

LANDSCAPE SPECIFICATION AND MANAGEMENT PLAN

For proposed residential development at:
Land east of Bedford Road
Hitchin
Hertfordshire
SG5 2UR

Site: Bedford Rd Hitchin

Client: Arts Construction Ltd

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1 Design Strategy

- 1.1 The following specification is for the new landscape areas associated with the residential development on land east of Bedford Road, Hitchin Hertfordshire, SG5 2UR.
- 1.2 The specification is accompanied by the soft and hard works plans for ground level are at the appendices of this report:
 - 1196-02 Bedford Rd Hitchin soft works
 - 1196-03 Bedford Rd Hitchin Bedford Rd Hitchin hard works
- 1.3 The landscape works drawings have been prepared to support a planning submission (North Herts Council) and for detailing planting, management, and maintenance.
- 1.4 The proposals have been designed in reference to the Arboricultural Impact Assessment (Greenwillow Associates, July 2025). There are several trees retained on site and off site trees Root Protection Areas (RPA) lie within the site.
- 1.5 The design has sought to improve the western boundary onto Bedford Road with mixed species planting resistant to disease where the local tree population has been affected by ash die back (*Hymenoscyphus fraxineus*) and possible climate change. The trees will be retained within a wide grass verge that softens the change from townscape to rural landscape north of the site.
- 1.6 The public open space (POS) on the northern edge of the site provides a buffer to the course of the River Oughton and provides on-site attenuation of surface water whilst avoiding planting and built form within the easement of the subterranean pipeline. Tree species and wildflower meadow has been selected to reflect local populations and climate resilience.
- 1.7 The POS also provides an opportunity for on-site preschool play in an informal setting.

2 General Management Objectives

- 2.1 The key objective is to improve and maintain the existing and new landscape structures in perpetuity. This will be achieved through the implementation of this management plan by the management company.
- 2.2 All operations are to be carried out in accordance with the Maintenance Specification included in this document.
- 2.3 The Site has been divided into vegetation types, based on existing conditions, the relationship of particular areas to the development and the influences and constraints affecting those areas. The extent of these vegetation types and the proposed habitat areas are given a brief description below, as are the influences and constraints on them. Specific objectives are given, drawn from the overall objectives, followed by proposals for the establishment of new habitats.
- 2.4 The planting, seeding and/or turfing shall be carried out in the first planting season following completion of phased building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season.

2.5 Soft works (Drawings No 1496-01)

The northern portion of the site is constrained by the need to maintain an easement to the subterranean gas pipe. Therefore trees cannot be planted within 6m, or 10m if larger trees such as oak and willow. The POS however does offer an opportunity for a more natural planting scheme with scattered trees and wildflower meadow.

The attenuation basin will be seeded with a meadow mix for wetlands to ensure a good range of species suitable to differing conditions on site.

Access to the informal playing area and places to walk will be provided by mown paths

2.6 Hard works (Drawing No 1496-02)

The residential area of the site is designed to have soft green verges, with shrub beds with resilient species providing along flowering season demarking boundaries. Tree planting is mainly in the public realm and communal garden areas to ensure that they come under the general maintenance of the management company.

3 General Maintenance Conditions

Introduction

- 3.1 The works consist of the maintenance and management of new high quality amenity planting, including trees within tree pits and contained pavement areas, and herbaceous and shrub planting, communal grassed areas and play areas.
- 3.2 The works shall be maintained by the responsible Landscape Contractor from practical completion for the Defects liability as follows;
- Trees 5 years from practical completion
 - Shrubs/Herbaceous Planting – 5 years from practical completion
- or
- Until works are signed over to the appointed Estate Management Company where appropriate. At this point the responsibility will transfer to that party.

Workmanship

- 3.3 Method of Work – the method of executing any of the work in this specification and schedules unless specifically mentioned, is at the discretion of the Landscape Contractor and the Estate Management Company.
- 3.4 Good Practice – Where and to the extent that materials, products and workshop are not fully specified they are to be suitable for the purposes of the works states in or reasonably to be inferred from the contract documents, and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.
- 3.5 All plant stock, plant handling, planting and maintenance to be undertaken in accordance with the following British Standard Specifications and Code of Practice:
- BS 3882: 2015 Top soil
 - BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
 - BS 3936:1981 Part 10 Nursery Stock - Specification for ground cover plants;
 - BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
 - BS 8545:2014 Trees from Nursery to Independence in the Landscape;
 - The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).
- 3.6 Maintenance standards should at all times reflect the development's high quality image. The Contractor shall keep all planting area weed free, plants vigorous and healthy, and the overall landscape environment neat and tidy.

Programme of the Works

- 3.7 The Landscape Contractor shall co-ordinate with the Developer or Estate Management Company's programme then submit a detailed programme of works prior to starting work on site.
- 3.8 The Landscape Contractor shall report any potential failures to meet the specified programme to the Developer or Estate Management Company. Any changes to the agreed programme must be in writing with the Estate Management Company.

Watering

- 3.9 Plant stock to receive the following quantities of water:
- Standard trees - 25 litres on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period;
 - Hedgerows - 20 litres per m² on three occasions throughout growing season, or when less than 30mm precipitation at the end of any 4 week period;
 - Shrub borders - on 10 occasions throughout the growing season, or when less than 30mm precipitation at the end of any 4 week period.

Plant replacements:

- 3.10 Within 5 years of completion of the development all dead, dying and vandalised plant stock to be replaced at the end of each growing season throughout the maintenance period.

Complaints procedure:

- 3.11 The developer will inspect all landscaping carried out by the contractor immediately on completion, this should be no more than 6 weeks from completion. If works require a professional body to inspect works, appointment of said professional should be sought and works overseen and reported on immediately on completion.
- 3.12 All completed works to be documented as complete, detailing any faults or failings. Programme of remedial works agreed, and notified to LPA Tree and/or landscape officer.
- 3.13 Any faults highlighted of completed works or management failings should be reported, and a programme of remedial works agreed over a 5 year period of completion of landscaping, and notified to LPA Tree and/or landscape officer.
- 3.14 Any dispute arising from documented faults and failings can be referred to The Association of Professional Landscapers (APL) for arbitration, and notified to LPA Tree and/or landscape officer.

