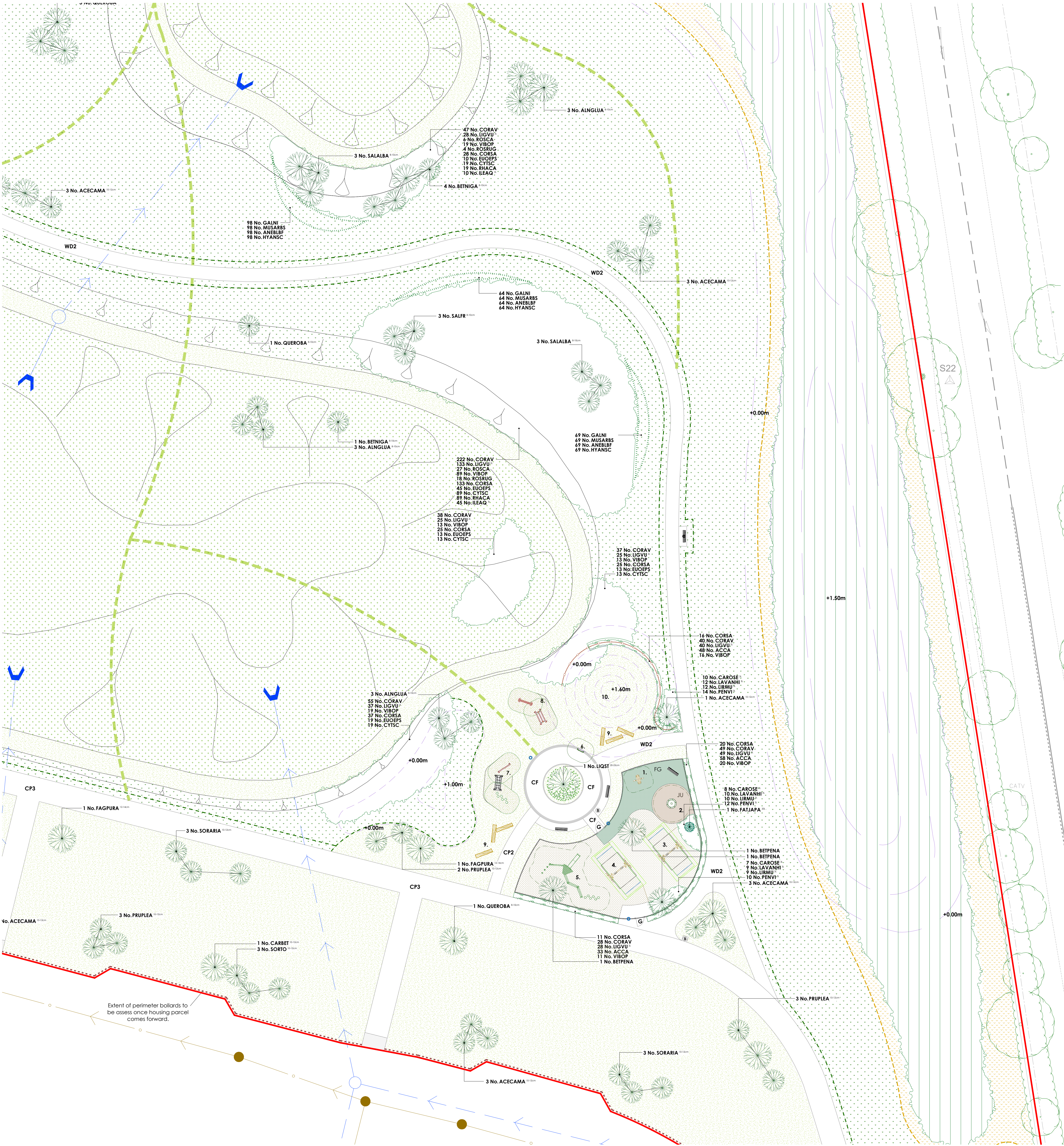
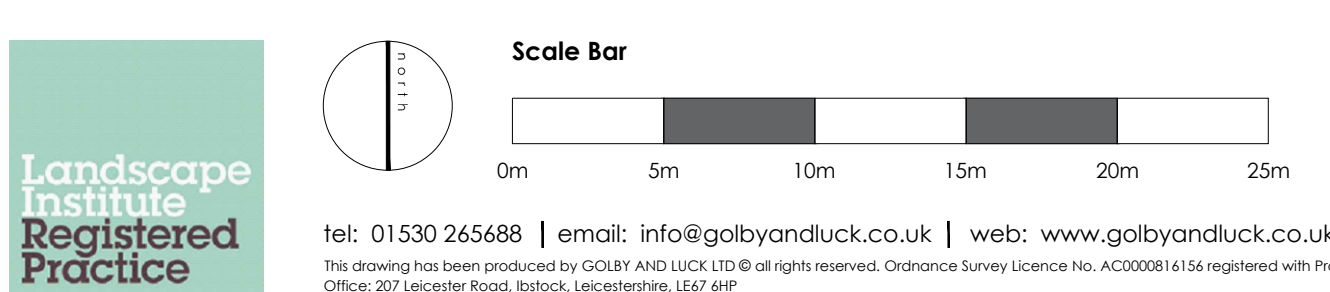




