

# Land North of Highover Farm, Hitchin

BDW North Thames

## Phase 1 Landscape and Ecological Management Plan Addendum

Pursuant to Condition 21 of Outline Proposal 18/01154/OP

| Version | Created By  | Reviewed By  | Approved By | Date       |
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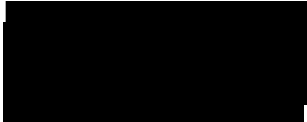
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## 1. Introduction

- 1.1 Ecology Solutions was commissioned in April 2025 by BDW North Thames to produce an Outline Landscape and Ecological Management Plan (LEMP) for the site known as Highover Farm, Hitchin (see Plan ECO1). Alongside the OLEMP a series of detailed LEMPs for each phase of development are also being produced. A LEMP has been produced for Phase 1<sup>1</sup>. This Phase 1 LEMP Addendum covers the area of The Avenue running through the middle of Phase 1 and the part of Stotfold Linear Park to the south of the main site access roundabout.
- 1.2 The proposed outline application for this development, with all matters reserved other than access, comprises residential led development of up to 700 dwellings of use class C3 (dwellings), approximately 500 sqm of neighbourhood-level facilities (use classes A1, A2, A3, A4, A5), a new 2FE primary school, open space, play space, green infrastructure, and associated accesses (vehicular, pedestrian and cycle), including a new primary access off Stotfold Road with limited access off High Dane.
- 1.3 The development will be delivered in four phases, as detailed in Section 4 of the Phase 1 LEMP.
- 1.4 The planning application for the development was submitted to North Hertfordshire District Council in April 2018, the outcome of which was the conditional planning permission granted in November 2024 (reference: 18/01154/OP) subject to the following planning conditions.
- 1.5 Condition 21 of the conditional decision notice requires the production of a LEMP:

**No development apart from enabling works, and those associated with Phase 0 strategic infrastructure works (comprising the physical construction of the spine road and drainage infrastructure, but excluding the planning and landscape establishment of those features) shall take place on the site until an outline landscape and ecological management plan (OLEMP) has been submitted to, and approved in writing by, the local planning authority.**

**The OLEMP shall be informed by the Environmental Impact Assessment and the latest version of the biodiversity metric, having regard to the approved metric submitted with the outline application, and should include the following:**

- a) **measures to protect and enhance retained features (noting commitments secured at the outline application stage)**
- b) **identification of opportunities to create new biodiversity assets and links to existing off site ecological networks.**
- c) **a demonstration of how the above measures contribute to the achievement of a 10% minimum biodiversity net gain target for the overall development site, based on the approved metric (or an up to date statutory net gain metric), and**
- d) **a framework management and maintenance strategy.**

**Prior to or concurrent with the first reserved matters submitted in each subsequent phase (identified in condition 5 phasing and delivery plan) a LEMP for that phase, prepared in accordance with the approved OLEMP, shall be submitted to and approved by the local planning authority. The LEMP shall also include:**

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<sup>1</sup> Ecology Solution (2026). *Phase 1 Landscape and Ecological Management Plan*. 11467.Phase 1 LEMP.vf1[complete]

- a) **Description, areas and evaluation of features to be managed, marked on plans for that phase**
- b) **Aims and objectives of management**
- c) **Demonstration of how the above measures contribute to the achievement of the minimum 10% net gain target for the overall development and what the percentage is in that phase**
- d) **Appropriate management options for achieving target condition for habitats as described in the approved metric**
- e) **Details of the make, model, and location of a minimum of integrated bat and swift boxes in appropriate buildings has been supplied to and approved by the Local Planning Authority. These should be clearly marked on plans. Boxes shall be fully installed prior to occupation and retained as such thereafter.**
- f) **Confirm that all planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of each phase of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation**
- g) **Details of the body or organisation responsible for implementation of the plan**
- h) **Details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details for a minimum of 30 years to deliver the required condition of habitats created**
- i) **The monitoring methodology and frequency in respect of the retained, created and/or enhanced habitats. The monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved LEMP for that phase. The created and/or enhanced habitat specified in the approved LEMP for that phase shall be managed and maintained in accordance with the approved LEMP for that phase.**

**The approved plan will be implemented in accordance with the approved details.**

**Reason: To conserve and enhance biodiversity in accordance with the NPPF and North Hertfordshire Local Plan Policy NE4.**

*Purpose of this Report Addendum*

- 1.6 This document sets out the management of features of ecological interest due to be retained and created within the Phase 0 area of the site and describes the management strategies to be implemented over 30 years after project completion to align with requirements pertaining to Biodiversity Net Gain and measures set out in the OLEMP. This will address the requirements of Condition 21.
- 1.7 Golby and Luck Landscape Architects have produced an Open Space Management (OSM) Plan<sup>2</sup> for this area focussing on the non-BNG elements. Ecology Solutions have liaised with Golby and Luck Landscape Architects ensuring

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<sup>2</sup> Golby & Luck (2026). *Open Space Management and Maintenance Plan Addendum*. Issue 2

that the landscape scheme and maintenance and management of the site realise the objectives of this Phase 1 LEMP Addendum from an ecology and nature conservation perspective. The OLEMP, the Phase 1 LEMP, this phase 1 LEMP Addendum and the Phase 1 OSM Addendum should be read in conjunction with each other. The LEMP has been written to ensure that the proposed development achieves a minimum of 10% net gain in biodiversity.

- 1.8 This LEMP has been written in accordance with BS 42020:2013 Section 11.1, with reference to published guidance from the Chartered Institute of Ecology and Environmental Management (CIEEM)<sup>3</sup> and in accordance with Natural England guidelines for protected species.
- 1.9 The document is set out as follows:
  - Ecological baseline and evaluation of important features within the whole site and Phase 1 Addendum area;
  - Objectives of the report in order to maximise the ecological potential of features due to be retained within the site and to establish a public open space network for public use and enjoyment; and
  - Management prescriptions in order to achieve objectives and ensure a minimum of 10% net gain in biodiversity is attainable. These include any monitoring requirements.

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<sup>3</sup> CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* Version 1.2. Chartered Institute of Ecology and Environmental Management, Winchester.

## 2. Ecological Baseline and Evaluation

- 2.1 An extended Phase 1 habitat survey was previously undertaken of the site in 2014 and 2016 by WSP and updated in July 2019 by Tyler Grange Group Limited. The results of this survey are detailed within the Biodiversity Offsetting Metric<sup>4</sup>, dated January 2023, and are summarised below. Ecology Solutions have been involved with the site since May 2023. Targeted surveys have been undertaken, including habitat surveys and protected species surveys in respect of bats, breeding birds, common reptiles, Great Crested Newts *Triturus cristatus* and Badger *Meles meles* by Ecology Solutions in 2023. An updated Biodiversity Net Gain Metric was produced by Ecology Solutions in 2025<sup>5</sup>. An updated walkover survey to assess the status of protected species on-site was undertaken in November 2025.
- 2.2 The wider application boundary is approximately 35ha in size and comprises mostly farmed arable land, with smaller areas of semi-natural habitat, including grassland, hedgerows, trees and a pond. It is bordered to the east by Stotfold Road, a rail line to the west, and a residential area of Hitchin to the south.
- 2.3 Phase 1 Addendum of the development covers the proposed spine road through the centre of the site, and the southern section of Stotfold Linear Park, comprising almost entirely of farmed arable land with a small amount of modified grassland, other neutral grassland, and bare ground, as well as native hedgerow and native hedgerow with trees (see Plan ECO2).
- 2.4 Further details on habitats are provided within the WSP Preliminary Ecological Appraisal<sup>6</sup> and in the Tyler Grange Biodiversity Offsetting Metric.
- 2.5 A brief summary of the results of the protected species surveys for the entire site is outlined in section 2 of the Phase 1 LEMP.

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<sup>4</sup> Tyler Grange Group Limited (2023) *Biodiversity Impact Assessment Calculation*

<sup>5</sup> Ecology Solutions (2025). *Statutory Biodiversity Metric*. 11467.Statutory Biodiversity Metric.vf

<sup>6</sup> WSP (2018) *Proposed Development Site at Hitchin, Hertfordshire. Preliminary Ecological Appraisal Report*

### 3. Management Objectives

- 3.1 The aim of the Phase 1 LEMP Addendum is to provide a long-term (i.e. 30-year) management plan for the Phase 1 Addendum area of the site to ensure the development, when taken as a whole, achieves a minimum 10% net gain in biodiversity aligning with adopted and emerging policy and legislation.
- 3.2 Defining a set of objectives is central to the effectiveness of the aim, given that it is intended to provide a framework that will safeguard existing nature conservation interest and provide guidance on enhancement and future management.
- 3.3 Specific objectives for the conservation of particular species or groups and particular habitats of nature conservation interest are set out in the relevant sections to follow. The nature of these objectives has been guided by the principles set out in UK and European wildlife legislation, notably the Wildlife & Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. Furthermore, the formulation of these objectives has also been influenced by national and local biodiversity and conservation targets, as set out in the UK Post-2010 Biodiversity Framework, the Hertfordshire Biodiversity Action Plans (BAPs) and the Hertfordshire Local Nature Recovery Strategy<sup>7</sup> (LNRS), published on the 24 November 2025.
- 3.4 The overarching objectives for nature conservation are as follows:
  - Objective 1: To retain ecologically valuable habitats to safeguard the benefits these have for biodiversity;
  - Objective 2: To secure the implementation and establishment of the proposed landscaping scheme to secure wildlife and ecological benefits, providing demonstrable net gains to the quality and value of the habitats on-site, and for public use and enjoyment; and
  - Objective 3: To ensure that the site is capable of supporting a similar, or greater, complement of species, where this is compatible with the above objectives.
- 3.5 The various measures described in the following sections, are illustrated on Plan ECO3.

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<sup>7</sup> Hertfordshire Nature Recovery Partnership (2025). *Local Nature Recovery Strategy*.

## 4. Management Measures

- 4.1 Habitat creation and management prescriptions relating to the Phase 1 Addendum area of the development, together with monitoring requirements, have been described below, in relation to each of the three objectives.
- 4.2 Once the habitats establish and mature, opportunities for wildlife within the site will be enhanced over time. Hence the ecological value of the site will gradually improve over time.

### *Biodiversity Net Gain*

- 4.3 A separate Statutory Biodiversity Metric for the entire site has been provided<sup>8</sup>, along with an OLEMP<sup>9</sup>, showing how the overall site will achieve +10% Biodiversity Net Gain.
- 4.4 For the Phase 1 Addendum of the development, a separate Statutory Biodiversity Metric has been provided, which sets out the target conditions for each retained, created and enhanced habitat that will occur as a result of the Phase 1 Addendum area of the proposed development. Management prescriptions set out below have been chosen to ensure that these target conditions are met. A summary of the expected Biodiversity Net Gain contributions for Phase 1 Addendum is detailed below in Table 4.1.