Practical Completion:

- 3.15 At Practical Completion the Contractor is to leave the works complete and in compliance with the Contract documents, and the site neat & tidy and weed-free to the satisfaction of the Client/Landscape Architect.
- 3.16 All plants shall be healthy and in pristine condition.
- 3.17 Grass areas will only be accepted when germination has proved satisfactory, and all weeds have been removed. Damage, failure or dying-back of grass due to neglect of watering shall be the responsibility of the Contractor. No payment for reseeding or turfing shall be made to the Contractor if the seed or turf fails due to any cause whatsoever. Soiling shall be made good and the seeding or turfing repeated until a good sward is obtained, by the Contractor at their expense.
- 3.18 Any shrinkages (within hard and soft landscape areas) below the specified levels during the Contract Period and ensuing Defects Liability Period shall be rectified at the Contractor's expense.

4 Planting area preparation

- 4.1 Areas of new landscaping to boundaries and gardens will be protected throughout the construction phase to avoid ground compaction, where possible.
- 4.2 Any areas that are unavoidably subject to compaction should have topsoil removed and stored until landscaping can take place; air spade will be used, soft dig and air injection method using a high-pressure air hose that avoids root damage that could otherwise be caused by conventional digging.
- 4.3 In areas of new landscaping, existing ground cover, understorey vegetation, leaf litter and other surface debris shall be removed using hand operated tools only, e.g. chainsaws, brush cutters, rakes etc. Care shall be taken to ensure tools do not cause impact damage to neighbouring tree RPAs, stems or branches. Particular care to be taken when new planting within the RPAs of retained trees takes place.
- 4.4 Within the RPAs of the trees to be retained, there shall be NO raising of levels with imported topsoil, unless organic material has been removed and requires topping up to no more than 20mm above previous levels.
- 4.5 Areas of hard landscaping in RPAs of trees, there will be a build-up of hard landscaping materials using a reduced dig system as detailed in the Arboricultural Method Statement and to engineers/Landscape architect's specification.

Sub soil:

- 4.6 Ideally subsoil reclaimed from the site is reused. Imported subsoil should match as closely as possible those on site. Alternatively, if current soil condition is poor, imported subsoil shall meet the following specification:
- Texture 5-50% clay
 - PH 6-7.5
 - Stones <20%
- 4.7 To be free from toxic substances, weed seeds, plastic, metals etc. Subsoil shall be spread to a minimum of 250mm below new grass and shrub areas. Tree pits to be constructed as described in Section 3 'Planting Specification'. Subsoil to be spread by hand or using a back-acting track vehicle to cause minimum compaction and loss of soil structure. No soil handling shall be undertaken when the soil is wetter than the plastic limit.

Top soil:

- 4.8 Ideally topsoil reclaimed from site is reused. Imported topsoil should match as closely as possible those on site. Alternatively, if the current soil condition is poor, general purpose grade as described in Table 1, Topsoil Characteristics of BS 3882 - Specification for topsoil

should be used. Soil shall be stored in heaps not exceeding 1.5 metres high. Heaps shall be graded to shed water and avoid ponding, maintained in a weed-free condition and protected from contamination or trespass by heavy machinery.

Finished Topsoil Surface:

- 4.9 The finished surface shall consist of a uniformly consolidated crumb for the full working depth
- The degree of consolidation shall be consistent with the use to which the area is to be landscaped;
 - As topsoiling proceeds, all consolidated wheel tracks shall be forked over;
- 4.10 The surface shall be uniformly smooth, free from sharp bumps, small mounds or hollows and sufficiently smooth to allow the types of mechanical plant likely to be used in its maintenance to be operated with ease and without damage to the surface or machines due to unevenness of the ground.
- 4.11 The surface of all topsoiled areas are to be cleared free of rubble, bricks, stone, timber etc. Stone Picking:
- Shrub beds: Stones over 30mm in any one direction shall be removed
 - Grassed areas: Stones over 10mm in any one direction shall be removed
- 4.12 Topsoil works shall only be carried out when a reasonably dry crumbling tilth exists
- 4.13 No further landscape operations are to be commenced until the ground preparation works have been done.

Soil improvement:

- 4.14 Compost and fertilisers to be incorporated into the top 200mm of each square metre of topsoil for all ornamental shrub beds only.

5 Planting specification

- 5.1 The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive) after the initial phased completion of works.
- 5.2 All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:
- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
 - BS 3936:1981 Part 10 Nursery Stock - Specification for ground cover plants;
 - BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
 - BS 8545:2014 Trees from Nursery to Independence in the Landscape;
 - The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

Plant Stock:

- 5.3 Plant stock to be supplied in accordance with the size and description specified on the plant schedule.
- 5.4 Plant stock shall be healthy, vigorous, free from pests and diseases and suitably hardened off for the proposed situation of planting, and lifted at a time in accordance with good nursery practice. Stock shall have a well-formed fibrous root system and be free from perennial weeds. The form of trees shall be in accordance with BS 3936: 1992 Part 1 Section 7 - Form of trees.

Plant Handling:

- 5.5 All plant materials shall be lifted, bundled, labelled, packaged, transported, temporarily stored and planted in accordance with the procedures and methods illustrated in the publication, "Plant Handling" (Horticultural Trades Association) and relevant sections of BS 4043:1989 - Recommendations for transplanting of root-balled trees.

Shrub Planting:

- 5.6 All bare root stock shall be planted between December and March inclusive. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out.
- 5.7 2L and 3L pot grown shrubs shall be planted in pits 350 x 350 x 350mm and back-filled gently with original topsoil combined with 1kg of slow release fertiliser per 300 square metres. (Isobutizidene divrea or sulphur-coated urea or similar approved).

5.8 Plant perennials in drifts and shrubs as individuals spread across the planting bed.

5.9 Plant stock shall be watered in same day with 5 litres per plant.

Hedge Planting:

5.10 All bare root stock shall be planted between December and March inclusive. Plants shall be delivered to site in quantities which can be planted the same day. No plant roots shall be allowed to dry out.

5.11 Plant handling as with Shrub planting: 8 staggered rows per linear metre at approximately 25cm centres. L or T shaped notches 2m spacing, remove weeds, large stones to 50cm x 50cm. Back-filled gently with original topsoil and insert whip and cane support need to be applied.

