornus sanguinea | 3 brks :C | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| ILEAQ | Ilex aquifolium | Bushy :3L | 40-60cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 10% | 4 |
| LONPE | Lonicera periclymenum | Branched :Caned :3L | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 2% | 1 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 3% | 2 |
| | | | | | | Total :38 |

### Native Mix Species Hedgerow (Thornless)

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| ACCA | Acer campestre | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 30% | 139 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| | | | | | | Total :467 |

### Shrubs - Site Entrance

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAREVT | Carex oshimensis 'Everest' | 5L | | Full Pot | 0.5Ctr | 42 |
| HEUMIPP | Heuchera micrantha 'Palace Purple' | 5L | | Full Pot | 0.5Ctr | 13 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.6Ctr | 54 |
| MISSIKLF | Miscanthus sinensis 'Klein Fontane' | 5L | | Full Pot | 0.6Ctr | 32 |
| PHOPLBL | Phormium 'Platt's Black' | 10L | 60-80cm | Triple crown | 0.7Ctr | 38 |
| | | | | | | Total :179 |

### Shrubs - Ornamental's in POS/Play Area

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAROSE | Carex oshimensis 'Evergold' | 3L | | | 0.6Ctr | 20 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 3L | 20-30cm | Bushy | 0.6Ctr | 25 |
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.6Ctr | 25 |
| PENVI | Pennisetum villosum | 3L | | Full Pot | 0.6Ctr | 29 |
| | | | | | | Total :99 |

### Herbaceous Grasses

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| DESCA | Deschampsia caespitosa | 3L | | Full Pot | 0.5Ctr | 331 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.5Ctr | 511 |
| LUZNIVA | Luzula nivea | 3L | | Full Pot | 0.5Ctr | 249 |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L | | Full Pot | 0.5Ctr | 485 |
| | | | | | | Total :1576 |

### Native Structural Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| ACCA | Acer campestre | 1+2 :Whip :5 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ALNGL | Alnus glutinosa | 1+2 :Whip :3 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| BETPENA | Betula pendula | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| CARBETA | Carpinus betulus | 1+2 :Whip :4 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| CORSANA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 1010.2m² | 1011 |
| CORAVEA | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 1515.29m² | 1516 |
| CRMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 35% | 1Ctr | 3535.69m² | 3536 |
| LONPER | Lonicera periclymenum | Bushy :C 2L | 60-80cm | 2% | 1Ctr | 202.04m² | 203 |
| MASY | Malus sylvestris | 1+2 :Whip :4 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| PRAV | Prunus avium | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| PRUSPIB | Prunus spinosa | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| QURO | Quercus robur | 1+2 :Whip :4 brks :RB | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 303.06m² | 304 |
| VIBOPUA | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| | | | | | | Total :10101.93m² | Total :10114 |

### Native Scrub Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 25% | 1Ctr | 539.01m² | 542 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| ILEAQ | Ilex aquifolium | Bushy :3/5 brks :C 3L | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| RHACA | Rhamnus cathartica | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 64.67m² | 67 |
| ROSRUG | Rosa rugosa | 1+1 :3 brks :BR | 60-80cm | 2% | 1Ctr | 43.11m² | 45 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| | | | | | | Total :2155.99m² | Total :2180 |

### Native Scrub Planting Mix (Thornless)

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 30% | 1Ctr | 148.66m² | 151 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| | | | | | | Total :495.56m² | Total :509 |

### Naturalised Bulbs

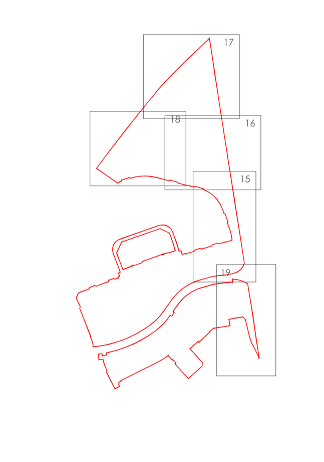
| Abbreviation | Species | Specification | Density | Number |
|---|---|---|---|---|
| ANEBLBF | Anemone blanda blue flowered | Bulb | 10/m² | 281 |
| GALNI | Galanthus nivalis | Bulb | 10/m² | 281 |
| HYANSC | Hyacinthoides non-scripta | Bulb | 10/m² | 281 |
| MUSARBS | Muscari armeniacum 'Blue Spire' | Bulb | 10/m² | 281 |
| | | | | Total :1124 |