**Table 4.1. Summary of DEFRA Biodiversity Metric results.**

|                                  |                       | Whole Site Net Gain | Phase 1 Net Gain | Phase 1 Addendum Net Gain | Phase 1 Addendum Net Gain Contribution | Target Units to be Achieved in Remaining Phases |
|----------------------------------|-----------------------|---------------------|------------------|---------------------------|----------------------------------------|-------------------------------------------------|
| On-site Baseline                 | Habitat Units         | 90.42               | 26.44            | 4.08                      | -                                      | -                                               |
|                                  | Hedgerow Units        | 18.51               | 8.34             | 2.54                      | -                                      | -                                               |
|                                  | River Units           | 0.00                | 0.00             | 0.00                      | -                                      | -                                               |
| On-site Post Intervention        | Habitat Units         | 101.77              | 47.02            | 2.46                      | <b>2.42%</b>                           | <b>52.29</b>                                    |
|                                  | Hedgerow Units        | 23.23               | 11.29            | 1.78                      | <b>7.66%</b>                           | <b>10.16</b>                                    |
|                                  | River Units           | 0.00                | 0.00             | 0.00                      | <b>0.00%</b>                           | <b>0.00</b>                                     |
| Total Net Unit Change            | Habitat Units         | 11.35               | 20.57            | -1.61                     | -                                      | -                                               |
|                                  | Hedgerow Units        | 4.72                | 2.95             | -0.76                     | -                                      | -                                               |
|                                  | River Units           | 0.00                | 0.00             | 0.00                      | -                                      | -                                               |
| <b>Total Net Percentage Gain</b> | <b>Habitat Units</b>  | <b>12.56%</b>       | <b>77.79%</b>    | <b>-39.54%</b>            | -                                      | -                                               |
|                                  | <b>Hedgerow Units</b> | <b>25.47%</b>       | <b>35.42%</b>    | <b>-30.08%</b>            | -                                      | -                                               |
|                                  | <b>River Units</b>    | <b>0.00%</b>        | <b>0.00%</b>     | <b>0.00%</b>              | -                                      | -                                               |

<sup>8</sup> Ecology Solutions (2026). *Statutory Biodiversity Metric*. 11467.BNGMetric Whole Site.vf

<sup>9</sup> Ecology Solutions (2026). *Outline Landscape and Ecological Management Plan*. 11467.OLEMP.vf

**Objective 1: To retain ecologically valuable habitats to safeguard the benefits for biodiversity**

- 4.5 Following the mitigation hierarchy, consideration has been given to the retention of habitat wherever possible. None of the existing baseline area habitats within the Phase 1 Addendum area will be retained; however, the majority of the existing hedgerows will be, specifically the native hedgerow in moderate condition along the eastern boundary of the site and a section of the native hedgerow with trees in good condition in the south of Stotfold Linear Park.
- 4.6 The hedgerows to be retained as part of the submitted scheme shall have their Root Protection Areas (RPAs) safeguarded in accordance with BS:5837 2012 -Trees in Relation to Design, Demolition and Construction to Construction - Recommendations", as detailed within the Tree Survey produced by ACD Environmental<sup>10</sup>.
- 4.7 Fencing (Heras or similar) will delineate the RPAs with signage to prevent its movement. The fencing will be an opaque fencing material to reduce disturbance from other factors (e.g. lighting, noise, visual etc.).
- 4.8 The retained hedgerows will be managed under the same specifications and condition requirements as for new hedgerows after establishment. These management and condition prescriptions can be found in the Phase 1 LEMP, Paragraphs 5.128 to 5.133, and Table 5.28.
- 4.9 The gains in habitat units will be largely achieved through the conversion of the arable fields, an ecologically low value habitat, to newly created other neutral grassland, native trees, SuDS, and amenity grassland.

**Objective 2: To secure the implementation and establishment of the proposed landscaping scheme to secure wildlife and ecological benefits, providing demonstrable net gains to the quality and value of the habitats on-site, and for public use and enjoyment**

*Amenity Meadow and Rough Grassland*

- 4.10 New areas of other neutral grassland will be established in the Stotfold Linear Park green space.
- 4.11 Two different wildflower grass mixes will be used across this area (see Appendix 3) to create a variety of habitats. The majority of the other neutral grassland areas will be sown with a mixture such as Emorsgate EM6 for Chalk and Limestone Soils (see Phase 1 LEMP Table 5.2), or similar, given the underlying soil type. Grassland edges, in particular bordering other habitats, will be sown instead with a rough grassland mixture such as Emorsgate EM10 Tussock Meadow Mixture (see Phase 1 LEMP Table 5.3), or similar, to create graded edges to the meadow habitats on-site. The majority of the other neutral grassland will be subject to a relaxed rotational management regime aiming to maintain species richness and develop a varied structure to the grassland.

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<sup>10</sup> ACD Environmental (2025). Tree Survey Ref: BDWNT24665tsA



- 4.12 The created areas of other neutral grassland will be managed to a variety of conditions based on the most-likely achievable goal for each area of grassland. A 1m margin of meadow grassland bordering hardstanding and paths has been set aside to meet a 'Poor' condition, as these areas will be under closer management such as regular mowing and likely to be impacted by regular footfall. The remaining areas will be managed through a relaxed regime focused on biodiversity benefits of the habitat - these areas will target a 'Good' condition. As such, the created grassland would achieve 0.91 habitat units.

#### Nutrient Stripping

- 4.13 Given the current agricultural land use, it is considered that the fields will require management in the form of forced nutrient stripping prior to the seeding of wildflower grassland. The specification for this is provided in more detail in the Phase 1 LEMP.

#### Initial Aftercare and Long-term Management and Maintenance

- 4.14 The management and maintenance of the other neutral grassland parcels will be undertaken to the same specifications as for this habitat within the Phase 1 area, as detailed in the Phase 1 LEMP.
- 4.15 Tables 4.2 and 4.3 below set out the management and monitoring to be completed together with the various incremental increases in the BNG units delivered across the management period, for the meadow and rough grassland in 'Good' and 'Poor' condition.



**Table 4.2. Good Condition ONG Condition Management**

| New Other Neutral Grassland (Good) |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                          |               |
|------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| Year                               | BNG Units | Management / Monitoring Prescriptions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Improved Condition Requirements                                                                                                                                                                                                                                                                                                                                                                                                                            | Units Gained / Delivered | BNG Condition |
| 0                                  | N/A       | <ul style="list-style-type: none"> <li>Seeding a sacrificial crop, without the addition of fertiliser, to be removed from site once grown.</li> <li>Deep plough to approximately 300mm to bring nutrient poor subsoil to surface.</li> </ul>                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>Reducing nutrient levels of soil to allow for future maintenance of species richness.</li> </ul>                                                                                                                                                                                                                                                                                                                    | 0                        | N/A           |
| 1                                  | N/A       | <ul style="list-style-type: none"> <li>Sow native wildflower seed across created areas to allow a species-rich sward to establish.</li> <li>Sow to provided requirements including soil preparation.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Check on the establishment of a diverse mixture of native species.</li> </ul>                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;5% scrub and &lt;20% bracken cover.</li> </ul>                                                                                                                                                                                                                                                    | 0                        | N/A           |
| 2                                  | 0.38      | <ul style="list-style-type: none"> <li>Increase the diversity of wildlife grassland through control of undesirable species and correct with further sowing if required.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Single 'Hay' cut applied after flowering with arising left for 1-7 days to allow for seed to be shed to maintain diversity.</li> </ul>                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>Control undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;5% scrub and &lt;20% bracken cover.</li> </ul>                                                                                                                                                                                                                                                                   | 0.38                     | Poor          |
| 5                                  | 0.69      | <ul style="list-style-type: none"> <li>Check on the establishment of a diverse mixture of native species.</li> <li>Control and self-seeded scrub establishment to below 5%.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Check for any nutrient enrichment and amount of coarse grass species but management as above should seek to allow for rich forb element to develop.</li> <li>Single 'Hay' cut applied after flowering with arisings left for 1-7 days. Cut the regrowth to around 50mm in late autumn winter and again in spring if required.</li> </ul> | <ul style="list-style-type: none"> <li>Minimum of 9 native species per square metre.</li> <li>&gt;20% habitat area composed of wildflowers.</li> <li>&lt;30% of grassland covered by Perennial Ryegrass and White Clover combined.</li> <li>Diverse range of native species managed to prevent any one species becoming dominant.</li> <li>No invasive non-native species.</li> <li>Bare ground and signs of damage cover &lt;5% of total area.</li> </ul> | 0.69                     | Moderate      |
| 10                                 | 0.86      | <ul style="list-style-type: none"> <li>Check on the establishment of a diverse mixture of native species.</li> <li>Check for any nutrient enrichment and indicator species.</li> <li>Single 'Hay' cut applied after flowering with arisings left for 1-7 days. Cut the regrowth to around 50mm in late autumn winter and again in spring if required.</li> <li>Tussocky grassland cut on a rotational basis every 2-3 years.</li> </ul>                                                                                                                                                         | <ul style="list-style-type: none"> <li>Minimum of 10 native species per square metre.</li> <li>&lt;5% cover of creeping thistle, docks and nettle (high soil fertility indicators).</li> </ul>                                                                                                                                                                                                                                                             | 0.86                     | Good          |

| New Other Neutral Grassland (Good) |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                |                          |               |
|------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| Year                               | BNG Units | Management / Monitoring Prescriptions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Improved Condition Requirements                                                                                                                                                                | Units Gained / Delivered | BNG Condition |
|                                    |           | <ul style="list-style-type: none"> <li>Control and self-seeded scrub establishment to below 5%.</li> <li>Spot treat undesirable species with selective herbicide.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                |                          |               |
| 20                                 | 0.86      | <ul style="list-style-type: none"> <li>Check on the establishment of a diverse mixture of native species.</li> <li>Check for any nutrient enrichment and indicator species.</li> <li>Single 'Hay' cut applied after flowering with arisings left for 1-7 days. Cut the regrowth to around 50mm in late autumn winter and again in spring if required.</li> <li>Tussocky grassland cut on a rotational basis every 2-3 years.</li> <li>Control and self-seeded scrub establishment to below 5%.</li> <li>Spot treat undesirable species with selective herbicide.</li> </ul> | <ul style="list-style-type: none"> <li>Minimum of 10 native species per square metre.</li> <li>&lt;5% cover of creeping thistle, docks and nettle (high soil fertility indicators).</li> </ul> | 0                        | Good          |
| 30                                 | 0.86      | <ul style="list-style-type: none"> <li>Check on the establishment of a diverse mixture of native species.</li> <li>Check for any nutrient enrichment and indicator species.</li> <li>Single 'Hay' cut applied after flowering with arisings left for 1-7 days. Cut the regrowth to around 50mm in late autumn winter and again in spring if required.</li> <li>Tussocky grassland cut on a rotational basis every 2-3 years.</li> <li>Control and self-seeded scrub establishment to below 5%.</li> <li>Spot treat undesirable species with selective herbicide.</li> </ul> | <ul style="list-style-type: none"> <li>Minimum of 10 native species per square metre.</li> <li>&lt;5% cover of creeping thistle, docks and nettle (high soil fertility indicators).</li> </ul> | 0                        | Good          |

**Table 4.3. Poor Condition ONG Condition Management**

| New Other Neutral Grassland (Poor) |           |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                         |                          |               |
|------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| Year                               | BNG Units | Management / Monitoring Prescriptions                                                                                                                                                                                                                                                                                                                         | Improved Condition Requirements                                                                                                                                                                         | Units Gained / Delivered | BNG Condition |
| 0                                  | N/A       | <ul style="list-style-type: none"> <li>Seeding a sacrificial crop, without the addition of fertiliser, to be removed from site once grown.</li> <li>Deep plough to approximately 300mm to bring nutrient poor subsoil to surface.</li> </ul>                                                                                                                  | <ul style="list-style-type: none"> <li>Reducing nutrient levels of soil to allow for future maintenance of species richness.</li> </ul>                                                                 | 0                        | N/A           |
| 1                                  | N/A       | <ul style="list-style-type: none"> <li>Sow native wildflower seed across created areas to allow a species-rich sward to establish.</li> <li>Sow to provided requirements including soil preparation.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Check on the establishment of a diverse mixture of native species.</li> </ul> | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;5% scrub and &lt;20% bracken cover.</li> </ul> | 0                        | N/A           |
| 2                                  | 0.04      | <ul style="list-style-type: none"> <li>Increase the diversity of wildlife grassland through control of undesirable species and correct with further sowing if required.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to a height of 50-75mm.</li> </ul>                                                      | <ul style="list-style-type: none"> <li>Control of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;5% scrub and &lt;20% bracken cover.</li> </ul>             | 0.04                     | Poor          |
| 5                                  | 0.04      | <ul style="list-style-type: none"> <li>Increase the diversity of wildlife grassland through control of undesirable species and correct with further sowing if required.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to a height of 50-75mm.</li> </ul>                                                      | <ul style="list-style-type: none"> <li>Control undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;5% scrub and &lt;20% bracken cover.</li> </ul>                | 0                        | Poor          |
| 10                                 | 0.04      | <ul style="list-style-type: none"> <li>Increase the diversity of wildlife grassland through control of undesirable species and correct with further sowing if required.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to a height of 50-75mm.</li> </ul>                                                      | <ul style="list-style-type: none"> <li>Control undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;5% scrub and &lt;20% bracken cover.</li> </ul>                | 0                        | Poor          |
| 20                                 | 0.04      | <ul style="list-style-type: none"> <li>Increase the diversity of wildlife grassland through control of undesirable species and correct with further sowing if required.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to a height of 50-75mm.</li> </ul>                                                      | <ul style="list-style-type: none"> <li>Control undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;5% scrub and &lt;20% bracken cover.</li> </ul>                | 0                        | Poor          |
| 30                                 | 0.04      | <ul style="list-style-type: none"> <li>Increase the diversity of wildlife grassland through control of undesirable species and correct with further sowing if required.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to a height of 50-75mm.</li> </ul>                                                      | <ul style="list-style-type: none"> <li>Control undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;5% scrub and &lt;20% bracken cover.</li> </ul>                | 0                        | Poor          |

