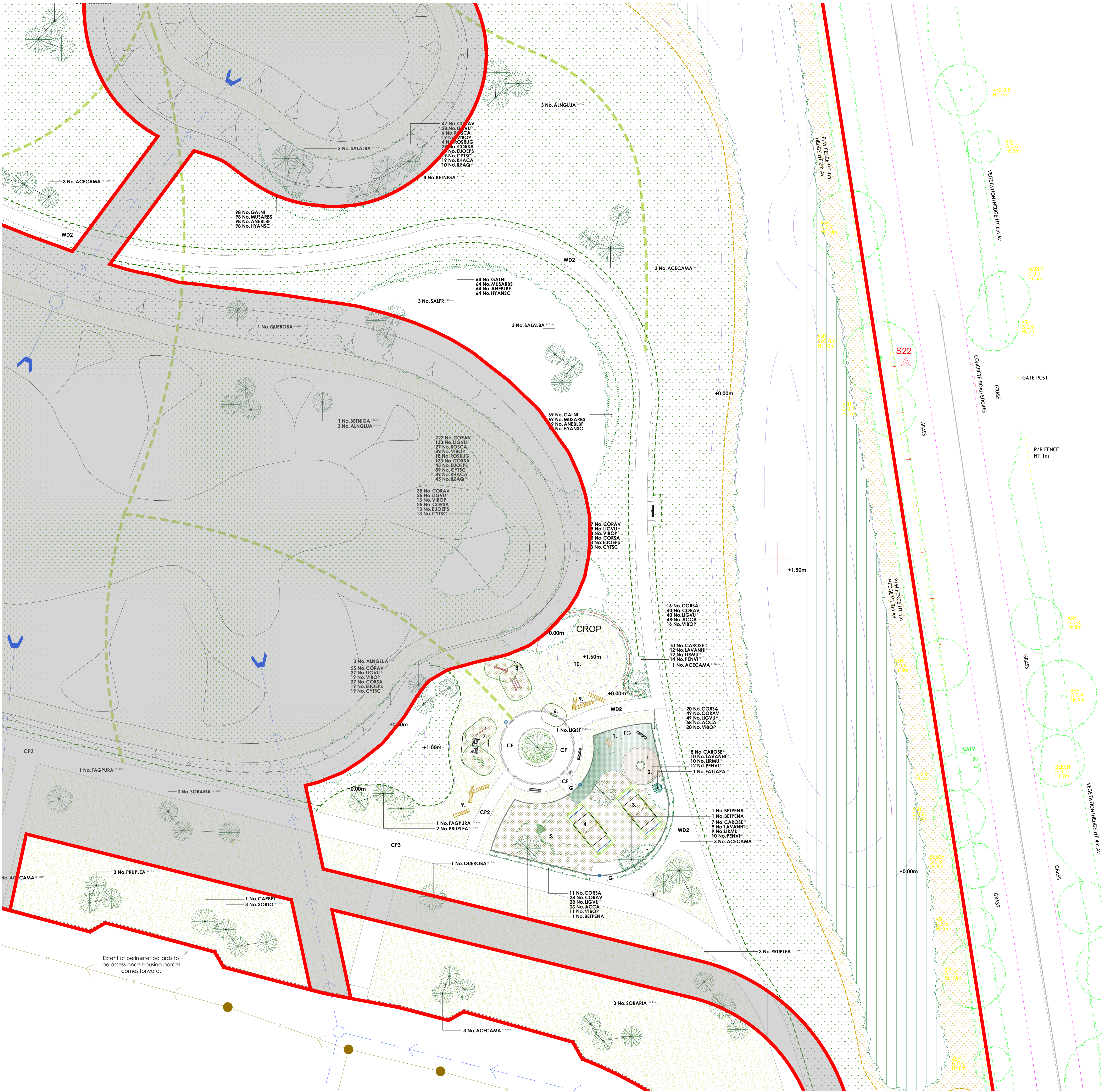




Turf Areas		
Seed Mix Name	Seed Mix Supplier	
Medallion turf	Rolowen Ltd	

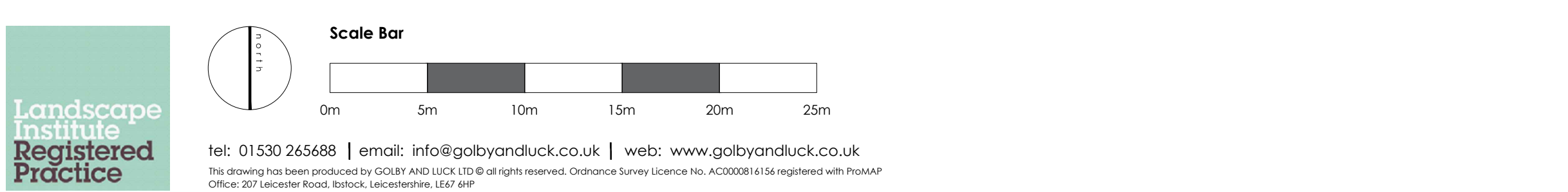
Rough Grassland		
Seed Mix Name	Seed Mix Supplier	Density
EM10 Tussock Meadow Mixture	Emorsgate Seeds	4g/m ²

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
EM6 - Chalk & Limestone Soil Emorsgate Seeds	4g/m ²	

Finch and Bunfling (CS510/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
	Area under separate application
	Timber bollards
	To align the perimeters of the highways to deter adhoc parking, 200mm square timber bollards with charnifered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.
	Footpath
	2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.
	Combined cycle/footpath
	3.5m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.
	Footpath
	2m wide unbound whin or granite dust path with tanted timber edging or similar approved.
	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 sets as supplied by Marshall or similar approved. Outer crice 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
	Urchard Seat (Ref: BX17 4071/5) heavy duty galvanised steel framed seat with seven slots in sturdy timber and a double slatted backrest and armrests. As supply by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin) as per the footpaths.
	Seating
	Estate 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
	Derby weybin (Ref: BX 2550-WB) steel litter bin 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 400mm 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 all existing levels.