### Marginal / Aquatics

| Abbr | Species | Supply | Pot Size | Density | Area | Number |
|---|---|---|---|---|---|---|
| FILUL | Filipendula ulmaria | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| IRIPS | Iris pseudacorus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| JUNEF | Juncus effusus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| MYOSC | Myosotis scorpioides | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| | | | | | Total :62.3m² | Total :942 |

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

Location Plan




| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 12/09/25 | Updated to the latest planing layout. | AL |
| B | 19/02/26 | Updated to the latest LPA comments. | AL |

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
POS Landscape Proposals (ph1)
(Sheet 4 of 5)

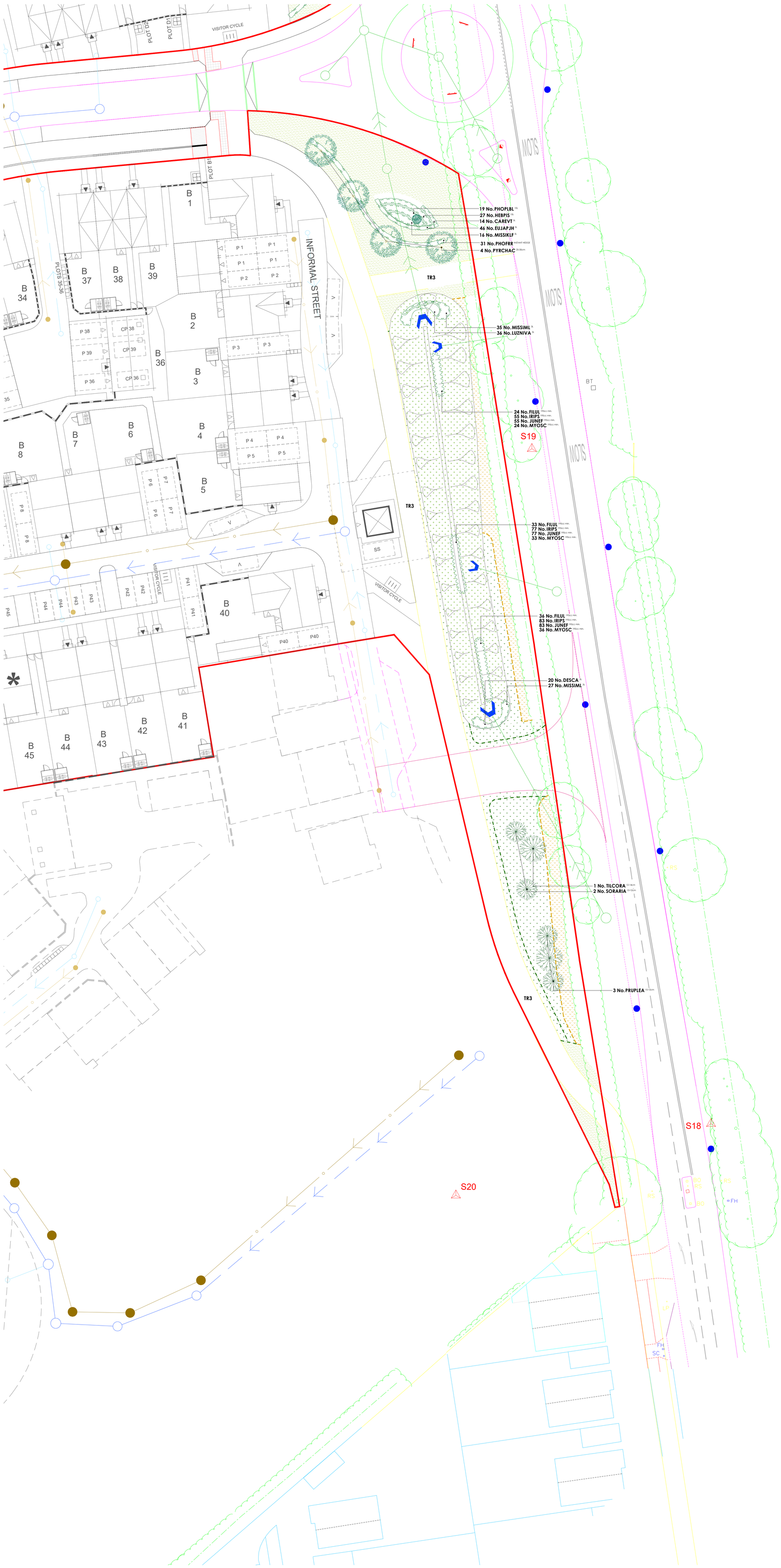
Status
PLANNING

Client
BDW North Thames

Scale: 1:250 @ A0 | Drawn By: AL | Checked By: HJ

Date: 23/05/2025 | Reference: **GL2024 LP 18B**

golby+luck landscape architects




## Key

Application boundary

Timber bollards
To align the perimeters of the highways to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