### *Bioswale*

- 4.16 SuDS in the form of a bioswale ditch will be created in the southern area of Stotfold Linear Park, through excavation and seeding with a marginal pond edge mix. These areas will assist with site drainage.
- 4.17 This habitat will be sown with Emorsgate EM8: Meadow Mixture for wet soils (see Phase 1 LEMP Table 5.9), or similar given the underlaying soil type, along with additional planting of stands of grasses (see Phase 1 LEMP paragraph 5.25), and stands of marginal species (including Meadowsweet *Filipendula ulmaria*, Yellow Flag Iris *Iris pseudacorus*, Soft Rush *Juncus effusus*, and Water Forget-me-not *Myosotis scorpioides*), and will be subject to a relaxed rotational management regime aiming to maintain species richness and develop a varied structure.
- 4.18 It is expected that the new bioswale will achieve a 'Good' condition when assessed against condition criteria. As such, the created bioswales would achieve 0.24 habitat units.

### Initial Aftercare and Long-term Management and Maintenance

- 4.19 The management and maintenance of the bioswale habitat will be undertaken to the same specifications as for this habitat within the Phase 1 area, as detailed in the Phase 1 LEMP.
- 4.20 Table 4.4 below sets out the management and monitoring to be completed together with the various incremental increases in the BNG units delivered across the management period.

**Table 4.4. Good Condition Bioswale Condition Management**

| New Bioswale (Moderate) |           |                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                              |                          |               |
|-------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| Year                    | BNG Units | Management / Monitoring Prescriptions                                                                                                                                                                                                      | Improved Condition Requirements                                                                                                                                                                                                                                                                              | Units Gained / Delivered | BNG Condition |
| 1                       | 0.17      | <ul style="list-style-type: none"> <li>• Sow to provided requirements including soil preparation.</li> <li>• Hand removal of undesirable species.</li> <li>• Check on the establishment of a diverse mixture of native species.</li> </ul> | <ul style="list-style-type: none"> <li>• Reduce the presence of undesirable and non-native species.</li> <li>• Variety of flowering species with pollen sources available most of the year.</li> </ul>                                                                                                       | 0.17                     | Moderate      |
| 2                       | 0.17      | <ul style="list-style-type: none"> <li>• Check on the establishment of a diverse mixture of native species.</li> <li>• Hand removal of undesirable species.</li> <li>• Bioswale cut on a rotational basis every 2-3 years.</li> </ul>      | <ul style="list-style-type: none"> <li>• Reduce the presence of undesirable and non-native species.</li> <li>• Variety of flowering species with pollen sources available most of the year.</li> </ul>                                                                                                       | 0                        | Moderate      |
| 5                       | 0.24      | <ul style="list-style-type: none"> <li>• Check on the establishment of a diverse mixture of native species.</li> <li>• Hand removal of undesirable species.</li> <li>• Bioswale cut on a rotational basis every 2-3 years.</li> </ul>      | <ul style="list-style-type: none"> <li>• Absence of invasive non-native species.</li> <li>• Variety of flowering species with pollen sources available most of the year.</li> <li>• Varied vegetation structure, with no single habitat component accounting for more than 80% of the total area.</li> </ul> | 0.24                     | Good          |
| 10                      | 0.24      | <ul style="list-style-type: none"> <li>• Check on the establishment of a diverse mixture of native species.</li> <li>• Hand removal of undesirable species.</li> <li>• Bioswale cut on a rotational basis every 2-3 years.</li> </ul>      | <ul style="list-style-type: none"> <li>• Absence of invasive non-native species.</li> <li>• Variety of flowering species with pollen sources available most of the year.</li> <li>• Varied vegetation structure, with no single habitat component accounting for more than 80% of the total area.</li> </ul> | 0                        | Good          |
| 20                      | 0.24      | <ul style="list-style-type: none"> <li>• Check on the establishment of a diverse mixture of native species.</li> <li>• Hand removal of undesirable species.</li> <li>• Bioswale cut on a rotational basis every 2-3 years.</li> </ul>      | <ul style="list-style-type: none"> <li>• Absence of invasive non-native species.</li> <li>• Variety of flowering species with pollen sources available most of the year.</li> <li>• Varied vegetation structure, with no single habitat component accounting for more than 80% of the total area.</li> </ul> | 0                        | Good          |
| 30                      | 0.24      | <ul style="list-style-type: none"> <li>• Check on the establishment of a diverse mixture of native species.</li> <li>• Hand removal of undesirable species.</li> <li>• Bioswale cut on a rotational basis every 2-3 years.</li> </ul>      | <ul style="list-style-type: none"> <li>• Absence of invasive non-native species.</li> <li>• Variety of flowering species with pollen sources available most of the year.</li> <li>• Varied vegetation structure, with no single habitat component accounting for more than 80% of the total area.</li> </ul> | 0                        | Good          |

### *Amenity Grassland*

- 4.21 A number of open spaces across the Phase 1 Addendum area will comprise of modified / amenity grassland, primarily in roadside verges and at the main site entrance. The grassland will offer a durable habitat and enhance the appearance and ecological interest of the site.
- 4.22 Two grass mixes will be used across the amenity grassland on-site, creating areas suitable for different uses, as well as creating variation for different invertebrate niches. The majority of these areas will be planted with the Medallion Turf by Rolawn Ltd or similar, consisting of fine-leaved fescue and ryegrass cultivars, whilst the more relaxed areas will be seeded with the Emorsgate EL1 Flowering Lawn mix or similar (see Phase 1 LEMP Table 5.11).
- 4.23 The created areas of modified grassland will be managed to a variety of conditions based on the most-likely achievable goal for each area of grassland. The majority of the new modified grassland will target a 'Poor' condition, in particular any grassland bordering residential areas and footpaths, as these areas will be under closer management such as regular mowing and likely to be impacted by footfall. The remaining parcels of modified grassland are in larger parcels, or in areas with less expected footfall, and as such will target a 'Moderate' condition. The created grassland is expected to achieve 0.61 habitat units.

### Initial Aftercare and Long-term Management and Maintenance

- 4.24 The management and maintenance of the amenity grassland will be undertaken to the same specifications as for this habitat within the Phase 1 area, as detailed in the Phase 1 LEMP.
- 4.25 The management and monitoring to be completed together with the various incremental increases in the BNG units delivered across the management period is set out in Tables 4.5. and 4.6. below.

**Table 4.5. Moderate Condition Modified Grassland Condition Management**

| New Modified Grassland (Moderate) |           |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                          |                          |               |
|-----------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| Year                              | BNG Units | Management / Monitoring Prescriptions                                                                                                                                                                                                                                                                                                                                                            | Improved Condition Requirements                                                                                                                                                          | Units Gained / Delivered | BNG Condition |
| 1                                 | 0.09      | <ul style="list-style-type: none"> <li>Sow to provided requirements including soil preparation.</li> <li>Mow regularly (every 7-10 days during growing season) to control weeds.</li> </ul>                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;20% scrub cover.</li> </ul>     | 0.09                     | Poor          |
| 2                                 | 0.09      | <ul style="list-style-type: none"> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> </ul>                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;20% scrub cover.</li> </ul>     | 0                        | Poor          |
| 5                                 | 0.17      | <ul style="list-style-type: none"> <li>Check on the establishment of a diverse mixture of native species.</li> <li>Control and self-seeded scrub establishment to below 5%.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> <li>Mowing relaxed in May for 4-8 weeks to allow for flowering.</li> </ul> | <ul style="list-style-type: none"> <li>A minimum of 6 plant species per square metre.</li> <li>&lt;20% bracken cover.</li> <li>Control undesirable species.</li> </ul>                   | 0.17                     | Moderate      |
| 10                                | 0.17      | <ul style="list-style-type: none"> <li>Check on the establishment of a diverse mixture of native species.</li> <li>Control and self-seeded scrub establishment to below 5%.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> <li>Mowing relaxed in May for 4-8 weeks to allow for flowering.</li> </ul> | <ul style="list-style-type: none"> <li>A minimum of 6 plant species per square metre.</li> <li>&lt;20% scrub and &lt;20% bracken cover.</li> <li>Control undesirable species.</li> </ul> | 0                        | Moderate      |
| 20                                | 0.17      | <ul style="list-style-type: none"> <li>Check on the establishment of a diverse mixture of native species.</li> <li>Control and self-seeded scrub establishment to below 5%.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> <li>Mowing relaxed in May for 4-8 weeks to allow for flowering.</li> </ul> | <ul style="list-style-type: none"> <li>A minimum of 6 plant species per square metre.</li> <li>&lt;20% scrub and &lt;20% bracken cover.</li> <li>Control undesirable species.</li> </ul> | 0                        | Moderate      |
| 30                                | 0.17      | <ul style="list-style-type: none"> <li>Check on the establishment of a diverse mixture of native species.</li> <li>Control and self-seeded scrub establishment to below 5%.</li> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> </ul>                                                                      | <ul style="list-style-type: none"> <li>A minimum of 6 plant species per square metre.</li> <li>&lt;20% scrub and &lt;20% bracken cover.</li> <li>Control undesirable species.</li> </ul> | 0                        | Moderate      |

| New Modified Grassland (Moderate) |           |                                                                                                               |                                 |                          |               |
|-----------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------|---------------|
| Year                              | BNG Units | Management / Monitoring Prescriptions                                                                         | Improved Condition Requirements | Units Gained / Delivered | BNG Condition |
|                                   |           | <ul style="list-style-type: none"> <li>Mowing relaxed in May for 4-8 weeks to allow for flowering.</li> </ul> |                                 |                          |               |

**Table 4.6. Poor Condition Modified Grassland Condition Management**

| New Modified Grassland (Poor) |           |                                                                                                                                                                                             |                                                                                                                                                                                      |                          |               |
|-------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| Year                          | BNG Units | Management / Monitoring Prescriptions                                                                                                                                                       | Improved Condition Requirements                                                                                                                                                      | Units Gained / Delivered | BNG Condition |
| 1                             | 0.44      | <ul style="list-style-type: none"> <li>Sow to provided requirements including soil preparation.</li> <li>Mow regularly (every 7-10 days during growing season) to control weeds.</li> </ul> | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;20% scrub cover.</li> </ul> | 0.44                     | Poor          |
| 2                             | 0.44      | <ul style="list-style-type: none"> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> </ul>               | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;20% scrub cover.</li> </ul> | 0                        | Poor          |
| 5                             | 0.44      | <ul style="list-style-type: none"> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> </ul>               | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;20% scrub cover.</li> </ul> | 0                        | Poor          |
| 10                            | 0.44      | <ul style="list-style-type: none"> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> </ul>               | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;20% scrub cover.</li> </ul> | 0                        | Poor          |
| 20                            | 0.44      | <ul style="list-style-type: none"> <li>Spot treat undesirable species with selective herbicide.</li> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> </ul>               | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> <li>&lt;20% scrub cover.</li> </ul> | 0                        | Poor          |
| 30                            | 0.44      | <ul style="list-style-type: none"> <li>Spot treat undesirable species with selective herbicide.</li> </ul>                                                                                  | <ul style="list-style-type: none"> <li>Reduce the presence of undesirable species.</li> <li>Have no more than between 1% and 5% bare earth.</li> </ul>                               | 0                        | Poor          |



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| New Modified Grassland (Poor) |           |                                                                                                             |                                                                        |                          |               |
|-------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------|---------------|
| Year                          | BNG Units | Management / Monitoring Prescriptions                                                                       | Improved Condition Requirements                                        | Units Gained / Delivered | BNG Condition |
|                               |           | <ul style="list-style-type: none"> <li>Cut when necessary to maintain a sward height of 25-75mm.</li> </ul> | <ul style="list-style-type: none"> <li>&lt;20% scrub cover.</li> </ul> |                          |               |

### *Individual Trees*

- 4.26 A total of 56 new native and non-native trees will be planted in appropriate locations throughout the Phase 1 Addendum area to bolster the green infrastructure within the site (see Phase 1 LEMP Table 5.17. for species).
- 4.27 The new tree planting will target a 'Moderate' condition when assessed against condition criteria. As such, individual trees combined would achieve 0.70 habitat units.