	Turf Areas Seed Mix Name Seed Mix Supplier Medallion turf Rolowen Ltd
	Amenity Grassland Areas Seed Mix Name Seed Mix Supplier Density EL1 - Flowering Lawn Mix Emorsgate Seeds 4g/m ²
	Amenity Meadow Areas Seed Mix Name Seed Mix Supplier Density EM4 - Chalk & Limestone Soil Emorsgate Seeds 4g/m ²
	Rough Grassland Seed Mix Name Seed Mix Supplier Density EM10 Tussock Meadow Mixture Emorsgate Seeds 4g/m ²
	Finch and Bunfling (CSS10/FCB) Seed Mix Name Seed Mix Supplier Density AB9 1 Year Wild Bird Mix Boston Seeds 5g/m ²
	SuDS Meadow Grassland Areas Seed Mix Name Seed Mix Supplier Density EMB - Meadow Mixture for Wet Soil Emorsgate Seeds 4g/m ²



Key

Application boundary

Timber bollards

To align the perimeters of the highways to deter adhoc parking, 200mm square timber bollards with charterfeed 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.

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 tantedised timber edging or similar approved.

CF

Seating area (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 seats as supplied by Marshal or similar approved. Outer circle edge 1 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

Urchard Seat (Ref: BX17 4071/5) 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 on semi bound surface (hoggin) as per the footpaths.

Seating

Edale Rustic 3 Slot 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

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

Perimeter bunds/mounding

Earthmoulding 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 to 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 mowing with at existing

Seating

Urchard Seat (Ref: BX17 4071/5) 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.

Fenced play - Secure play

1.0m high anti-tip 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 access to secure play

1.0m high and wide anti-tip 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 EN 1176/77 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. J883 Springler, (INC)

2. J2404 Wok, (INC)

3. J4978 Double cradle seat.

4. J4970 Double flat seat.

5. J4978B Multi-play unit.

Exploratory play items outside the secure play area

6. J3426 Pixel panel (INC)

7. 3 him trail units: J4904 (log walkway), J4902 (net walkway), J4903 (balance beam)

8. 2 him trail units: J4901 (log walkway), J4904 (Gateway)

9. Tree trunks, designed and hand-bull, 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 1.4m. 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 Playdick Ltd (www.playdick.co.uk) or similar product from an approved manufacturer. All wooden/bamboo 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.

Images of play equipment: 1. Springler, 2. Wok, 3. Double cradle seat, 4. Double flat seat, 5. Multi-play unit, 6. Pixel panel, 7. 3 him trail units, 8. 2 him trail units, 9. Tree trunks, 10. Play/look out grass mound.