Heavy Standard Tree Planting:

5.12 Pits to be prepared to 800 x 800 x 800mm. Sides to be scarified if sides have become compacted during excavation. Excavated material of usable quality to be retained in separated topsoil and subsoil for reuse where possible.

5.13 Standard Trees to be single staked using one stake (50mm diameter), driven into ground 300mm below bottom of pit. Base of pit to be filled with 200mm of 3:1 mix of approved topsoil/ 'peat free' compost.

5.14 Trees to be centrally located and stem placed in an upright position. Pit to be back-filled with original subsoil and topsoil to match previous levels, or subsoil and topsoil as described in section 2. Backfill firmly with original top soil/compost combined, to 50mm above previous ground level to allow for settlement where possible.

5.15 Saw stakes to leave 600mm above soil level. Fix adjustable tree ties to each stake using biodegradable tree ties. Deer protection 120cm spiral tubes.

5.16 Water in same day with 50 litres per tree.

5.17 All works shall be carried out to the minimum standard according to BS 3936:1992 -Nursery stock specification for trees and shrubs and BS 8545:2014 Trees from Nursery to Independence in the Landscape.

Mulch:

5.18 Planting beds shall be spread with a medium grade bark mulch to a settled depth of 75mm. Mulch to be free from fines, weeds, disease and contaminants.

Wildflora lawn and wildflower/grass meadow:

- 5.19 Ideally soil is not highly fertile, and no soil improvement should be undertaken. Any vegetation clearance should include removal of arisings.
- 5.20 Herbicides could be used on perennial weeds only where spot application is possible. Good preparation is essential to success so aim to control weeds and produce a good quality seed bed before sowing.
- 5.21 To prepare a seed bed first remove weeds using repeated cultivation or a herbicide. Scarify or rake to produce a medium tilth, and roll or tread to produce a level firm surface.
- 5.22 Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out, divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact. Broadcast seeds to supplier's instruction and suggested quantities.
- 5.23 First year: The wild flower and grass species in this mix are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season. Mow to 150mm throughout the first year to improve tillering and reduce annual weeds.

6 Maintenance

- 6.1 External space shall be maintained by the Developers agent during the time of implementation. Thereafter a landscape contractual arrangement to be made by the landscape contractor and the Estate Management Company to ensure the maintenance of all landscaped areas on behalf residents in communal areas at ground level.
- 6.2 Complaints Procedure:
- Your complaint should be in writing and should include what remedy you are looking for, even if initially made verbally either face to face or over the phone. This is so that we can fully understand and respond to the details of your complaint and keep a written record of it. Complaints Resolution:
- 6.3 Contact details for Residents complaints procedure to be incorporated into signage on site.

Public Realm

- 6.4 All hard landscape & street furniture elements, e.g. paving, kerbs, drainage gullies/channels, seating, signage, play equipment, bins, bollards, etc. to be kept in a clean, weed-free, safe, sound and functional condition at all times.
- 6.5 Contractor to carry out monthly inspections of all hard landscape, play items and furniture elements to check for defects and/or potential health & safety risks.
- 6.6 Contractor to advise Client immediately of any defects and/or potential health & safety risks and provide remedial/protective measures as necessary to prevent risk of injury to users. All remedial works should be completed within 4 weeks of notification.

Communal Realm

Hard Landscape

Monthly visits

- 6.7 In addition to, and at the same time as, the general litter and refuse clearance is being carried out, the Contractor shall clean all paths, hard surfaces and gullies.
- 6.8 In the areas specified, the Contractor shall be required to maintain surfaced areas clear of litter, twigs, leaves, glass, debris and similar at all times. The Contractor shall remove all arisings from site at the end of each work period and take them to the designated location for disposal.
- 6.9 The Contractor shall inform the Estate Management Company immediately they are aware of any occurrence of acts of vandalism to these areas.

6.10 The Contractor shall maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. Should the Contractor wish to employ any chemical methods for this particular item, it shall be with the written approval of the Estate Management Company.

6.11 Weed growth is deemed to include the removal of moss.

Quarterly visits

6.12 The Contractor shall allow for inspection of all gullies, grilles, covers, on each site visit. The Contractor shall thoroughly clean them of any silt, dirt, debris, leaves, litter, stones, concrete etc. as necessary.

6.13 The Contractor shall check that water is running freely in gullies and drains, reporting any defects or unacceptable obstruction to the Estate Management Company.

6.14 On removing any grating, cover or grille, the Contractor shall clean the rebate in the frame and ensure that it is replaced flush in the frame. All arisings shall be removed from site to the designated location for disposal.

6.15 Inspect street furniture, signage or play equipment regularly for embedded foreign objects, surface dirt build up and stability.

6.16 Report damage immediately; repairs should take place as soon as possible to avoid further damage and dangerous items should be removed.

6.17 Low pressure washing to remove ground in grime on seating.

6.18 Remove oil and oil based products including chewing gum immediately.

Soft Landscape

Tree maintenance

6.19 The Contractor shall allow a sum to maintain all tree stock in accordance with the specification set out below.

6.20 Trees shall be inspected every autumn/winter in order to assess their condition and identify tree work requirements. Tree works shall be carried out in accordance with the recommendations of the assessment in accordance with BS 3889:2010 Tree Works and BS8545 Trees from Nursery to Independence in the Landscape.

6.21 Re-firming Trees and Shrubs – shall be carried out after strong winds, frost heave and other disturbances. To re-firm the Contractor should tread around the base until firmly bedded. Any collars in the soil at the base of tree stems, created by tree movement should be broken up by hand fork, avoiding damage to roots.

- 6.22 Tree Guards – loose or defective guards; adjust, re-fix or replace to original specification and to prevent chafing. Visit on a minimum of two occasions per annum.
- 6.23 Tree pits –remove weeds, adjust levels as necessary and lightly compact. Refill interstices and lightly compact to correct level. Material for making up levels and refilling should be horticultural grit.
- 6.24 Formative Pruning of young trees – This work should be undertaken to ensure the successful establishment of the trees. The works should not be carried out during the late winter/early spring sap flow period.
- 6.25 Keep mulch topped up annually.
- 6.26 Extensive pruning of young trees and any surgery to larger trees must be carried out by an approved member of the Arboricultural Association or other approved specialist.
- 6.27 Cleaning Out and Deadwooding
- Remove:
- Dead, dying, or diseased wood, broken branches and stubs.
 - Fungal growths and fruiting bodies
 - Rubbish, wind blown or accumulated in branch forks
 - Wires, clamps, boards and metal objects, if removable without causing
 - further damage and not part of a support structure that is to be retained.
 - Other unwanted objects, e.g. tree houses, swings.
 - Climbing plants
- 6.28 Cutting and Pruning Generally
- All the tools used should be appropriate, well maintained and sharp. Final pruning cuts – do not use chainsaws on branches of less than 50 cm diameter. When using handsaws, cut in one continuous operation to form a smooth cut surface. Do not use anvil type secateurs.
 - When removing branches do not damage or tear the stem.
 - Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
 - When cutting, cut at fork or at the main stem to avoid stumps wherever possible.