### Initial Aftercare and Long-term Management and Maintenance

- 4.28 The management and maintenance of the individual trees will be undertaken to the same specifications as for this habitat within the Phase 1 area, as detailed in the Phase 1 LEMP.
- 4.29 The management and monitoring to be completed together with the various incremental increases in the BNG units delivered across the management period is set out in Table 4.7. below.

**Table 4.7. Moderate Condition Urban Trees Condition Management**

| New Urban Trees (Moderate) |           |                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                             |                          |               |
|----------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------|
| Year                       | BNG Units | Management / Monitoring Prescriptions                                                                                                                                                                                                                                                | Improved Condition Requirements                                                                                                                                                                                                                                                                                                                             | Units Gained / Delivered | BNG Condition |
| 1                          | N/A       | <ul style="list-style-type: none"> <li>Planting undertaken during autumn, winter and spring.</li> <li>Arboricultural management undertaken outside of the bird nesting season.</li> </ul>                                                                                            | <ul style="list-style-type: none"> <li>Protected from damage by human activities.</li> </ul>                                                                                                                                                                                                                                                                | 0                        | N/A           |
| 2                          | N/A       | <ul style="list-style-type: none"> <li>Arboricultural management undertaken outside of the bird nesting season.</li> </ul>                                                                                                                                                           | <ul style="list-style-type: none"> <li>Protected from damage by human activities.</li> </ul>                                                                                                                                                                                                                                                                | 0                        | N/A           |
| 5                          | N/A       | <ul style="list-style-type: none"> <li>Arboricultural management undertaken outside of the bird nesting season.</li> </ul>                                                                                                                                                           | <ul style="list-style-type: none"> <li>Protected from damage by human activities.</li> </ul>                                                                                                                                                                                                                                                                | 0                        | N/A           |
| 10                         | 0.64      | <ul style="list-style-type: none"> <li>Arboricultural management undertaken outside of the bird nesting season.</li> <li>Check for good annual growth and healthy crowns.</li> <li>Maintain vegetation at the base of the tree, covering at least 20% of the canopy area.</li> </ul> | <ul style="list-style-type: none"> <li>&gt;20% of canopy is oversailing vegetation.</li> <li>Protected from damage by human activities.</li> </ul>                                                                                                                                                                                                          | 0.64                     | Poor          |
| 20                         | 0.64      | <ul style="list-style-type: none"> <li>Arboricultural management undertaken outside of the bird nesting season.</li> <li>Check for good annual growth and healthy crowns.</li> <li>Maintain vegetation at the base of the tree, covering at least 20% of the canopy area.</li> </ul> | <ul style="list-style-type: none"> <li>&gt;20% of canopy is oversailing vegetation.</li> <li>Protected from damage by human activities.</li> </ul>                                                                                                                                                                                                          | 0                        | Poor          |
| 30                         | 0.70      | <ul style="list-style-type: none"> <li>Arboricultural management undertaken outside of the bird nesting season.</li> <li>Maintain vegetation at the base of the tree, covering at least 20% of the canopy area.</li> <li>Check for good annual growth and healthy crowns.</li> </ul> | <ul style="list-style-type: none"> <li>&gt;20% of canopy is oversailing vegetation.</li> <li>Protected from damage by human activities.</li> <li>Tree can grow to at least 75% of its expected canopy area (i.e. has enough space, is not pruned regularly).</li> <li>Ecological niches are present (e.g. ivy, dead wood, cavities, loose bark).</li> </ul> | 0.70                     | Moderate      |

#### *Introduced Shrub*

- 4.30 Several areas of ornamental planting will be established across the site, largely associated with the residential parcels. Planting will include both native and non-native species (see Phase 1 LEMP Table 5.21).
- 4.31 The new areas of ornamental planting have no applicable condition when assessed against condition criteria. As such, the habitat would achieve 0.01 habitat units.

#### Initial Aftercare and Long-term Management and Maintenance

- 4.32 The management and maintenance of the introduced shrub will be undertaken to the same specifications as for this habitat within the Phase 1 area, as detailed in the Phase 1 LEMP.

*Non-native and Ornamental Hedgerow*

- 4.33 Single species and non-native hedgerows will be planted throughout the development, largely associated with the residential areas. The species included in the ornamental hedgerows are shown in the Phase 1 LEMP Table 5.23.
- 4.34 The ornamental hedgerows will target a Poor condition when assessed against condition criteria. As such, these hedgerows would achieve 0.03 hedgerow units.

Initial Aftercare and Long-term Management and Maintenance

- 4.35 The management and maintenance of the ornamental hedgerow will be undertaken to the same specifications as for this habitat within the Phase 1 area, as detailed in the Phase 1 LEMP.

### *Invasive Non-Native Species*

- 4.36 No Invasive Non-native Species (INNS) as listed under Schedule 9 of the Wildlife & Countryside Act 1981 (as amended) were discovered on-site during the course of any surveys conducted by Ecology Solutions.
- 4.37 If INNS are identified within or immediately adjacent to the site during the proposed works, their removal will follow best practice methodologies and care will be taken to minimise the risk of further spreading them throughout the site. Removed material will be treated as contaminated waste and disposed of at a licenced facility.

### **Objective 3: To ensure that the site is capable of supporting a similar, or greater, complement of species, where this is compatible with the above objectives**

- 4.38 The establishment of new areas of grassland, amenity planting, hedgerows, trees and bioswale will diversify the habitats present at the site and encourage a greater range of wildlife use over the existing situation.

### *Bats*

- 4.39 The trees in the east of the site that have been identified as possessing bat potential will be mostly retained and protected during the development. In addition, the majority of hedgerows, which are of particular suitability for use by bats for foraging, are being retained.
- 4.40 One bat box will be installed on a suitable retained tree within the hedgerow in the southern Stotfold Linear Park, to provide new roosting opportunities during or post-construction. The model of the box will be Schwegler 1FF Bat Box or similar (see Plan ECO4 and Appendix 4).
- 4.41 The box will be positioned at a minimum height of three metres above ground level, away from significant lighting and orientated in a southern, southeastern, or southwestern direction to provide enough warmth. Once securely mounted onto retained trees and buildings, these bat box models will be virtually maintenance free.
- 4.42 Bat boxes will be checked once per year for the first five years following installation. A suitably qualified and licensed bat worker will ensure bat boxes are still in situ, with arrangement made for replacement if found to be damaged or missing. To limit the likelihood of disturbing any bats, checks should be carried out in February or March, prior to bats occupying the boxes, as they often only use bat boxes in summer and move elsewhere for hibernation roosts.
- 4.43 No future monitoring (after five years) of the bat boxes is considered necessary since no bat roosting sites will be lost as a result of the development.

### *Hedgehogs*

- 4.44 Additional hibernation opportunities will be provided for Hedgehogs through the provision of a log pile located in a sheltered area of landscaping (see Plan ECO4 and Appendix 5).

- 4.45 This will be established post-construction in a discreet location and should be created from materials sourced on-site during construction where possible.
- 4.46 In addition, Hedgehog gateways will be installed in impermeable boundaries where appropriate, to allow Hedgehogs to forage freely across the site.
- 4.47 No monitoring or management of the log piles will be required.

#### *Badgers*

- 4.48 For animal welfare reasons, Badgers are considered within a separate confidential document.

#### *Birds*

- 4.49 To provide additional nesting opportunities, bird boxes will be installed at the site post-construction. One Woodstone Seville 28mm Bird Boxes, and one Woodstone Seville 32mm Bird Box or similar (see Plan ECO4 and Appendix 6) will be installed onto suitable retained habitat within Stotfold Linear Park.
- 4.50 All bird boxes will be positioned high up on trees (a minimum height of 2-3m above ground level) and orientated to face north / northeast to provide enough shelter from excessive sunlight. Once securely mounted, these bird box models will be virtually maintenance free and can be used for years without cleaning.
- 4.51 Bird boxes will be checked periodically (once per year in February) for the first five years following installation. A suitably experienced ecologist will ensure bird boxes are still in situ and are not damaged. Checks for signs of structural damage should be undertaken outside the nesting season (March to August inclusive) by a suitably qualified ecologist. Boxes will be replaced if found to be damaged or missing.

#### *Reptiles*

- 4.52 The creation of high-quality grassland will provide an uplift in the foraging and basking habitat available for this group. In addition, the creation of log piles as detailed for Hedgehogs above, will provide additional hibernation opportunities for reptiles.
- 4.53 No monitoring or management of the log piles will be required.

#### *Invertebrates*

- 4.54 One National Trust CJ Wildlife Apex Insect House will be installed in sheltered spots with enough exposure to sunlight to offer new opportunities for invertebrates' post-construction (see Plan ECO4 and Appendix 7). The box will be south-facing and require no monitoring or management.
- 4.55 Further enhancements will be provided through the establishment of log piles, as detailed above for Hedgehogs. These will offer new opportunities for saproxylic species such as Stag Beetle *Lucanus cervus*.

## 5. Implementation and Responsibilities

- 5.1 The Management Entity has ultimate responsibility for the implementation, funding and legal mechanisms of this strategy.
- 5.2 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.
- 5.3 In the case of the Management Entity being NHDC, the funding mechanism will be through monies paid by the developer to NHDC.
- 5.4 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.
- 5.5 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).
- 5.6 It is the responsibility of the Management Entity to instruct appropriate experienced contractors to establish the various features and habitats proposed, and also to instruct appropriate experienced ecologists and / or landscape contractors to check the work as set out in this management plan, where necessary.
- 5.7 Clear channels between these parties and their associates on the ground will be in operation at all times, by email and telephone as appropriate.
- 5.8 The Landlord Entity will manage and maintain the development and landscaping.

### *Contractor Responsibilities*

- 5.9 All materials used during the development of the site, as well as any operations, will be in accordance with British Standards, Codes of Practice, and legislation.
- 5.10 A review of the management plan will be undertaken every five years and so long as the development exists, to determine its success. If warranted, appropriate remedial actions to the management plan will be undertaken to ensure that the landscaping and ecological aims of the management plan are achieved.