Plant Schedule								
Abbr	Species	Supply	Size	Girth	Number			
FAGPURA	Fagus sylvatica 'Purpurea'	FTE Heavy Standard :Clear Stem	175-200 :R8	350-425cm	12-14cm	3		
LIQST	Liquidambar styraciflua	FTE Semi mature :Clear Stem min	200R8	600cm+	20-35cm	1		
PYRCHAC	Pyrus calleryana 'Chariticeae'	FTE Semi Mature :Clear Stem	175-200 :R8	600cm+	25-30cm	3		
					Total :7			
Trees - POS								
Abbr	Species	Supply	Size	Girth	Number			
BETPENA	Betula pendula	POS Multi-Stemmed :3/5 brks :C 30L	250-300cm		3			
ALINGUA	Alnus glutinosa	POS Standard :Clear Stem 150-175 :C 30L	250-300cm	8-10cm	13			
BETINGA	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			
SAIFR	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 :R8	300-350cm	10-12cm	21			
CARBET	Carpinus betulus	POS Selected Standard :Clear Stem 175-200 :R8	300-350cm	10-12cm	2			
PRUPLEA	Prunus avium 'Plena'	POS Selected Standard :Clear Stem 175-200 :R8	300-350cm	10-12cm	17			
SORARIA	Sorbus aria	POS Selected Standard :Clear Stem 175-200 :R8	300-350cm	10-12cm	14			
SORTO	Sorbus torminalis	POS Selected Standard :Clear Stem 175-200 :R8	300-350cm	10-12cm	6			
					Total :113			
Specimen Shrubs								
Abbr	Species	Pot Size	Height	Habit	Number			
FATJAPA	Fatsia japonica	20L	150-175cm	Bushy	1			
PHOWAYA	Phormium 'Yellow Wave'	23L	100-125cm	Triple Crown	3			
					Total :4			
Single Species Hedgerows								
Abbr	Species	Supply	Pot Size	Height	Habit	Density Number		
ELAEBG	Elaeagnus x ebbingei 'Compacta'	10L	80-100cm	Bushy	0.4Cfr	241		
EUAJPH	Euonymus japonicus 'Jean Hugues'	3L	60-80cm	Bushy	0.25Cfr	45		
INSTANT	Native Mix Species Instant Hedge	INSTANT HEDGE	125-150cm	Bushy	Trough 1Cfr	18		
PHOFRR	Photinia x fraseri 'Red Robin'	INSTANT HEDGE	125-150cm	Bushy	Trough 1Cfr	18		
					Total :322			
Native Mix Species Hedgerow								
Abbr	Species	Supply	Height	Density	Mix % Number			
CORAV	Corylus avellana	1+1 :3 brks :R8	60-80cm	0.4Cfr Double Staggered at 0.4m offset	25%	9		
CRAMON	Crataegus monogyna	1+1 :3 brks :R8	60-80cm	0.4Cfr Double Staggered at 0.4m offset	50%	18		
CORSA	Cornus sanguinea	3 brks :C	60-80cm	0.4Cfr Double Staggered at 0.4m offset	5%	2		
ILEAQ	Ilex aquifolium	Bushy :3L	40-60cm	0.4Cfr Double Staggered at 0.4m offset	5%	2		
VIBOP	Viburnum opulus	1+1 :3 brks :R8	60-80cm	0.4Cfr Double Staggered at 0.4m offset	10%	4		
LONPER	Lonicera periclymenum	Branches :3L	60-80cm	0.4Cfr Double Staggered at 0.4m offset	2%	1		
ROSCA	Rosa canina	1+1 :3 brks :R8	60-80cm	0.4Cfr 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 :R8	60-80cm	0.3Cfr Double Staggered at 0.3m offset	10%	47		
CORAV	Corylus avellana	1+1 :3 brks :R8	60-80cm	0.3Cfr Double Staggered at 0.3m offset	25%	117		
LIGUV	Ligustrum vulgare	Bushy :C 2L	60-80cm	0.3Cfr Double Staggered at 0.3m offset	25%	139		
ACCA	Acer campestre	1+1 :3 brks :R8	60-80cm	0.3Cfr Double Staggered at 0.3m offset	30%	47		
VIBOP	Viburnum opulus	1+1 :3 brks :R8	60-80cm	0.3Cfr Double Staggered at 0.3m offset	10%	47		
					Total :467			
Shrubs - Site Entrance								
Abbr	Species	Pot Size	Height	Habit	Density Number			
CAREVI	Carex oshimensis 'Everest'	5L	Full Pot	0.5Cfr	28			
HEUMIPP	Heuchera micrantha 'Palace Purple'	5L	Full Pot	0.5Cfr	13			
HEBPS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.6Cfr	27		
MISSKLF	Miscanthus sinensis 'Klein Fontaine'	10L	Full Pot	0.6Cfr	14			
PHOPLBL	Phormium 'Platts Black'	10L	60-80cm	Triple crown	0.7Cfr	19		
					Total :103			
Shrubs - Ornamental's in POS/Play Area								