- Large branches – remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs – when removing do not cut into live wood.
- Unsafe branches – remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease of fungus – give notice if detected. Do not apply fungicide or sealant unless instructed.
- Bark Damage – wounds – do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible. Give notice if there is any liquid or flux oozing from apparently healthy bark.
- Cavities in Trees – Cavities should be investigated. Old cavities in mature trees should be left alone subject to health and safety audit. New cavities are likely to have been made by woodpeckers and may reflect nesting in which case disturbance is illegal. Where the extent of a cavity is not visible, there is also a risk a bat or bats may be present. Such cavities should be notified but no further action taken without advice from a suitably qualified ecologist. For new small cavities in ornamental species, where bats or nesting birds are obviously absent, rubbish and rotten wood should be removed. The cavity should be probed to find the extent of any decay, and give notice. The cavities should not be covered.
- All arisings shall be removed from site to the designated location for disposal.
- Keep a record of maintenance , and any dead, diseased dying plants removed from site.

Hedgerows

- 6.29 Trim outside of the bird nesting season in late February.
- 6.30 Maintain exterior hedgerows on the western edge and POS at 1m width and 1.5 high. Develop an A shape for maximum habitat value where possible.
- 6.31 Single species hedgerows within the private realm should be maintained at 500mm wide and 1200mm high.

Shrub planting beds

- 6.32 Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris. The Contractor shall ensure that each maintenance visit coincides with a litter removal visit.

- 6.33 The Contractor shall prune shrubs in order to prevent obstructions to paths, roads, signs, steps, sight lines, windows, doors and other similar situations and to allow access.
- 6.34 The Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased branches and stems using correct horticultural practices. The Contractor shall otherwise prune all plant material at the correct pruning time.
- 6.35 Any plants grown for winter stem colour or similar effects, includes dogwood and ornamental grasses shall be pruned at the optimum time to provide the maximum display.
- 6.36 All dead shrubs and plants shall be removed and the Estate Management Company advised.
- 6.37 Estate Management Company or representative may instruct the Contractor to supply and plant new plant material in accordance with the Planting Specification, at the same time as the plant material is removed or as specified by the Estate Management Company within the planting season.
- 6.38 Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. Ensure mulch is left in position to reduce transpiration and weed growth. No herbicides shall be used.
- 6.39 Replenish mulch when necessary.

Grass verges

- 6.40 Wild flora seed mix and hard wearing seeds mixes can be maintained using the share mowing regime throughout the year, however grass should be maintained at a 40mm sward length.
- 6.41 To encourage more species to flower, the wild flora verges can be left to flower from July thought to October when a mowing regime can be continued.

Public Open Space (POS)

- 6.42 Maintain short grass sward (40mm) along footpaths and the play areas throughout the growing season, or throughout the year if grass growing persists.
- 6.43 Every year, after flowering in July or August take a 'hay cut': cut back with a strimmer or tractor mower to 150mm. Leave the 'hay' to dry and shed seed for 1 to 7 days then remove from site. Mow the re-growth through to late autumn/winter to 150m.
- 6.44 Maintain some short sward areas near the northern edge to encourage reptiles on site with basking areas and areas of cover.

- 6.45 The aim is to create a grassland rich in wildflowers. The management of the grassland should be reviewed annually to ensure the grass is cut at the best time of year for the conditions onsite. If the sward is too dominated by grasses, scarify surface and apply Emorsgate woodland wild flower seeds (EW1F) (or similar).

Communal Area furniture

- 6.46 Inspect regularly for embedded foreign objects, surface dirt build up and stability.
- 6.47 Report damage immediately; repairs should take place as soon as possible to avoid further damage and dangerous items should be removed.
- 6.48 Low pressure washing can remove ground in grime on bins, seating and tables.
- 6.49 Remove oil and oil based products including chewing gum immediately.

Play Area

- 6.50 Routine inspections should be carried out monthly:
- Remove litter, build up of material around equipment;
 - Any evidence of domestic pets using play area unsupervised and leaving excrement should be notified to the management company, residents should be informed that domestic pets should not be allowed within communal areas for exercise. Remove any excrement immediately;
 - Minor wear to be noted and actioned required;
 - Any equipment damaged or dangerous to be fenced off and management company notified;
 - All inspections to be recorded by management company.
- 6.51 Annual Inspection:
- To be carried out by ROSPA qualified specialist if requested however there are no moving parts within items specified.
- 6.52 All inspections to be recorded by management company.

7 Plant schedule

Trees - Selected Standard: Native = (n); wildlife friendly = (w); multi-stemmed (MS)				
Name	Girth	Root condition	Habit	Number
Acer campestre (n)	10-12cm	Bare root	Field Maple - small native tree and hedgerow plant up to 18m	7
Betula pendula (n)	10-12cm	Bare root	Silver birch - native with a light crown and interesting pale bark, up to 20m	12
Betula nigra (w)	10-12cm	Bare root	River birch - interesting bark typical of waterways up to 12m	7
Carpinus betulus (n)	10-12cm	Bare root	Hornbeam - native tree with good Autumn colour 20m+	14
Celtis australis (w)	10-12cm	Root balled	Huckberry (Nettle Tree) - climate resilient species up to 18m	6
Ostrya carpinifolia (w)	10-12cm	Bare root	Hop Hornbeam - Southern European species resilient to climate change 15m	3
Quercus robur (n)	10-12cm	Bare root	20m+ traditional English specimen tree	3
Salix alba (n)	10-12cm	Bare rooted	White willow - native tree for damp conditions 20m+, suitable for coppicing	4
Sorbus aucuparia (n)	10-12cm	Bare root	Rowan - native tree to 12m red berries in autumn	10