## 6. Schedule of Landscape and Ecological Works

| Habitat                               | Item                                            | Sub-category                              | Description                                                                                                                                                                  | Timings |   |   |   |   |   |   |   |   |   |   |   |
|---------------------------------------|-------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|                                       |                                                 |                                           |                                                                                                                                                                              | J       | F | M | A | M | J | J | A | S | O | N | D |
| Amenity Meadow and Tussocky Grassland | Pre-seeding preparation                         | Nutrient Stripping and Ground Preparation | Nutrient stripping by seeding of a sacrificial crop without the addition of fertiliser, removed from the site once grown, followed by deep ploughing to approximately 300mm. | x       | x | x | x | x | x | x | x | x | x | x | x |
|                                       | Establishment                                   | Seeding                                   | Emorsgate EM6 Chalk and Limestone Mixture and EM10 Tussock Meadow Mixture.                                                                                                   |         |   |   |   |   |   |   |   | x | x | x |   |
|                                       | Maintenance operations after seeding (Year 1)   | Health inspections                        | Seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in autumn, winter or spring.       |         |   | x |   | x |   | x |   | x |   |   |   |
|                                       |                                                 | Cutting                                   | Sward will be cut to a height of 40-60mm in mid-March, late August and mid-October, with material left for seven days for seed dispersal only following the August cut.      |         |   | x |   |   |   |   | x |   | x |   |   |
|                                       |                                                 | Watering                                  | Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.                                    |         |   |   |   | x | x | x | x | x |   |   |   |
|                                       | Routine maintenance operations (Year 2 onwards) | Health inspections                        | Seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in autumn, winter or spring.       |         |   | x |   | x |   | x |   | x |   |   |   |

| Habitat  | Item                                          | Sub-category       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Timings |   |   |   |   |   |   |   |   |   |   |   |
|----------|-----------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|          |                                               |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | J       | F | M | A | M | J | J | A | S | O | N | D |
|          |                                               | Cutting            | Meadow areas will be allowed to flower through to August, when 80% of the grassland will be cut to a height of 40-60mm, and the remaining 20% left to stand through winter and cut in March. Additional cuts to 40 to 60mm can be applied in November and February should soil fertility results in significant growth over winter. All arisings will be left in situ for five days to allow seed release and ensure the continued renewal of the floristic diversity of the site. The arisings will then be turned and removed from site. |         | x | x |   |   |   |   | x |   |   | x |   |
|          |                                               |                    | Tussocky areas will be cut on a rotational basis every 2-3 years between October and February so that no more than half of the tussocky area is cut in any one year.                                                                                                                                                                                                                                                                                                                                                                       | x       | x |   |   |   |   |   |   |   | x | x | x |
|          |                                               | Weeding            | Monthly hand removal of weeds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | x       | x | x | x | x | x | x | x | x | x | x | x |
|          |                                               | Litter             | To be removed as necessary before any cutting works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | x       | x | x | x | x | x | x | x | x | x | x | x |
|          |                                               | Watering           | Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.                                                                                                                                                                                                                                                                                                                                                                                                  |         |   |   |   | x | x | x | x | x |   |   |   |
| Bioswale | Pre-seeding preparation                       | Ground Preparation | Removal of undesirable species. Soil shall be levelled (minimum 150mm depth).                                                                                                                                                                                                                                                                                                                                                                                                                                                              | x       | x | x | x | x | x | x | x | x | x | x | x |
|          | Establishment                                 | Seeding            | New seeding should occur as per manufacturer's guidance ideally during early autumn or spring prior to, or within 12 months, of the completion of the development.                                                                                                                                                                                                                                                                                                                                                                         |         |   | x | x | x |   |   |   | x | x |   |   |
|          | Maintenance operations after seeding (Year 1) | Health inspections | Seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in autumn, winter or spring.                                                                                                                                                                                                                                                                                                                                                                     |         |   | x |   | x |   | x |   | x |   |   |   |

| Habitat | Item                                            | Sub-category       | Description                                                                                                                                                                                                                                                                                                                                        | Timings |   |   |   |   |   |   |   |   |   |   |   |
|---------|-------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|         |                                                 |                    |                                                                                                                                                                                                                                                                                                                                                    | J       | F | M | A | M | J | J | A | S | O | N | D |
|         |                                                 | Cutting            | Cutting of annual weeds will be avoided until mid to late summer, with cutting delayed until early August, making way for the young meadow beneath. Any unwanted species such as Docks will be removed, and any arisings taken away from the site.                                                                                                 |         |   |   |   |   |   |   | X |   |   |   |   |
|         |                                                 |                    | The grassland can then be mown through to the end of March the following year.                                                                                                                                                                                                                                                                     | X       | X | X |   |   |   |   |   | X | X | X | X |
|         |                                                 | Watering           | Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.                                                                                                                                                                                                          |         |   |   |   | X | X | X | X | X |   |   |   |
|         | Routine maintenance operations (Year 2 onwards) | Health inspections | Lawn seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in autumn, winter or spring.                                                                                                                                                                        |         |   | X |   | X |   | X |   | X |   |   |   |
|         |                                                 | Cutting            | Variation in structure will be achieved by cutting back sections of vegetation every 2-3 years in rotation, between September and November. Dense stands of single species (e.g. Yellow Flag Iris) may benefit from selective thinning. Machines and heavy equipment should be used with care on wet sites to avoid damage to soil and vegetation. |         |   |   |   |   |   |   |   | X | X | X |   |
|         |                                                 | Weeding            | Monthly hand removal of weeds unwanted species.                                                                                                                                                                                                                                                                                                    | X       | X | X | X | X | X | X | X | X | X | X | X |
|         |                                                 | Litter             | To be removed as necessary before any cutting works.                                                                                                                                                                                                                                                                                               | X       | X | X | X | X | X | X | X | X | X | X | X |
|         |                                                 | Watering           | As required during periods of drought to avoid death of the planting.                                                                                                                                                                                                                                                                              |         |   |   |   | X | X | X | X | X |   |   |   |
|         |                                                 |                    |                                                                                                                                                                                                                                                                                                                                                    |         |   |   |   |   |   |   |   |   |   |   |   |
|         |                                                 |                    |                                                                                                                                                                                                                                                                                                                                                    |         |   |   |   |   |   |   |   |   |   |   |   |
|         |                                                 |                    |                                                                                                                                                                                                                                                                                                                                                    |         |   |   |   |   |   |   |   |   |   |   |   |
|         |                                                 |                    |                                                                                                                                                                                                                                                                                                                                                    |         |   |   |   |   |   |   |   |   |   |   |   |
|         |                                                 |                    |                                                                                                                                                                                                                                                                                                                                                    |         |   |   |   |   |   |   |   |   |   |   |   |

| Habitat           | Item                                            | Sub-category       | Description                                                                                                                                                                           | Timings |   |   |   |   |   |   |   |   |   |   |   |
|-------------------|-------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|                   |                                                 |                    |                                                                                                                                                                                       | J       | F | M | A | M | J | J | A | S | O | N | D |
| Amenity Grassland | Pre-seeding preparation                         | Ground Preparation | Removal of undesirable species. Soil shall be levelled (minimum 150mm depth).                                                                                                         | x       | x | x | x | x | x | x | x | x | x | x | x |
|                   | Establishment                                   | Seeding            | New seeding should occur as per manufacturer's guidance ideally during early autumn or spring prior to, or within 12 months, of the completion of the development.                    |         |   | x | x | x |   |   |   | x | x |   |   |
|                   | Maintenance operations after seeding (Year 1)   | Health inspections | Seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in autumn, winter or spring.                |         |   | x |   | x |   | x |   | x |   |   |   |
|                   |                                                 | Cutting            | Mow newly sown flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment. Cut to a height of 40-60mm, removing cuttings if dense. |         |   | x | x | x | x | x | x | x |   |   |   |
|                   |                                                 |                    | Large perennial weeds such as docks should be dug out by hand.                                                                                                                        | x       | x | x | x | x | x | x | x | x | x | x | x |
|                   |                                                 | Watering           | Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.                                             |         |   |   |   | x | x | x | x | x |   |   |   |
|                   | Routine maintenance operations (Year 2 onwards) | Health inspections | Lawn seeding found to have not established during bi-monthly health visits between March and September will be reseeded with the same seed mix in autumn, winter or spring.           |         |   | x |   | x |   | x |   | x |   |   |   |
|                   |                                                 | Cutting            | The grass will be cut when it reaches 75 mm long back to a length of 35 mm, approximately three times per year in March, August and October.                                          |         |   | x |   |   |   |   | x |   | x |   |   |

| Habitat          | Item                                          | Sub-category            | Description                                                                                                                                                                                                                                                                            | Timings |   |   |   |   |   |   |   |   |   |   |   |
|------------------|-----------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|                  |                                               |                         |                                                                                                                                                                                                                                                                                        | J       | F | M | A | M | J | J | A | S | O | N | D |
|                  |                                               |                         | Grass cutting in 'Poor' condition areas will occur as necessary, to maintain a sward height of between 25 – 75mm. Where it is considered appropriate for the intended use of the grassland, mowing can be relaxed in May to allow for flowering, with cutting resumed after 4-8 weeks. | x       | x | x | x |   |   | x | x | x | x | x | x |
|                  |                                               | Weeding                 | Monthly hand removal of weeds unwanted species.                                                                                                                                                                                                                                        | x       | x | x | x | x | x | x | x | x | x | x | x |
|                  |                                               | Litter                  | To be removed as necessary before any cutting works.                                                                                                                                                                                                                                   | x       | x | x | x | x | x | x | x | x | x | x | x |
|                  |                                               | Watering                | As required during periods of drought to avoid death of the planting.                                                                                                                                                                                                                  |         |   |   |   | x | x | x | x | x |   |   |   |
| Individual Trees | Establishment                                 | Planting                | New tree planting should occur during autumn, winter or spring prior to, or within 12 months, of the completion of the development.                                                                                                                                                    | x       | x | x | x | x |   |   |   | x | x | x | x |
|                  | Maintenance operations after seeding (Year 1) | Health inspections      | Should any trees be observed to be diseased, damaged or dead during monthly visits between March and September they will be replaced with the same species to the same specification in early spring or late autumn.                                                                   |         |   | x | x | x | x | x | x | x |   |   |   |
|                  |                                               | Weed-free ring of mulch | A weed-free ring (500 mm) of mulch will be maintained around each tree planted for the first five years to reduce competition from weed species. To be created at the same time as the planting.                                                                                       | x       | x | x | x | x |   |   |   | x | x | x | x |
|                  |                                               | Tree guards / stakes    | Trees planted shall be triple staked with timber cross bar and soft ties and be protected with 600mm spiral Rabbit guards. To be installed at the same time as the planting.                                                                                                           | x       | x | x | x | x |   |   |   | x | x | x | x |
|                  |                                               | Watering                | Regular watering will occur weekly during the main growing season (May to September inclusive) and only as required outside these months.                                                                                                                                              |         |   |   |   | x | x | x | x | x |   |   |   |
|                  | Routine maintenance                           | Health inspections      | Should any trees be observed to be diseased, damaged or dead during monthly visits between March and September they will be                                                                                                                                                            |         |   | x | x | x | x | x | x | x |   |   |   |