Abbr	Species	Pot Size	Height	Habit	Density Number			
CAROSE	Carex oshimensis 'Evergold'	0.5Cfr	25		25			
LAVANH	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.6Cfr	31		
URMU	Liriope muscarifolia	3L	Full Pot	0.6Cfr	31			
PENVI	Pennisetum villosum	3L	Full Pot	0.6Cfr	36			
					Total :123			
Native Structural Planting Mix								
Abbr	Species	Supply	Height	Mix	Density	Area Number		
ACCA	Acer campestre	1+2 :Whip :5 brks :R8	125-150cm	5%	1Cfr	505.09m ² 506		
ALINGL	Alnus glutinosa	1+2 :Whip :3 brks :R8	125-150cm	3%	1Cfr	303.06m ² 304		
BETPENA	Betula pendula	1+2 :Whip :3 brks :R8	125-150cm	2%	1Cfr	202.04m ² 203		
CARBETA	Carpinus betulus	1+2 :Whip :4 brks :R8	125-150cm	3%	1Cfr	505.09m ² 506		
CORSAUA	Cornus sanguinea	1+1 :3 brks :R8	60-80cm	10%	1Cfr	1010.2m ² 1011		
CORAVEA	Corylus avellana	1+1 :3 brks :R8	60-80cm	15%	1Cfr	1515.29m ² 1516		
CRMON	Crataegus monogyna	1+1 :3 brks :R8	60-80cm	35%	1Cfr	3535.69m ² 3536		
LONPER	Lonicera periclymenum	Bushy :C 2L	60-80cm	2%	1Cfr	202.04m ² 203		
MASY	Malus sylvestris	1+2 :Whip :4 brks :R8	125-150cm	3%	1Cfr	303.06m ² 304		
PRAY	Prunus avium	1+2 :Whip :3 brks :R8	125-150cm	2%	1Cfr	202.04m ² 203		
PRUSPB	Prunus spinosa	1+1 :3 brks :R8	60-80cm	5%	1Cfr	505.09m ² 506		
QURO	Quercus robur	1+2 :Whip :4 brks :R8	125-150cm	5%	1Cfr	505.09m ² 506		
ROSCA	Rosa canina	1+1 :3 brks :R8	60-80cm	3%	1Cfr	303.06m ² 304		
VIBOPUA	Viburnum opulus	1+1 :3 brks :R8	60-80cm	5%	1Cfr	505.09m ² 506		
					Total :10101.93m ² Total :10114			
Native Scrub Planting Mix								
Abbr	Species	Supply	Height	Mix	Density	Area Number		
CORSA	Cornus sanguinea	1+1 :3 brks :R8	60-80cm	15%	1Cfr	323.4m ² 325		
CORAV	Corylus avellana	1+1 :3 brks :R8	60-80cm	25%	1Cfr	539.01m ² 542		
CYTSC	Cytisus scoparius	1+1 :3 brks :R8	60-80cm	10%	1Cfr	215.6m ² 218		
EUEOFS	Euonymus europaeus	1+1 :3 brks :R8	60-80cm	5%	1Cfr	107.8m ² 111		
ILEAQ	Ilex aquifolium	Bushy :3/5 brks :C 3L	60-80cm	5%	1Cfr	107.8m ² 111		
LIGUV	Ligustrum vulgare	Bushy :C 2L	60-80cm	15%	1Cfr	323.4m ² 325		
RHACA	Rhamnus cathartica	1+1 :3 brks :R8	60-80cm	10%	1Cfr	215.6m ² 218		
ROSCA	Rosa canina	1+1 :3 brks :R8	60-80cm	3%	1Cfr	44.67m ² 47		
ROSRUG	Rosa rugosa	1+1 :3 brks :R8	60-80cm	2%	1Cfr	43.11m ² 45		
VIBOP	Viburnum opulus	1+1 :3 brks :R8	60-80cm	10%	1Cfr	215.6m ² 218		
					Total :2155.99m ² Total :2180			
Native Scrub Planting Mix (Thornless)								
Abbr	Species	Supply	Height	Mix	Density	Area Number		
CORSA	Cornus sanguinea	1+1 :3 brks :R8	60-80cm	20%	1Cfr	99.11m ² 101		
CORAV	Corylus avellana	1+1 :3 brks :R8	60-80cm	30%	1Cfr	148.66m ² 151		
CYTSC	Cytisus scoparius	1+1 :3 brks :R8	60-80cm	10%	1Cfr	49.56m ² 52		
EUEOFS	Euonymus europaeus	1+1 :3 brks :R8	60-80cm	10%	1Cfr	49.56m ² 52		
LIGUV	Ligustrum vulgare	Bushy :C 2L	60-80cm	20%	1Cfr	99.11m ² 101		
VIBOP	Viburnum opulus	1+1 :3 brks :R8	60-80cm	10%	1Cfr	49.56m ² 52		
					Total :495.56m ² Total :509			
Naturalised Bulbs								
Abbreviation	Species	Specification		Density Number				
ANEBLBF	Anemone blanda blue flowered	Bulb		10/m ²	281			
GALNI	Galanthus nivalis	Bulb		10/m ²	281			
HYANSC	Hyacinthoides non-scripta	Bulb		10/m ²	281			
MUSARBS	Muscari armeniacum 'Blue Spire'	Bulb		10/m ²	281			
					Total :1124			

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

Location Plan	Rev	Date	Notes	Int.	Notes
	A	12/05/25	Updated to the latest planning consent.	AL	Highower Farm, Hitchin, North Hertfordshire
					Planning Site: POS Landscape Proposals (ph1)
					Sheet 2 of 4
					Author: PLANNING
					Client: BDW North Thames