Shrubs and Perennials: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Pot Size	Height	Habit	Density per sqm	Number
Brunnera macrophylla (w)	2l	20-30cm	Shade tolerant perennial with blue summer flowers 50cm	5	45
Cornus alba (w)	3l	20-40cm	Dogwood green leaves. Winter red stem plant, up to 2m	3	45
Cornus sericea 'Hedgerows Gold' (w)	3l	20-40cm	Winter Yellow stems variegated summer leaves up 2.5m	1	31
Hebe 'Garden Beauty Blue' (w)	2l	20-30cm	Blue summer flowers evergreen 50cm	5	90

Hebe 'Garden Beauty White' (w)	2l	20-30cm	White summer flowers evergreen 50cm	5	102
Helictotrichon sempervirens (w)	2l	20-30cm	Blue Oat Grass - evergreen ornamental blue grass up to 1.2m	5	60
Molinia 'Overdam' (w)	2l	70-90cm	Upright native ornamental grass with autumn colour up to 1m	5	79
Pachysandra terminalis (w)	2l	20cm	Evergreen ground cover plant white flowers in early summer up to 20cm	7	93
Perovskia 'Blue Spire' (w)	2l	20-30cm	Herbaceous grey leafed with blue flowers on spikes through summer 120cm	5	72
Persicaria bistorta 'Superba' (w)	2l	20-30cm	Herbaceous to semi evergreen with multiple spikes of pink summer flowers 90cm	5	60
Phlomis tuberosa 'Amazona' (w)	2l	20-40cm	Pink summer flowers 90cm	5	68
Rosmarinus officinalis (w)	2l	20-30cm	Evergreen fragrant shrub with blue spring flowers up to 1m	5	21
Sarcococca confusa (w)	3l	20-30cm	Evergreen shrub with white spring fragrant flowers 50cm	3	54
Viburnum tinus (w)	3l	60cm	Evergreen shrub with winter white flowers 3m	3	67

Hedge Plants - 8 per linear metre in staggered rows: Native = (n); wildlife friendly = (w); multi-stemmed (MS)

Name	Size	Root condition	Habit	Density per 1sqm	Number
Acer campestre (n)	60cm	Bare rooted	Field maple - Deciduous woodland tree up to 12m, suitable for coppicing	20%	160
Cornus sanguinea (n)	60cm	Bare rooted	Dogwood - Deciduous strong autumn colour up to 3m, suitable for coppicing	5%	40
Corylus avellana (n)	60cm	Bare rooted	Hazel - Nut bearing deciduous tree up to 5m, suitable for coppicing	10%	80
Crataegus monogyna (n)	60cm	Bare rooted	Hawthorn -Deciduous tree with late berries 4m, suitable for coppicing	60%	480
Prunus spinosa (n)	60cm	Bare rooted	Blackthorn - Deciduous tree with late autumn berries up to 12m, suitable for coppicing	5%	40

Defensive planting - 8 per linear metre in staggered rows: Native = (n); wildlife friendly = (w); multi-stemmed (MS); Container grown (CG)					
Name	Size	Root condition	Habit	Density per lsqm	Number
Corylus avellana (n)	200cm	Bare rooted	Hazel - Nut bearing deciduous tree up to 5m, suitable for coppicing	20%	72
Crataegus monogyna (n)	200cm	Bare rooted	Hawthorn -Deciduous tree with late berries 4m, suitable for coppicing	20%	72
Ilex aquifolium (n)	200cm	CG	Holly - Evergreen native woodland plant with red autumn berries	20%	72
Prunus spinosa (n)	200cm	Bare rooted	Blackthorn - Deciduous tree with late autumn berries up to 12m, suitable for coppicing	20%	72
Rosa canina (n)	200cm	Bare rooted	Dogrose - Deciduous climber with late autumn berries up to 12m, suitable for coppicing	20%	72

8 Hard works schedule

BOUNDARY TREATMENTS (POS) Product: Post and rail (3) with livestock wire fence Dimensions: 1250mm (h) Colour/ Finish: treated Supplier: Jacksons Ltd (or similar approved)	
PAVING – VISITOR PARKING AND DRIVEWAYS Product: Tegula permeable Dimensions: 160mm (W) x 160mm (L) x 80mm (D) Pattern: staggered bond Colour/ Finish: Harvest Supplier: Marshalls (or similar approved)	
PAVING – GARDEN PATIOS AND PATHS Product: sandstone paving Dimensions: mixed Pattern: Colour/ Finish: Grey Multi Supplier: Marshalls (or similar approved)	

SEATING Product: Backless bench seating Dimensions: 4No 2000mm x 450mm x 450mm Colour/ Finish: natural treated Supplier: Woodscape (or similar approved)	
PLAY ITEMS Product: Resting sheep Dimensions: 3No 1000mm x 400mm x 400mm (h) Colour/ Finish: natural treated Supplier: Timberplay (or similar approved)	
Product: Standing sheep Dimensions: 2No 1000mm x 400mm x 600mm (h) Colour/ Finish: natural treated Supplier: Timberplay (or similar approved)	

Product: Small tractor

Dimensions: 1No 1150mm x 850mm x 600mm
(h)

Colour/ Finish: natural treated

Supplier: Timberplay (or similar approved)