| Habitat | Item                                               | Sub-category         | Description                                                                                                                                                                                                         | Timings |   |   |   |   |   |   |   |   |   |   |   |
|---------|----------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|         |                                                    |                      |                                                                                                                                                                                                                     | J       | F | M | A | M | J | J | A | S | O | N | D |
|         | operations<br>(Year 2 onwards)                     |                      | replaced with the same species to the same specification in early spring or late autumn.                                                                                                                            |         |   |   |   |   |   |   |   |   |   |   |   |
|         |                                                    | Pruning              | Pruning to occur twice yearly and should avoid the nesting bird season (March to August inclusive).                                                                                                                 | x       | x | x | x |   |   |   |   | x | x | x | x |
|         |                                                    | Litter               | To be removed as necessary before any pruning works.                                                                                                                                                                | x       | x | x | x | x | x | x | x | x | x | x | x |
|         |                                                    | Watering             | As required during periods of drought to avoid death of the trees.                                                                                                                                                  |         |   |   |   | x | x | x | x | x |   |   |   |
|         | Routine maintenance operations<br>(Year 3)         | Health inspections   | Should any trees be observed to be diseased, damaged or dead during annual visits between March and September they will be replaced with the same species to the same specification in early spring or late autumn. |         |   | x | x | x | x | x | x | x |   |   |   |
|         |                                                    | Tree guards / stakes | When no longer necessary, typically after three to five years, guards and stakes may be removed from the planting.                                                                                                  | x       | x | x | x | x | x | x | x | x | x | x | x |
|         |                                                    | Pruning              | Pruning to occur twice yearly and should avoid the nesting bird season (March to August inclusive).                                                                                                                 | x       | x |   |   |   |   |   |   | x | x | x | x |
|         |                                                    | Litter               | To be removed as necessary before any pruning works.                                                                                                                                                                | x       | x | x | x | x | x | x | x | x | x | x | x |
|         |                                                    | Watering             | As required during periods of drought to avoid death of the trees.                                                                                                                                                  |         |   |   |   | x | x | x | x | x |   |   |   |
|         | Routine maintenance operations<br>(Year 4 onwards) | Pruning              | Pruning to occur twice yearly and should avoid the nesting bird season (March to August inclusive).                                                                                                                 | x       | x |   |   |   |   |   |   | x | x | x | x |
|         |                                                    | Litter               | To be removed as necessary before any pruning works.                                                                                                                                                                | x       | x | x | x | x | x | x | x | x | x | x | x |
|         |                                                    | Watering             | As required during periods of drought to avoid death of the planting.                                                                                                                                               |         |   |   |   | x | x | x | x | x |   |   |   |

| Habitat          | Item                                                         | Sub-category       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Timings |   |   |   |   |   |   |   |   |   |   |   |
|------------------|--------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|                  |                                                              |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | J       | F | M | A | M | J | J | A | S | O | N | D |
| Introduced Shrub | Establishment Maintenance operations after planting (Year 1) | Planting           | Planting of ornamental species will be undertaken during the autumn, winter, or spring. Dead and damaged branches will be removed from plants post-planting.                                                                                                                                                                                                                                                                                                                    | X       | X | X | X | X |   |   |   | X | X | X | X |
|                  |                                                              | Mulching           | All planted beds will be mulched with bark to a depth of at least 50mm to discourage weed growth. To occur at time of planting.                                                                                                                                                                                                                                                                                                                                                 | X       | X | X | X | X |   |   |   | X | X | X | X |
|                  |                                                              | Weeding            | Undesirable species will be removed on a monthly basis. The use of pesticides (herbicides, insecticides, fungicides, and slug pellets etc.) will be avoided, and any removal will be undertaken by hand.                                                                                                                                                                                                                                                                        | X       | X | X | X | X | X | X | X | X | X | X | X |
|                  |                                                              | Health inspections | Should any plants be observed to be diseased, damaged, or dead during monthly visits between March and September they will be replaced with the same species to the same specification in November.                                                                                                                                                                                                                                                                             |         |   | X | X | X | X | X | X | X |   |   |   |
|                  |                                                              | Watering           | Watering will be undertaken as required to maintain healthy plant growth.                                                                                                                                                                                                                                                                                                                                                                                                       | X       | X | X | X | X | X | X | X | X | X | X | X |
|                  | Routine maintenance operations (Year 2 onwards)              | Health inspections | Should any plants be observed to be diseased, damaged, or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in November.                                                                                                                                                                                                                                                                          |         |   | X |   | X |   | X |   | X |   |   |   |
|                  |                                                              | Pruning            | Pruning of shrub species to occur twice yearly and should avoid the nesting bird season (March to August inclusive). Formative pruning and cutting back of plants will be used to maintain a neat, tidy form.                                                                                                                                                                                                                                                                   | X       | X |   |   |   |   |   |   | X | X | X | X |
|                  |                                                              | Cutting            | All dead stems of grasses and perennial species from the previous summer's growth will be cut back after the winter period (mid to late March) on an annual basis, with all arisings removed and disposed of off-site. Deadheading of herbaceous plants will be undertaken following flowering and when flower heads have died off. This will be done on an annual basis between August and November depending on the species used. All arisings will again need to be removed. |         |   | X |   |   |   |   |   | X | X | X |   |

| Habitat             | Item                                                         | Sub-category       | Description                                                                                                                                                                                                                  | Timings |   |   |   |   |   |   |   |   |   |   |   |
|---------------------|--------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|                     |                                                              |                    |                                                                                                                                                                                                                              | J       | F | M | A | M | J | J | A | S | O | N | D |
| Ornamental Hedgerow | Establishment Maintenance operations after planting (Year 1) | Weeding            | Monthly hand removal of undesirable species and pesticides (herbicides, insecticides, fungicides, and slug pellets etc.) to be avoided.                                                                                      | X       | X | X | X | X | X | X | X | X | X | X | X |
|                     |                                                              | Litter             | To be removed as necessary before any pruning / weeding works.                                                                                                                                                               | X       | X | X | X | X | X | X | X | X | X | X | X |
|                     |                                                              | Watering           | Watering will be undertaken as required to maintain healthy plant growth.                                                                                                                                                    | X       | X | X | X | X | X | X | X | X | X | X | X |
|                     |                                                              | Planting           | Planting of ornamental species will be undertaken during the autumn, winter, or spring. Dead and damaged branches will be removed from plants post-planting.                                                                 | X       | X | X | X | X |   |   |   | X | X | X | X |
|                     | Routine maintenance operations (Year 2 onwards)              | Weeding            | Undesirable species will be removed on a monthly basis. The use of pesticides (herbicides, insecticides, fungicides, and slug pellets etc.) will be avoided, and any removal will be undertaken by hand.                     | X       | X | X | X | X | X | X | X | X | X | X | X |
|                     |                                                              | Health inspections | Should any plants be observed to be diseased, damaged, or dead during monthly visits between March and September they will be replaced with the same species to the same specification in November.                          |         |   | X | X | X | X | X | X | X |   |   |   |
|                     |                                                              | Watering           | Watering will be undertaken as required to maintain healthy plant growth.                                                                                                                                                    | X       | X | X | X | X | X | X | X | X | X | X | X |
|                     | Routine maintenance operations (Year 2 onwards)              | Health inspections | Should any plants be observed to be diseased, damaged, or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in November.                       |         |   | X |   | X |   | X |   | X |   |   |   |
|                     |                                                              | Pruning            | Hedgerows will be maintained formally and trimmed when necessary (avoiding the nesting bird season (March to August) to the required size and to ensure a neat appearance, whilst maintaining the structure of the hedgerow. | X       | X |   |   |   |   |   |   | X | X | X | X |



| Habitat                                                 | Item                                            | Sub-category       | Description                                                                                                                                                                                                                                                                                  | Timings |   |   |   |   |   |   |   |   |   |   |   |
|---------------------------------------------------------|-------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---|---|---|---|---|---|---|---|---|---|---|
|                                                         |                                                 |                    |                                                                                                                                                                                                                                                                                              | J       | F | M | A | M | J | J | A | S | O | N | D |
|                                                         |                                                 | Weeding            | Monthly hand removal of undesirable species and pesticides (herbicides, insecticides, fungicides, and slug pellets etc.) to be avoided.                                                                                                                                                      | X       | X | X | X | X | X | X | X | X | X | X | X |
|                                                         |                                                 | Litter             | To be removed as necessary before any pruning / weeding works.                                                                                                                                                                                                                               | X       | X | X | X | X | X | X | X | X | X | X | X |
|                                                         |                                                 | Watering           | Watering will be undertaken as required to maintain healthy plant growth.                                                                                                                                                                                                                    | X       | X | X | X | X | X | X | X | X | X | X | X |
|                                                         |                                                 |                    |                                                                                                                                                                                                                                                                                              |         |   |   |   |   |   |   |   |   |   |   |   |
| Retained Native Hedgerow and Native Hedgerow with trees | Routine maintenance operations (Year 1 onwards) | Health inspections | Should any plants be observed to be diseased, damaged, or dead during bi-monthly visits between March and September they will be replaced with the same species to the same specification in November.                                                                                       |         |   | X |   | X |   | X |   | X |   |   |   |
|                                                         |                                                 | Pruning            | Hedge thinned, trimmed, and shaped twice yearly, dependent on growth rates, to reach desired specifications. Pruning should avoid the nesting bird season (March to August inclusive). If done in the fruiting season, should only be performed on one side of the hedgerow.                 | X       | X |   |   |   |   |   |   | X | X | X | X |
|                                                         |                                                 | Cutting            | Hedgerows cut once yearly on a three-year rotation as required outside of the nesting bird season (March to August inclusive).                                                                                                                                                               | X       | X |   |   |   |   |   |   | X | X | X | X |
|                                                         |                                                 |                    | Hedgerow margins will be allowed to grow 'tussocky' in character. They will be cut every two to three years between October and February. This cutting is best done on a rotational basis so that half the area remains undisturbed for wildlife. All arisings removed as for the grassland. | X       | X |   |   |   |   |   |   |   | X | X | X |
|                                                         |                                                 | Litter             | To be removed as necessary before any cutting or pruning works.                                                                                                                                                                                                                              | X       | X | X | X | X | X | X | X | X | X | X | X |
|                                                         |                                                 | Watering           | Hedgerows will be watered as required between March and September only.                                                                                                                                                                                                                      |         |   |   |   | X | X | X | X | X |   |   |   |

## 7. Monitoring and Remedial Measures

- 7.1 The monitoring of habitats will be completed every year for the first five years. Detailed monitoring will then be reduced to an appropriate frequency thereafter, likely every two years.
- 7.2 A record of monitoring visits will be retained through the use of site checklists (or similar). These will include photographic records, site notes and identified actions arising from each visit. The plan should also confirm that any actions identified are tracked, followed up and resolved within appropriate timescales.
- 7.3 The results of this monitoring work will be fed back into the evolution of this OLEMP, to adjust the approach to management where necessary, to ensure that the development still delivers the defined aims and objectives.
- 7.4 Remedial measures for any habitat failed to establish will be undertaken as per the management methods detailed within this report.
- 7.5 Any unexpected events that require remedial action not detailed within this management plan will be assessed during the review of the management plan and discussed with the appointed management team. Where unexpected events occur that require immediate remediation, consultation with the management team, landscape architects and ecologists will be had and appropriate actions implemented.