KEY - LEAP & Natural Play	
	Seating
	Urchard Seat (Ref: BX17 4071/5) heavy duty galvanised steel framed seat with seven slots in sturdy timber and a double slatted backrest and armrests. As supply 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-trap bow top fencing finished in Moss Green RAL 6005 colour. To be manufactured from galvanised steel. Fencing to be 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-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 conform to BS EN 1176 play fence standards.
	Maintenance gate
	1.0m high, 2.8m wide, red, double leaf lockable maintenance gate with drop balls. RoSPA approved and to conform 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. Each 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 Ltd or similar approved. Colours: Jungle Original (JL) 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' Springer, (INC)	
2. J2404' Wok, (INC)	
3. J4978' Double cradle seat.	
4. J4970' Double flat seat.	
5. J49738' Multi-play unit.	
Exploratory play items outside the secure play area	
6. J34262' Pixel panel (INC)	
7. 3.1m Hail units: J49704 (Japanese steps), J49702 (net walkway), J49703 (balance beam)	
8. 2.1m Hail units: J49701 (log walkway), J49704 (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.	
IHC - 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 Playlodge Ltd (www.playlodge.co.uk) or similar product from an approved manufacturer. All wooden/rubbing 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					
Abbr	Species	Supply	Size	Girth	Number
FAGPURA	Fagus sylvatica 'Purpurea'	FTE Heavy Standard :Clear Stem	175-200 :R8	350-425cm	12-14cm
LIQST	Liquidambar styraciflua	FTE Semi mature :Clear Stem min	200:R8	600cm+	20-35cm
PYRCHAC	Pyrus calleryana 'Chariticeae'	FTE Semi Mature :Clear Stem	175-200 :R8	600cm+	25-30cm
					Total :11
Trees - POS					
Abbr	Species	Supply	Size	Girth	Number
BETPENA	Betula pendula	POS Multi-Stemmed :3/5 brks :C 30L	250-300cm		3
ALINGLUA	Alnus glutinosa	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm
BENINGA	Betula nigra	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm
QUEROBA	Quercus robur	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm
SALALBA	Salix alba	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm
SAIFR	Salix fragilis	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm
ACECAMA	Acer campestre	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm
CARBET	Carpinus betulus	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm
PRUPLA	Prunus avium 'Plena'	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm
SORARIA	Sorbus aria	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm
SORTO	Sorbus torminalis	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm
					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	6
					Total :7
Single Species Hedgerows					
Abbr	Species	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 91
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 49
					Total :399
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 Branched	3L	60-80cm	0.4Cfr Double Staggered at 0.4m offset	2% 1
ROSCA	Rosa carolina	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% 117
ACCA	Acer campestre	1+1 :3 brks :R8	60-80cm	0.3Cfr Double Staggered at 0.3m offset	30% 139
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
CAREVT	Carex oshimensis 'Everest'	Full Pot	0.5Cfr	56	
HEUMIPP	Heuchera micrantha 'Palace Purple'	5L	Full Pot	0.5Cfr	26
HEBPS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.6Cfr 54
MISSEKLP	Miscanthus sinensis 'Klein Fontaine'	Full Pot	0.6Cfr	32	
PHOPLBL	Phormium 'Platt's Black'	10L	60-80cm	Triple crown	0.7Cfr 38
					Total :206
Shrubs - Ornamental's in POS/Play Area					
Abbr	Species	Pot Size	Height	Habit	Density Number
CAREVT	Carex oshimensis 'Evergold'	0.5Cfr	25		
LAVANHL	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.4Cfr 31
URMU	Liriope muscari	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
CARBET	Carpinus betulus	1+2 :Whip :4 brks :R8	125-150cm	5% 1Cfr	505.09m ² 506
CORSAIA	Cornus sanguinea	1+1 :3 brks :R8	60-80cm	10% 1Cfr	101.02m ² 101
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	5% 1Cfr	505.09m ² 506
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 carolina	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
EUEOPS	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 carolina	1+1 :3 brks :R8	60-80cm	3% 1Cfr	64.67m ² 67
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
EUEOPS	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	
ANEBLF	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.
Highower Farm, Hitchin, North Hertfordshire					
Planning Site					
POS Landscape Proposals (ph1)					
Sheet 2 of 3					
Master PLANING					
Client					
BDW North Thames					
Scale					
1:250 @ A0					
Downby					
AL					
Checked by					
HJ					
Date					
28/10/2025					
Reference					
GL2024 LP 21					
golby+luck					
landscape architects					