Product: Bee play sculpture

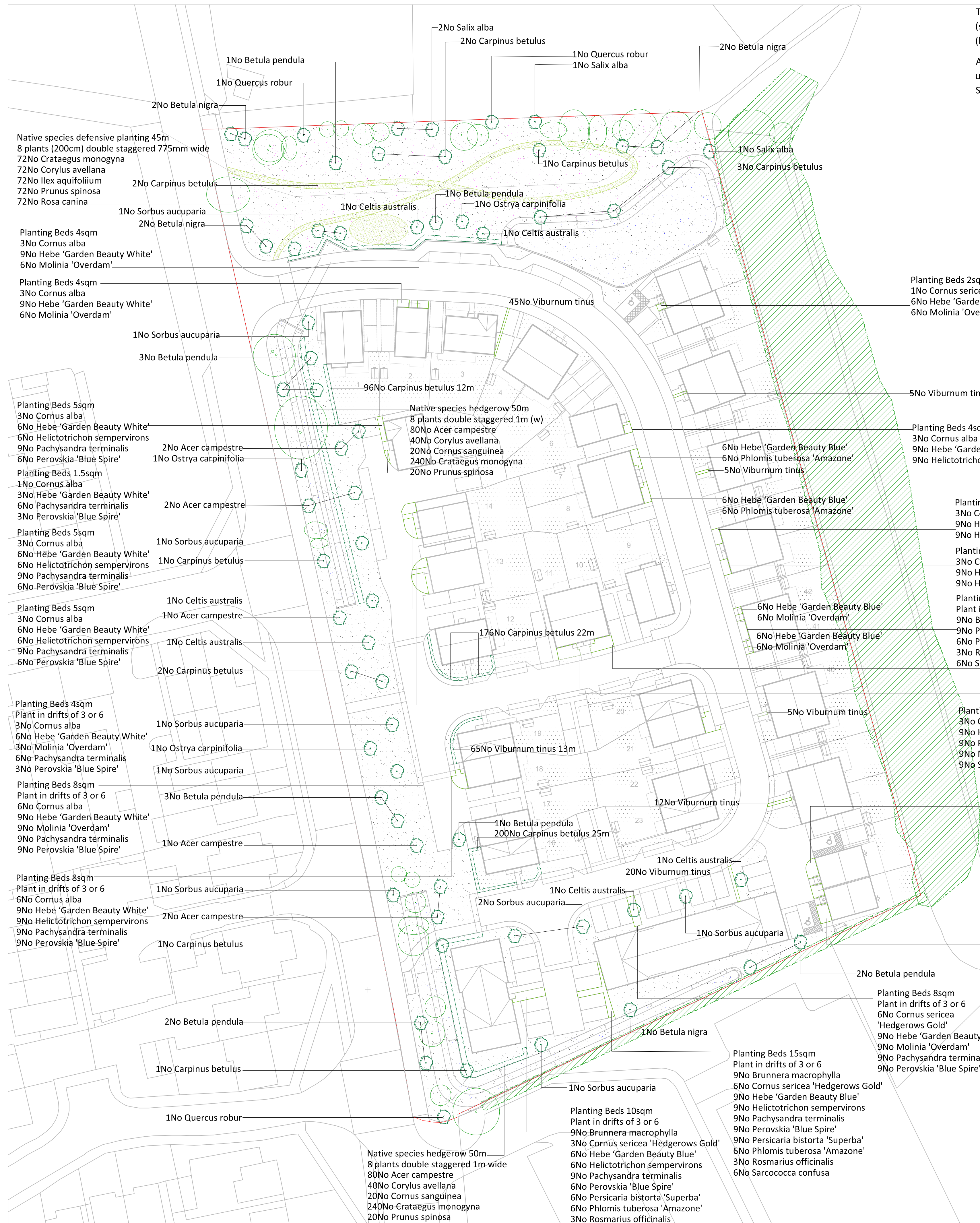
Dimensions: 1No 1220mm x 1040mm x 460mm
(h)

Colour/ Finish: natural treated

Supplier: HandMadePlaces (or similar approved)



APPENDIX 1



The planting shall be carried out in the first planting (seeding) season following completion of the development (between December and March inclusive).

All plant stock, plant handling and planting to be undertaken in accordance with the following British Standard Specifications and Code of Practice:

- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
- BS 3936:1998 Part 10 Nursery Stock - Specification for ground cover plants;
- BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
- BS 8545:2014 Trees from Nursery to Independence in the Landscape;
- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

Planting Beds 2sqm
1No Cornus sericea 'Hedgerows Gold'
6No Hebe 'Garden Beauty Blue'
6No Molinia 'Overdam'

5No Viburnum tinus

Planting Beds 4sqm
3No Cornus alba
9No Hebe 'Garden Beauty White'
9No Helictotrichon sempervirons

Planting Beds 4sqm
3No Cornus sericea 'Hedgerows Gold'
9No Hebe 'Garden Beauty White'
9No Helictotrichon sempervirons

Planting Beds 4sqm
3No Cornus sericea 'Hedgerows Gold'
9No Hebe 'Garden Beauty White'
9No Helictotrichon sempervirons

Planting bed 6sqm
Plant in drifts of 3 or 6
9No Brunnera macrophylla
9No Persicaria bistorta 'Superba'
6No Phlomis tuberosa 'Amazone'
3No Rosmarius officinalis
6No Sarcococca confusa

Planting bed 6sqm
Plant in drifts of 3 or 6
9No Hebe 'Garden Beauty Blue'
9No Persicaria bistorta 'Superba'
6No Phlomis tuberosa 'Amazone'
3No Rosmarius officinalis
6No Sarcococca confusa

Planting Beds 6sqm
3No Cornus sericea 'Hedgerows Gold'
9No Hebe 'Garden Beauty Blue'
9No Phlomis tuberosa 'Amazone'
9No Molinia 'Overdam'
9No Sarcococca confusa

Planting bed 6sqm
Plant in drifts of 3 or 6
9No Hebe 'Garden Beauty Blue'
9No Persicaria bistorta 'Superba'
6No Phlomis tuberosa 'Amazone'
3No Rosmarius officinalis
6No Sarcococca confusa

Planting bed 7sqm Plant in drifts of 3 or 6
9No Brunnera macrophylla
9No Persicaria bistorta 'Superba'
9No Phlomis tuberosa 'Amazone'
3No Rosmarius officinalis
9No Sarcococca confusa

Planting bed 6sqm Plant in drifts of 3 or 6
9No Brunnera macrophylla
9No Persicaria bistorta 'Superba'
6No Phlomis tuberosa 'Amazone'
3No Rosmarius officinalis
6No Sarcococca confusa

Planting Beds 8sqm
Plant in drifts of 3 or 6
6No Cornus sericea 'Hedgerows Gold'
9No Hebe 'Garden Beauty Blue'
9No Molinia 'Overdam'
9No Pachysandra terminalis
9No Perovskia 'Blue Spire'

2No Betula pendula

Planting Beds 8sqm
Plant in drifts of 3 or 6
6No Cornus sericea 'Hedgerows Gold'
9No Hebe 'Garden Beauty Blue'
9No Molinia 'Overdam'
9No Pachysandra terminalis
9No Perovskia 'Blue Spire'