TR3 — Combined cycle/footpath
3.5m wide bitumen macadam finish with precast concrete edging.

CP2 — Footpath
2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

CP3 — Combined cycle/footpath
3.5m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

WD2 — Footpath
2m wide unbound whin or granite dust path with tantalised timber edging or similar approved.

CF — Seating area (by play area)
Semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X setts as supplied by Marshall or similar approved. Outer cirlce edge 3 course, inner circle edge 1 course as shown.

Footpath (transitional zone)
2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway.

Mown paths

Mowing margins
1m wide grass strips adjacent to hard surfaced areas (road/path) to be regularly cut (circa. 12 cuts a year) to improve presentation.

Seating
Litchard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

Seating
Edale Rustic 3 Slat Seat (Ref: BX17 4022) As supplieD by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths.

B — Litter bin
Derby weyburn (Ref: BX 2550-WBN)steel litter bin as supplied by Broxap or similar approved.

D — Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

Perimeter bunds/mounding
Earthmodelling shall take place using the subsoil previously stored on site and laid in 300mm layers at a time, and consolidated as work proceeds. Prior to top soil spreading (only for planting areas), the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of and 300mm fo the areras to be planted up. Areas to be grass seeded, cultivated subsoil to be used. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels.

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

## Plant Schedule

### Trees - Feature

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| FAGPURA | Fagus sylvatica 'Purpurea' | FTE :Heavy Standard :Clear Stem 175-200 :RB | 350-425cm | 12-14cm | 3 |
| LIQST | Liquidambar styraciflua | FTE :Semi mature :Clear Stem min. 200:RB | 600cm+ | 20-25cm | 1 |
| PYRCHAC | Pyrus calleryana 'Chanticleer' | FTE :Semi Mature :Clear Stem 175-200 :RB | 600cm+ | 25-30cm | 7 |
| | | | | | Total :11 |

### Trees - POS

| Abbr | Species | Supply | Size | Girth | Number |
|---|---|---|---|---|---|
| BETPENA | Betula pendula | POS :Multi-Stemmed :3/5 brks :C 30L | 250-300cm | | 3 |
| ALNGLUA | Alnus glutinosa | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 13 |
| BETNIGA | Betula nigra | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 9 |
| QUEROBA | Quercus robur | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 10 |
| SALALBA | Salix alba | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 12 |
| SALFR | Salix fragilis | POS :Standard :Clear Stem 150-175 :C 30L | 250-300cm | 8-10cm | 6 |
| ACECAMA | Acer campestre | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 21 |
| CARBET | Carpinus betulus | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 2 |
| PRUPLEA | Prunus avium 'Plena' | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 20 |
| SORARIA | Sorbus aria | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 16 |
| SORTO | Sorbus torminalis | POS :Selected Standard :Clear Stem 175-200 :BR | 300-350cm | 10-12cm | 6 |
| | | | | | Total :118 |

### Specimen Shrubs

| Abbr | Species | Pot Size | Height | Habit | Number |
|---|---|---|---|---|---|
| FATJAPA | Fatsia japonica | 20L | 150-175cm | Bushy | 1 |
| PHOWAVA | Phormium 'Yellow Wave' | 25L | 100-125cm | Triple Crown | 3 |
| | | | | | Total :4 |

### Single Species Hedgerows

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| ELAEBC | Elaegnus x ebbingei 'Compacta' | 10L | 80-100cm | Bushy | 0.4Ctr | 230 |
| EUJAPJH | Euonymus japonicus 'Jean Hugues' | 5L | 60-80cm | Bushy | 0.25Ctr | 91 |
| INSTANT | Native Mix Species Instant Hedge | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 18 |
| PHOFRR | Photinia x fraseri 'Red Robin' | INSTANT HEDGE | 125-150cm | Bushy :Trough | 1Ctr | 47 |
| | | | | | | Total :386 |

