



Drawing Notes

1.

This drawing is prepared on behalf of NHDC to inform calculations for Maintenance Contract works relating to areas of proposed Open Space. Refer to 'Developer Contributions SPD' Jan 2023, Appendix B

2.

Refer to 10666-XX-XX-DR-L-3010 'Landscape General Arrangement Plan' for all open space proposals.

Open Space Typologies

Defined by NHDC 'Developer Contributions SPD, Jan 2023

Equipped/ Designated Play facility
Provided within the Parks & Gardens open space

Parks and Gardens

Amenity Green Space

Natural and Semi-Natural green Space

Allotments
Provided as a Community orchard

Proposed streets and highways

Private demise

Existing adopted Highway
Areas excluded from schedule

Outline Maintenance Contract Open Space Features

Defined by NHDC 'Developer Contributions SPD, Jan 2023 - Appendix B

Existing woodland
Only within existing adopted Highway so excluded from plan

New woodland

Existing hedgerow
Only within existing adopted Highway so excluded from plan

New hedgerow (natural)

New hedgerow (formal)

New hedgerow (prestigious)

n/a

Newly planted formal tree (Avenues/ roadside/specir

Newly planted informal tree (e.g. in a park)

Existing mature tree - refer to Tree Survey

LAP

LAPs (equipped)

n/a

LAPs (unequipped)

LEAP

LEAPs (6 pieces of equipment)

n/a

NEAPs (8-10 pieces of equipment)

n/a

Pavillion

n/a

Football pitch (grass)

Amenity grassland (e.g. regularly mown grass)

Fine turf (weekly cut formal lawns)

Conservation grassland
e.g. flowering lawns, verges & meadows

Ornamental shrub borders
incl. mixed beds for wildlife value

n/a

Seasonal bedding
formal seasonal bedding plants

Open space hard surface (unadopted)

Litter bin

n/a

Dog waste bin

General Notes

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Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding.

Scalebar

0m

25m

50m

Revisions

Status	Revision Note	Date	Drawn	Checked	Approved
C02	Revised to omit all elements located within existing Adopted Highway. Plan updated to match latest layout.	10/06/2025	TB	AJ/SK	SK
P01	Issued for comment	05/02/2025	TB	AJ/SK	SK

Project

Roundwood
Stevenage

Drawing

Open Space Maintenance Contract:
Outline Provisions

Drawing Number

10666 NPA XX XX DR L 8010

Suitability

Revision

Purpose

A Stage Approved

C02

Stage 0: Strategy

Scale

Page Size

Origin Date

1:1,000

A1

05/02/2025

Client

Croudace Homes Ltd.

Outline Maintenance Contract Schedule

Defined by NHDC 'Developer Contributions SPD, Jan 2023 - Appendix B

NHDC Open Space Typology							
Maintenance Contract Unit	Parks and Gardens	Amenity Green Space	Natural & Semi-Natural Green Space	Allotments	Streets & Highways	Sum	Unit
Existing Woodland	0.0	0.0	0.0	0.0	0.0	0.0	m ²
New Woodland	0.0	0.0	3,488.3	0.0	0.0	3,488.3	m ²
Existing Hedgerow	0.0	0.0	0.0	0.0	0.0	0.0	m ²
New Hedgerow (natural)	0.0	8.9	175.6	0.0	0.0	184.5	lin.m
New Hedgerow (formal)	0.0	315.1	0.0	0.0	243.9	559.0	lin.m
New hedgerow (prestigious)	0.0	0.0	0.0	0.0	0.0	0.0	lin.m
Newly planted formal tree	31.0	37.0	30.0	15.0	89.0	202.0	No.
Newly planted informal tree	0.0	7.0	62.0	0.0	0.0	69.0	No.
Existing mature tree	0.0	0.0	1.0	0.0	0.0	1.0	No.
LAPs (equipped)	2.0	0.0	0.0	0.0	0.0	2.0	No.
LAPs (unequipped)	0.0	0.0	0.0	0.0	0.0	0.0	No.
LEAPs	2.0	0.0	0.0	0.0	0.0	2.0	No.
NEAPs	0.0	0.0	0.0	0.0	0.0	0.0	No.
Pavillion	0.0	0.0	0.0	0.0	0.0	0.0	No.
Football Pitch (grass)	0.0	0.0	0.0	0.0	0.0	0.0	No.
Amenity Grassland	456.4	1,993.7	294.9	113.0	10.9	2,868.9	m ²
Fine Turf	861.5	0.0	0.0	0.0	0.0	861.5	m ²
Conservation Grassland	383.5	999.2	13,033.5	253.7	770.2	15,440.1	m ²
Ornamental Shrub Borders	889.0	1,005.0	0.0	0.0	1,956.9	3,850.9	m ²
Seasonal Bedding	0.0	0.0	0.0	0.0	0.0	0.0	m ²
Open Space Hard Surface (Unadopted)	291.6	1,103.2	0.0	0.0	0.0	1,394.8	lin.m
Litter Bin	6.0	16.0	0.0	0.0	0.0	22.0	No.
Dog Water Bin	0.0	0.0	0.0	0.0	0.0	0.0	No.

NOTES:

Includes existing scrub. Woodland overhanging into the Site is excluded. Only contained within existing Adopted Highway.

Formed of native structural tree and shrub mixes.

Hedge adjoining Back Lane (western boundary) to be re-laid. Only contained within existing Adopted Highway.

Seasonal works, likely on rotation. Includes in-fill sections to existing hedging.

Native and mixed use hedging. Min 2 cuts per annum. 'Streets' typology includes parking area boundary hedging.

Not applicable. Only located within private gardens.

Avenues, roadsides and specimens. Play area specimen trees are included in the Parks and Gardens quantification. Orchard trees are included under the Allotment quantification.

Trees in parks. Includes newly planted hedgerow trees (15no)

Excludes hedgerow trees and trees overhanging the Site from outside of the boundary

Equivalent areas are provided as part of the 'Play on the Way' strategy. The range and distribution of equipment is to be confirmed through Condition Discharge.

Not provided.

Linear Park 'Play on the Way' provisions are notionally split into two core spaces. The range and distribution of equipment is to be confirmed through Condition Discharge.

Not provided.

Not provided.

Not provided.

Includes all general 'run around'/recreational spaces, mown grass paths, path edges and some road verges.

Includes all play area lawns subject to additional wear and tear. Safety surfacing for play equipment is not recorded, and will be subject to detailed designs approved through Condition Discharge.

Includes basin sides and swales and naturalised road verges.

Includes Rain Gardens (167.6m²)

Not provided.

Excludes all pavements and spaces assumed to be adopted by HCC Highways

Indicative locations and quantity only. Final locations and details are to be confirmed through Condition Discharge.

Not provided as a separate waste stream