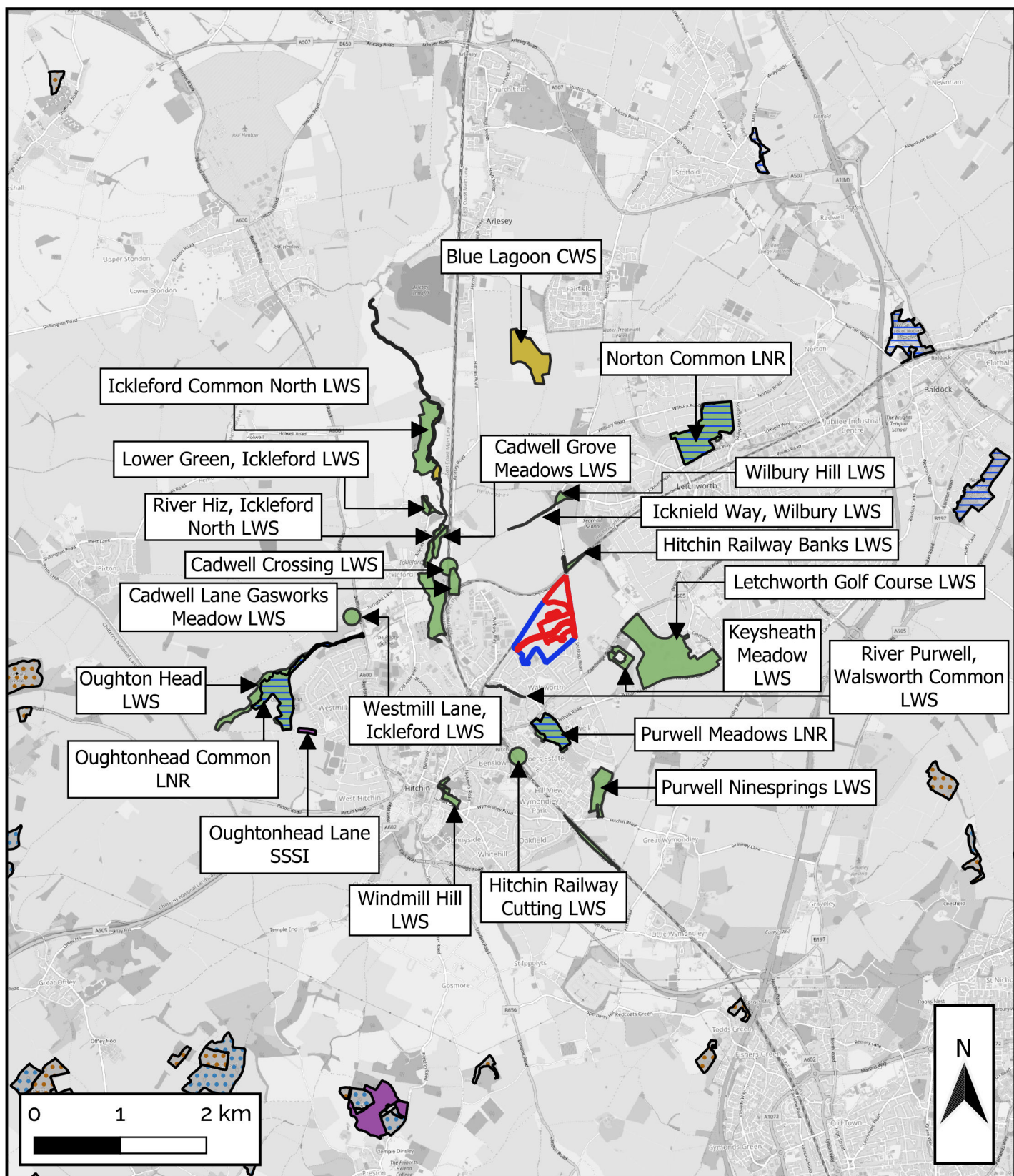
## 8. Summary and Conclusions

- 8.1 Ecology Solutions was commissioned in April 2025 by BDW North Thames to produce an Outline LEMP for the site known as Highover Farm, Hitchin. Alongside the OLEMP a series of detailed LEMPs for each phase of development are also being produced. A LEMP has been produced for Phase 1. This Phase 1 LEMP Addendum covers the area of The Avenue running through the middle of Phase 1 and the part of Stotfold Linear Park to the south of the main site access roundabout.
- 8.2 The proposed outline application for this development, with all matters reserved other than access, comprises residential led development of up to 700 dwellings of use class C3 (dwellings), approximately 500 sqm of neighbourhood-level facilities (use classes A1, A2, A3, A4, A5), a new 2FE primary school, open space, play space, green infrastructure, and associated accesses (vehicular, pedestrian and cycle), including a new primary access off Stotfold Road with limited access off High Dane.
- 8.3 The planning application for the development was submitted to North Hertfordshire District Council in April 2018, the outcome of which was the conditional planning permission allowed in November 2024 (reference: 18/01154/OP).
- 8.4 An extended Phase 1 habitat survey was previously undertaken of the site in 2014 and 2016 by WSP and updated in July 2019 by Tyler Grange Group Limited. The results of this survey are detailed within the Biodiversity Offsetting Metric, dated January 2023, and are summarised below. Targeted surveys have been undertaken, including habitat surveys and protected species surveys in respect of bats, breeding birds, common reptiles, Great Crested Newts and Badger by Ecology Solutions in 2023. An updated Biodiversity Net Gain Metric was produced by Ecology Solutions in 2025. An updated walkover survey to assess the status of protected species on-site was undertaken in November 2025.
- 8.5 The purpose of this report is to address Conditions 21 of the planning permission which requires a LEMP for the Phase 1 Addendum area (infrastructure RM) of the development. This document sets out the management of features of ecological and open space interest due to be retained, enhanced and established as part of the development and describes the wildlife enhancements and mitigation strategies to be implemented.
- 8.6 Opportunities for wildlife within the site will be retained and enhanced. Extant wildlife populations have been considered in the design process, and it is considered that these populations will be retained at a favourable conservation status throughout the development's lifetime.
- 8.7 Overall, it is considered that the production of this Phase 1 LEMP Addendum, and by following the habitat creation, enhancement, management and monitoring recommendations in this report, the proposed development will deliver significant ecological enhancements, allowing Condition 21 to be discharged.

## Plans

## **PLAN ECO1**

Site Location and Ecological Designations



#### KEY:

- PHASE 1 ADDENDUM BOUNDARY
- PHASE 1 BOUNDARY
- WIDER SITE BOUNDARY
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- LOCAL NATURE RESERVE (LNR)
- BEDS COUNTY WILDLIFE SITE (CWS)
- HERTS LOCAL WILDLIFE SITE (LWS)
- ANCIENT & SEMI-NATURAL WOODLAND
- ANCIENT REPLANTED WOODLAND



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11467: HIGHOVER FARM , HITCHIN

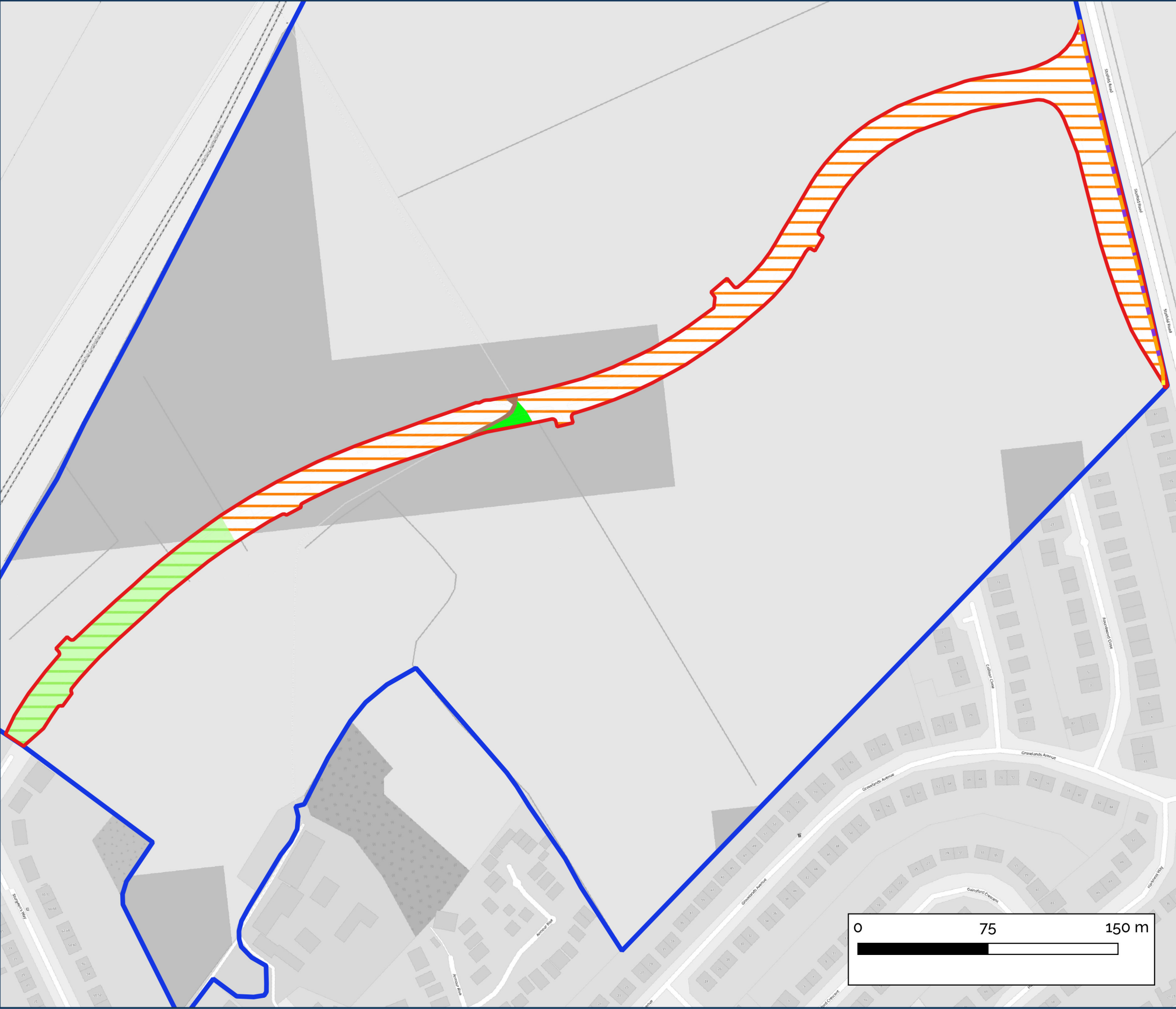
PLAN ECO1: SITE LOCATION AND  
ECOLOGICAL DESIGNATIONS

Rev: A  
May 2026

## **PLAN ECO<sub>2</sub>**

Ecological Features





KEY:

- PHASE 0 BOUNDARY
- WIDER SITE BOUNDARY
- BASILINE HABITATS
  - CEREAL CROPS
  - MODIFIED GRASSLAND
  - OTHER NEUTRAL GRASSLAND
  - BARE GROUND
- BASILINE HEDGEROWS
  - NATIVE HEDGEROW
  - NATIVE HEDGEROW WITH TREES



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PLAN ECO2: ECOLOGICAL  
FEATURES