### Native Mix Species Hedgerow

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 25% | 9 |
| CRAMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 50% | 18 |
| CORSA | Cornus sanguinea | 3 brks :C | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| ILEAQ | Ilex aquifolium | Bushy :3L | 40-60cm | 0.4Ctr Double Staggered at 0.4m offset | 5% | 2 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 10% | 4 |
| LONPE | Lonicera periclymenum | Branched :Caned :3L | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 2% | 1 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 0.4Ctr Double Staggered at 0.4m offset | 3% | 2 |
| | | | | | | Total :38 |

### Native Mix Species Hedgerow (Thornless)

| Abbr | Species | Supply | Height | Density | Mix % | Number |
|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 25% | 117 |
| ACCA | Acer campestre | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 30% | 139 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 0.3Ctr Double Staggered at 0.3m offset | 10% | 47 |
| | | | | | | Total :467 |

### Shrubs - Site Entrance

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAREVT | Carex oshimensis 'Everest' | 5L | | Full Pot | 0.5Ctr | 42 |
| HEUMIPP | Heuchera micrantha 'Palace Purple' | 5L | | Full Pot | 0.5Ctr | 13 |
| HEBPIS | Hebe pinguifolia 'Sutherlandii' | 10L | 30-40cm | Bushy | 0.6Ctr | 54 |
| MISSIKLF | Miscanthus sinensis 'Klein Fontane' | 5L | | Full Pot | 0.6Ctr | 32 |
| PHOPLBL | Phormium 'Platt's Black' | 10L | 60-80cm | Triple crown | 0.7Ctr | 38 |
| | | | | | | Total :179 |

### Shrubs - Ornamental's in POS/Play Area

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| CAROSE | Carex oshimensis 'Evergold' | 3L | | | 0.6Ctr | 20 |
| LAVANHI | Lavandula angustifolia 'Hidcote' | 3L | 20-30cm | Bushy | 0.6Ctr | 25 |
| LIRMU | Liriope muscari | 3L | | Full Pot | 0.6Ctr | 25 |
| PENVI | Pennisetum villosum | 3L | | Full Pot | 0.6Ctr | 29 |
| | | | | | | Total :99 |

### Herbaceous Grasses

| Abbr | Species | Pot Size | Height | Habit | Density | Number |
|---|---|---|---|---|---|---|
| DESCA | Deschampsia caespitosa | 3L | | Full Pot | 0.5Ctr | 331 |
| DECGU | Deschampsia cespitosa 'Goldtau' | 3L | | Full Pot | 0.5Ctr | 511 |
| LUZNIVA | Luzula nivea | 3L | | Full Pot | 0.5Ctr | 249 |
| MISSIML | Miscanthus sinensis 'Morning Light' | 3L | | Full Pot | 0.5Ctr | 485 |
| | | | | | | Total :1576 |

### Native Structural Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| ACCA | Acer campestre | 1+2 :Whip :5 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ALNGL | Alnus glutinosa | 1+2 :Whip :3 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| BETPENA | Betula pendula | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| CARBETA | Carpinus betulus | 1+2 :Whip :4 brks :BR | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| CORSANA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 1010.2m² | 1011 |
| CORAVEA | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 1515.29m² | 1516 |
| CRMON | Crataegus monogyna | 1+1 :3 brks :BR | 60-80cm | 35% | 1Ctr | 3535.69m² | 3536 |
| LONPER | Lonicera periclymenum | Bushy :C 2L | 60-80cm | 2% | 1Ctr | 202.04m² | 203 |
| MASY | Malus sylvestris | 1+2 :Whip :4 brks :BR | 125-150cm | 3% | 1Ctr | 303.06m² | 304 |
| PRAV | Prunus avium | 1+2 :Whip :3 brks :BR | 125-150cm | 2% | 1Ctr | 202.04m² | 203 |
| PRUSPIB | Prunus spinosa | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| QURO | Quercus robur | 1+2 :Whip :4 brks :RB | 125-150cm | 5% | 1Ctr | 505.09m² | 506 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 303.06m² | 304 |
| VIBOPUA | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 505.09m² | 506 |
| | | | | | | Total :10101.93m² | Total :10114 |