Planting Beds 15sqm
Plant in drifts of 3 or 6
9No Brunnera macrophylla
6No Cornus sericea 'Hedgerows Gold'
9No Hebe 'Garden Beauty Blue'
9No Helictotrichon sempervirons
9No Pachysandra terminalis
9No Perovskia 'Blue Spire'
9No Persicaria bistorta 'Superba'
6No Phlomis tuberosa 'Amazone'
3No Rosmarius officinalis
6No Sarcococca confusa

1No Sorbus aucuparia

Planting Beds 10sqm
Plant in drifts of 3 or 6
9No Brunnera macrophylla
3No Cornus sericea 'Hedgerows Gold'
6No Hebe 'Garden Beauty Blue'
6No Helictotrichon sempervirons
9No Pachysandra terminalis
6No Perovskia 'Blue Spire'
6No Persicaria bistorta 'Superba'
6No Phlomis tuberosa 'Amazone'
3No Rosmarius officinalis
6No Sarcococca confusa

Native species hedgerow 50m
8 plants double staggered 1m wide
80No Acer campestre
40No Corylus avellana
20No Cornus sanguinea
240No Crataegus monogyna
20No Prunus spinosa

Defensive planting - 8 per linear metre in staggered rows: Native = (n); wildlife friendly = (w); multi-stemmed (MS); Container grown (CG)					
Name	Size	Root condition	Habit	Density per isqm	Number
Corylus avellana (n)	200cm	Barerooted	Hazel - Nut bearing deciduous tree up to 5m, suitable for coppicing	20%	72
Crataegus monogyna (n)	200cm	Barerooted	Hawthorn - Deciduous tree with late berries 4m, suitable for coppicing	20%	72
Ilex aquifolium (n)	200cm	CG	Holly - Evergreen native woodland plant with red autumn berries	20%	72
Prunus spinosa (n)	200cm	Barerooted	Blackthorn - Deciduous tree with late autumn berries up to 12m, suitable for coppicing	20%	72
Rosa canina (n)	200cm	Barerooted	Dogrose - Deciduous climber with late autumn berries up to 12m, suitable for coppicing	20%	72

Shrubs and Perennials: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Pot Size	Height	Habit	Density per sqm	Number
Brunnera macrophylla (w)	2l	20-30cm	Shade tolerant perennial with blue summer flowers 50cm	5	45
Cornus alba (w)	3l	20-40cm	Dogwood green leaves. Winter red stem plant, up to 2m	3	45
Cornus sericea 'Hedgerows Gold' (w)	3l	20-40cm	Winter Yellow stems variegated summer leaves up 2.5m	1	31
Hebe 'Garden Beauty Blue' (w)	2l	20-30cm	Blue summer flowers evergreen 50cm	5	90
Hebe 'Garden Beauty White' (w)	2l	20-30cm	White summer flowers evergreen 50cm	5	102
Helictotrichon sempervirons (w)	2l	20-30cm	Blue Oat Grass - evergreen ornamental blue grass up to 1.2m	5	60
Molinia 'Overdam' (w)	2l	70-90cm	Upright native ornamental grass with autumn colour up to 1m	5	79
Pachysandra terminalis (w)	2l	20cm	Evergreen ground cover plant white flowers in early summer up to 20cm	7	93
Perovskia 'Blue Spire' (w)	2l	20-30cm	Herbaceous grey/leafed with blue flowers on spikes through summer 120cm	5	72
Persicaria bistorta 'Superba' (w)	2l	20-30cm	Herbaceous to semi evergreen with multiple spikes of pink summer flowers 90cm	5	60
Phlomis tuberosa 'Amazone' (w)	2l	20-40cm	Pink summer flowers 90cm	5	68
Rosmarius officinalis (w)	2l	20-30cm	Evergreen fragrant shrub with blue spring flowers up to 1m	5	21
Sarcococca confusa (w)	3l	20-30cm	Evergreen shrub with white spring fragrant flowers 50cm	3	54
Viburnum tinus (w)	3l	60cm	Evergreen shrub with winter white flowers 3m	3	67

Notes
Plan to be read in conjunction with the engineer and landscape drawings.
No measurements to be scaled off drawing. Worked from figured dimensions only.
All dimensions shown on drawing are shown in millimetres unless otherwise stated.
All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.

Hedge Plants - 8 per linear metre in staggered rows: Native = (n); wildlife friendly = (w); multi-stemmed (MS)					
Name	Size	Root condition	Habit	Density per isqm	Number
Acer campestre (n)	60cm	Barerooted	Field maple - Deciduous woodland tree up to 12m, suitable for coppicing	20%	160
Cornus sanguinea (n)	60cm	Barerooted	Dogwood - Deciduous strong autumn colour up to 3m, suitable for coppicing	5%	40
Corylus avellana (n)	60cm	Barerooted	Hazel - Nut bearing deciduous tree up to 5m, suitable for coppicing	10%	80
Crataegus monogyna (n)	60cm	Barerooted	Hawthorn - Deciduous tree with late berries 4m, suitable for coppicing	60%	480
Prunus spinosa (n)	60cm	Barerooted	Blackthorn - Deciduous tree with late autumn berries up to 12m, suitable for coppicing	5%	40

Trees - Selected Standard: Native = (n); wildlife friendly = (w); multi-stemmed (MS)				
Name	Girth	Root condition	Habit	Number
Acer campestre (n)	10-12cm	Bareroot	Field Maple - small native tree and hedgerow plant up to 18m	7
Betula pendula (n)	10-12cm	Bareroot	Silver birch - native with a light crown and interesting pale bark, up to 20m	12
Betula nigra (w)	10-12cm	Bareroot	River birch - interesting bark typical of waterways up to 12m	7
Carpinus betulus (n)	10-12cm	Bareroot	Hornbeam - native tree with good autumn colour 20m+	14
Celtis australis (n)	10-12cm	Root balled	Huckberry (Nettle Tree) - climate resilient species up to 18m	6
Ostrya carpinifolia (w)	10-12cm	Bareroot	Hop Hornbeam - Southern European species resilient to climate change 15m	3
Quercus robur (n)	10-12cm	Bareroot	20m+ traditional English specimen tree	3
Salix alba (n)	10-12cm	Barerooted	White willow - native tree for damp conditions 20m+, suitable for coppicing	4
Sorbus aucuparia (n)	10-12cm	Bareroot	Rown - native tree to 12m red berries in autumn	10