### Native Scrub Planting Mix

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 25% | 1Ctr | 539.01m² | 542 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| ILEAQ | Ilex aquifolium | Bushy :3/5 brks :C 3L | 60-80cm | 5% | 1Ctr | 107.8m² | 111 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 15% | 1Ctr | 323.4m² | 325 |
| RHACA | Rhamnus cathartica | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| ROSCA | Rosa canina | 1+1 :3 brks :BR | 60-80cm | 3% | 1Ctr | 64.67m² | 67 |
| ROSRUG | Rosa rugosa | 1+1 :3 brks :BR | 60-80cm | 2% | 1Ctr | 43.11m² | 45 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 215.6m² | 218 |
| | | | | | | Total :2155.99m² | Total :2180 |

### Native Scrub Planting Mix (Thornless)

| Abbr | Species | Supply | Height | Mix | Density | Area | Number |
|---|---|---|---|---|---|---|---|
| CORSA | Cornus sanguinea | 1+1 :3 brks :BR | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| CORAV | Corylus avellana | 1+1 :3 brks :BR | 60-80cm | 30% | 1Ctr | 148.66m² | 151 |
| CYTSC | Cytisus scoparius | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| EUOEPS | Euonymus europaeus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| LIGVU | Ligustrum vulgare | Bushy :C 2L | 60-80cm | 20% | 1Ctr | 99.11m² | 101 |
| VIBOP | Viburnum opulus | 1+1 :3 brks :BR | 60-80cm | 10% | 1Ctr | 49.56m² | 52 |
| | | | | | | Total :495.56m² | Total :509 |

### Naturalised Bulbs

| Abbreviation | Species | Specification | Density | Number |
|---|---|---|---|---|
| ANEBLBF | Anemone blanda blue flowered | Bulb | 10/m² | 281 |
| GALNI | Galanthus nivalis | Bulb | 10/m² | 281 |
| HYANSC | Hyacinthoides non-scripta | Bulb | 10/m² | 281 |
| MUSARBS | Muscari armeniacum 'Blue Spire' | Bulb | 10/m² | 281 |
| | | | | Total :1124 |

### Marginal / Aquatics

| Abbr | Species | Supply | Pot Size | Density | Area | Number |
|---|---|---|---|---|---|---|
| FILUL | Filipendula ulmaria | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| IRIPS | Iris pseudacorus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| JUNEF | Juncus effusus | Well Rooted | 195cc min. | 15/m² | 21.81m² | 329 |
| MYOSC | Myosotis scorpioides | Well Rooted | 195cc min. | 15/m² | 9.34m² | 142 |
| | | | | | Total :62.3m² | Total :942 |

### Turf Areas

| Seed Mix Name | Seed Mix Supplier |
|---|---|
| Medallion turf | Rolawn Ltd |

### Amenity Grassland Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EL1 - Flowering Lawn Mix | Emorsgate Seeds | 4g/m² |

### Amenity Meadow Areas

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM6 - Chalk & Limestone Soil | Emorsgate Seeds | 4g/m² |

### Rough Grassland

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM10 Tussock Meadow Mixture | Emorsgate Seeds | 4g/m² |

### Finch and Bunting (CSS10/FCB)

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| AB9 1 Year Wild Bird Mix | Boston Seeds | 5g/m² |

### SuDS Base Meadow Grassland

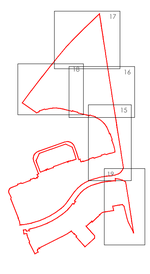
| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EP1 - Pond Edge Mixture | Emorgate Seeds | 4g/m² |

### SuDS Banks Meadow Grassland

| Seed Mix Name | Seed Mix Supplier | Density |
|---|---|---|
| EM8 - Meadow Mixture for Wet Soil | Emorgate Seeds | 4g/m² |

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

Location Plan




| Rev | Date | Notes | Int. |
|---|---|---|---|
| A | 19/02/26 | Updated to the latest LPA comments. | AL |

Project
Highover Farm,Hitchin, North Hertfordshire

Drawing title
POS Landscape Proposals (ph1)
(Sheet 5 of 5)

Status
**PLANNING**

Client
BDW North Thames

| Scale | Drawn By | Checked By |
|---|---|---|
| 1:250 @ A0 | AL | HJ |

| Date | Reference |
|---|---|
| 23/05/2025 | **GL2024 LP 19A** |

golby+luck
landscape architects

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

Landscape Institute Registered Practice

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