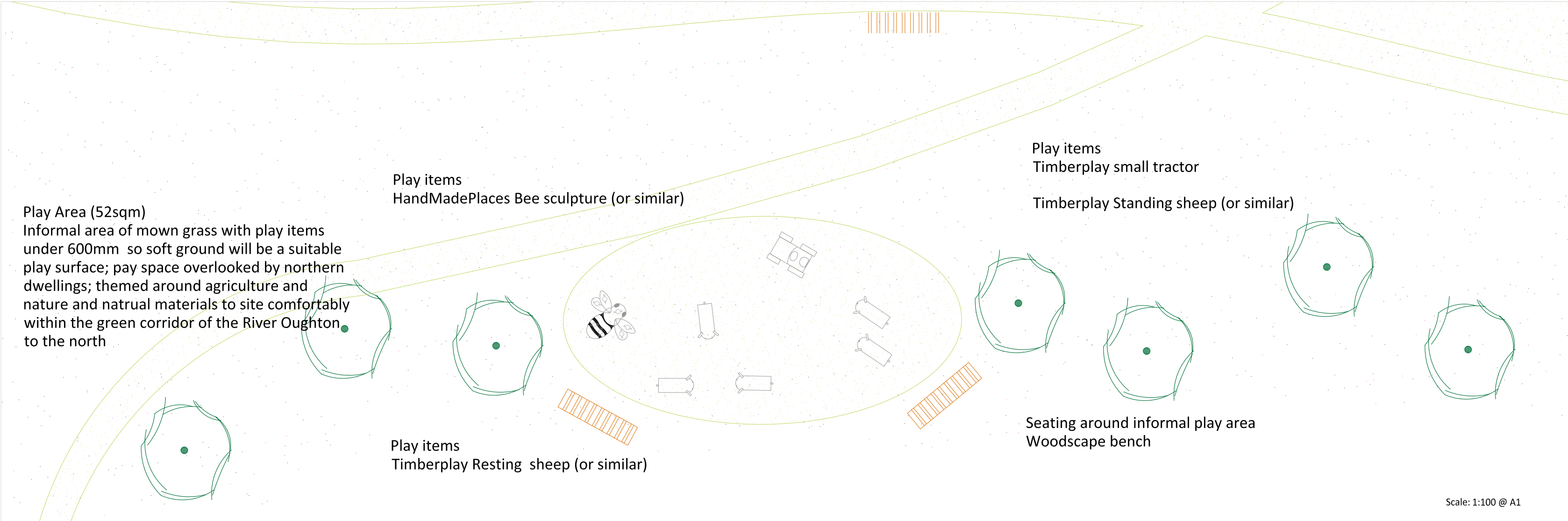
LEGEND (GENERAL ARRANGEMENT)

- Retained tree/hedge/shrubs
- Selected standard tree
- Hedging
- Shrubs and perennials including nectar rich planting
- Species Rich Lawn - Wild flora lawn mix Emorsgate EL1 (or similar)
- Special General Purpose Meadow Mixture - Emorsgate EM3 (or similar)
- Wildflower and grasses - Meadow mix for wetlands Emorsgate EM8 (or similar)
- Mown footpaths
- Garden lawns - Emorsgate EG21 Fine Lawn Grass Mixture



Date	Reason for revisions	By
29.11.2025	Change to layout/ added planting	JW
Client		
Arte Construction Ltd		
Project:		
Land to east of Bedford Road, Hitchin, Hertfordshire, SG5 2UR		
Drawing Title:		
Soft works		
Scale:	1:500 @ A1	Date: September 2025
Drawing Number:	1496-01	Revision Number: 8

APPENDIX 2



Notes

Plan to be read in conjunction with the engineer and landscape drawings.

No measurements to be scaled off drawing. Worked from figured dimensions only.

All dimensions shown on drawing are shown in millimetres unless otherwise stated.

All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.



LEGEND (HARD WORKS)

- Bituminous macadam, black with 125mm x 255mm HB2 Precast concrete kerbs
- Bituminous macadam, grey pedestrian
- Block paving 'Harvest' concrete block permeable paving (or similar); 160mm x 80mm deep, staggered pattern Flat Top edging 50mmW x 150mmD x 914mmL
- Marshall's - sandstone 'grey multi' Mixed sizes (or similar)
- Marshall's permeable Block Paving 'Charcoal' 100 x 200 x 60mm (or similar), herringbone; Edging British Standard Half battered Concrete Kerb; 255mm x 125mm x 214mm
- Brick wall - to match build 1800mm high; 215mm wide
- Jackson's Fencing - Timber post and 3 rails fencing with livestock wire fence, 1200m (h)
- Close Board fence -1800mm high, Vertical tongue and groove timber
- Timber vertical tongue and groove gate to match fence, 1800mm height and 1000mm width, (check measurements on site)
- Woodscape - Backless Bench 4No 2000mm length; 450mm high
- Garden wall - to engineer's specification; 215mm wide
- Existing pressured gas pipes and easement
- Electric vehicle charging point
- Handmadeplaces, Timber 'Bee' sculpture; 1No; 1220mm x 1040mm x 460mm (h) Play area 4220 x 4040mm Surfacing requirements corresponding to a fall height of ≤ 0.60m (or similar)
- Timberplay 'Standing Sheep'; 2No; 1000mm x 400mm x 600mm (h) Play area 3650 x 4000mm Surfacing requirements corresponding to a fall height of ≤ 0.60 m
- Timberplay 'Resting Sheep'; 3No; 1000mm x 400mm x 400mm (h) Play area 3650 x 4000mm Surfacing requirements corresponding to a fall height of ≤ 0.60 m
- Timberplay 'Small Tractor'; 1No; 1150mm x 850mm x 600mm (h) Play area 3850 x 6550mm Surfacing requirements corresponding to a fall height of ≤ 0.60 m

Date	Reason for revisions	By
29.11.2025	Change to layout/ added planting	JW

Client
Arte Construction Ltd

Project:
Land to east of Bedford Road, Hitchin, Hertfordshire, SG5 2UR

Drawing Title:
Hard works

Scale:	1:500 @ A1	Date:	September 2025
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Drawing Number:	1496-02	Revision Number:	8
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