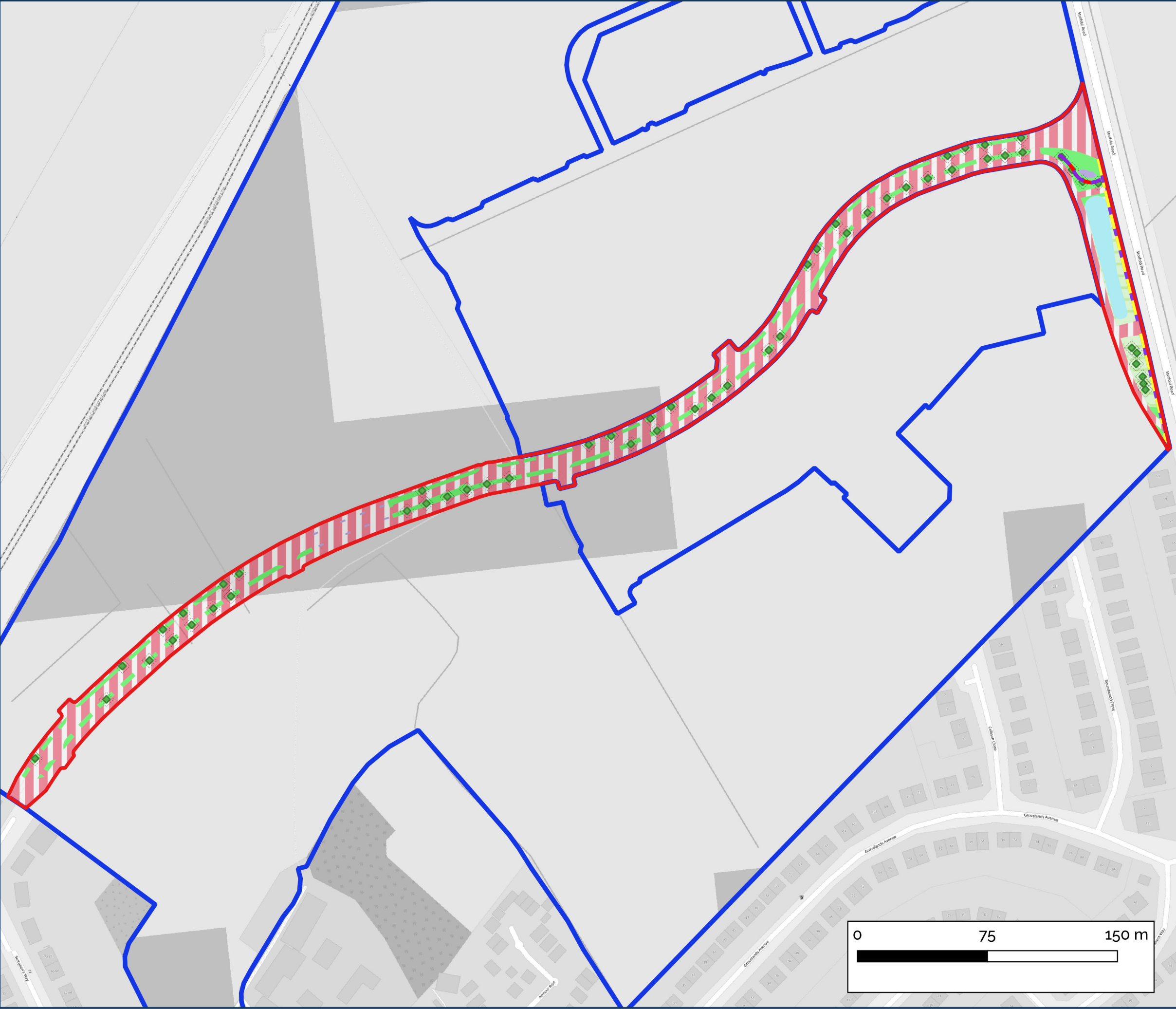
Rev: A  
May 2026





## **PLAN ECO<sub>3</sub>**

Post-development Habitats



- KEY:
- PHASE 1 ADDENDUM BOUNDARY
  - WIDER SITE BOUNDARY
- PROPOSED HABITATS
- BIOSWALE
  - DEVELOPED LAND; SEALED SURFACE
  - INTRODUCED SHRUB
  - MODIFIED GRASSLAND
  - OTHER NEUTRAL GRASSLAND
- PROPOSED HEDGEROWS
- NON-NATIVE AND ORNAMENTAL HEDGEROW
  - NATIVE HEDGEROW
  - NATIVE HEDGEROW WITH TREES
- PROPOSED INDIVIDUAL TREES
- X56 PROPOSED SMALL URBAN TREES

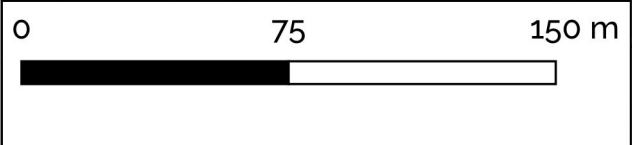


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11467: HIGHOVER FARM, HITCHIN

PLAN ECO3:  
POST-DEVELOPMENT HABITATS

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May 2026



## **PLAN ECO4**

Landscape and Ecological Management and  
Enhancements



Due to the current land use, the arable land that is to be converted to grassland in the north of the site will need to undergo nutrient stripping prior to the seeding of wildflower grassland. This will involve seeding a high yielding sacrificial crop without fertiliser for at least a year to be removed once grown, prior to a deep plough bringing nutrient poor subsoil to the surface.

Health inspections to occur monthly between April and September in the first year and bi-monthly in the second and third years. Any plants identified as diseased, damaged, or dead will be replaced with the same species, to the same specification.

Retained native hedgerow, along with new grassland and shrub planting, will ensure that foraging and shelter potential for Badgers, bats, birds, Hedgehogs, and reptiles is maintained and enhanced post-development.

The bioswale will offer new opportunities for amphibian species, complemented by adjacent high quality grassland offering suitable terrestrial habitat for this group.

Additional species enhancements will include the installation of log piles, insect towers, and bird and bat boxes.

Litter found within any created habitats or open spaces is to be removed, as necessary.

Any arboricultural management will be undertaken outside of the breeding bird season (March to August inclusive), or after a suitably qualified ecologist has undertaken checks to ensure that no nesting birds are present.

- KEY:
- PHASE 1 ADDENDUM BOUNDARY
  - WIDER SITE BOUNDARY
- PROPOSED HABITATS
- BIOSWALE
  - DEVELOPED LAND; SEALED SURFACE
  - INTRODUCED SHRUB
  - MODIFIED GRASSLAND
  - OTHER NEUTRAL GRASSLAND
- PROPOSED HEDGEROWS
- NON-NATIVE AND ORNAMENTAL HEDGEROW
  - NATIVE HEDGEROW
  - NATIVE HEDGEROW WITH TREES
- PROPOSED INDIVIDUAL TREES
- X56 PROPOSED SMALL URBAN TREES
- SPECIES ENHANCEMENTS
- X1 WOODSTONE SEVILLE 28MM BIRD BOX
  - X1 WOODSTONE SEVILLE 32MM BIRD BOX
  - X1 SCHWEGLER 1FF BAT BOX
  - X1 NATIONAL TRUST CJ WILDLIFE APEX INSECT HOUSE
  - LOG PILE



Hedgehog gateway and Swift Nest Box locations are not detailed on this plan.

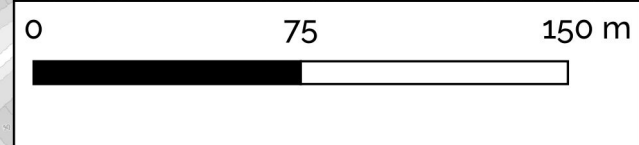


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11467: HIGHOVER FARM, HITCHIN

PLAN ECO4: LANDSCAPE AND  
ECOLOGICAL MANAGEMENT  
AND ENHANCEMENTS

Rev: A  
May 2026



## Appendices

## **APPENDIX 1**

### Condition Compliance Tracker Table

| Planning Condition        | Clause | Requirement Summary                                                                                     | Where Addressed in Document       |
|---------------------------|--------|---------------------------------------------------------------------------------------------------------|-----------------------------------|
| Condition 21 – OLEMP      | a      | Measures to protect and enhance retained features                                                       | See OLEMP                         |
| Condition 21 – OLEMP      | b      | Opportunities to create new biodiversity assets                                                         | See OLEMP                         |
| Condition 21 – OLEMP      | b      | Links to existing off-site ecological networks                                                          | See OLEMP                         |
| Condition 21 – OLEMP      | c      | Measures to achieve a 10% minimum net gain target                                                       | See OLEMP                         |
| Condition 21 – OLEMP      | d      | Framework management and maintenance strategy                                                           | See OLEMP                         |
|                           |        |                                                                                                         |                                   |
| Condition 21 – LEMP       | a      | Description, areas and evaluation of features to be managed                                             | Section 4                         |
| Condition 21 – LEMP       | b      | Aims and objectives of management                                                                       | Section 3                         |
| Condition 21 – LEMP       | c      | Contribution towards 10% net gain and what the percentage is in that phase                              | Paragraphs 4.3 and 4.4, Table 4.1 |
| Condition 21 – LEMP       | d      | Management options for achieving target condition habitats                                              | Section 4, Objective 2            |
| Condition 21 – LEMP       | e      | Detail of bat and bird boxes (minimum of integrated)                                                    | Section 4, Objective 3            |
| Condition 21 – LEMP       | e      | Bat and Bird boxes clearly marked on plans                                                              | Plan ECO4                         |
| Condition 21 – LEMP       | f      | Confirmation that planting will occur in the first planting season following commencement of each phase | Section 4, Objective 2; Section 6 |
| Condition 21 – LEMP       | f      | Prescription for planting replacement measures                                                          | Section 4, Objective 2            |
| Condition 21 – LEMP       | g      | Details of body responsible for implementation                                                          | Section 5                         |
| Condition 21 – LEMP       | h      | Detail of legal and funding mechanisms                                                                  | Section 5                         |
| Condition 21 – LEMP       | h      | Detail of remedial actions                                                                              | Sections 6 and 7                  |
| Condition 21 – LEMP       | i      | Monitoring methodology and frequency                                                                    | Section 7                         |
|                           |        |                                                                                                         |                                   |
| Condition 13 – Open Space | a      | Landscape management & maintenance plans                                                                | Section 4 and Appendix 2          |
| Condition 13 – Open Space | b      | Planting, grass cutting, weeding, pruning                                                               | Section 4 and 6                   |
| Condition 13 – Open Space | c      | Management of SUDS features                                                                             | Paragraphs 4.16. - 4.20.          |
| Condition 13 – Open Space | d      | Management of biodiversity enhancements                                                                 | Section 4, Objective 3            |
| Condition 13 – Open Space | e      | Inspection, repair & maintenance of hard landscaping                                                    | Appendix 2                        |
| Condition 13 – Open Space | f      | Monitoring and operational restrictions                                                                 | Appendix 2                        |

|                           |   |                                             |            |
|---------------------------|---|---------------------------------------------|------------|
| Condition 13 – Open Space | g | Management and planting replacement program | Section 7  |
| Condition 13 – Open Space | - | Phasing and implementation timing           | Appendix 2 |



## **APPENDIX 2**

### Golby & Luck Maintenance and Management Plan

**Highover Farm, Hitchin**  
Open Space Management & Maintenance  
Plan *(non BNG elements)*  
Phase: 1 **(Addendum)**

Client: BDW North Thames

21<sup>st</sup> May 2026 – Issue 2



Report Issue 1: DATE: 13/05/2026 Status: INITIAL ISSUE  
Report Issue 2: DATE: 21/05/2026 Status: INITIAL ISSUE

Author: Alex Luck CMLI  
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1    ADDENDUM ..... 1

The Avenue Tree Planting – GL2024 LP 05-06 Rev B



## 1 ADDENDUM

1.1 This addendum incorporates additional open space areas to be covered within the Open Space Management & Maintenance Plan, prepared by Golby + Luck Landscape Architects on behalf of BDW North Thames for the site at Highover Farm, Hitchin, in support of the discharge of Condition 2 of Reserved Matters Approval Ref: 24/02780/RM, granted on 27 October 2025.

1.2 This document has been produced in conjunction with the Outline Landscape and Environmental Management Plan (OLEMP), Version Vf1 dated 29 April 2026, which establishes the overarching maintenance principles for the wider site, and the Phase 1 Addendum LEMP, Version Vf dated 7<sup>th</sup> May 2026, both prepared by Ecology Solutions. All three documents should be read in conjunction with one another.

1.3 Condition 2 states:

*No development above ground level shall take place until a detailed soft and hard landscaping plan for the area of open and greenspace including the footpaths, drainage basins, swales and bunds within the relevant subsequent phases as set out in the Site Wide Phasing and Delivery Plan is submitted and approved in writing by the LPA. The hard and soft landscaping plans shall include - (i) full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting shall use botanic names to avoid misinterpretation. The plans should include full schedule of plants, (ii) the location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets, (iii) 1:200 plans including cross sections of roads, paths and cycleways, (iv) details of all hard surfacing materials. The approved details shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or*



*become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the LPA agrees in writing to vary or dispense with this requirement.*

- 1.4 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 Addendum 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.
- 1.5 Refer to the Open Space Management & Maintenance Plan for detailed operational procedures.



## **APPENDIX A**

Phase 1 POS Landscape Proposals (*Stotfold linear park & gateway  
to the south of The Avenue*)– GL2024 LP 19 Rev A

The Avenue Tree Planting – GL2024 LP 05-06 Rev B



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Midlands: 207 Leicester Road, Ibstock, Leicestershire, LE67 6HP  
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## **APPENDIX 3**

Planit I.E. Ltd Illustrative Masterplan (Drawing:  
PL1685-PLA-00-XX-DR-U-0014-S4-P04)



KEY

- 1. Threshing Barn Green
- 2. Highover Park
- 3. Allotments
- 4. Pocket Park
- 5. Dane Walk
- 6. Stotfold Gateway
- 7. Stotfold Linear Greenway
- 8. School Pitches
- 9. Icknield linear greenway
- 10. Hitchin meadows



|    |          |                        |    |    |
|----|----------|------------------------|----|----|
| 04 | 17/01/23 | LAYOUT UPDATE          | GW | JW |
| 03 | 01/12/21 | UPDATE TO ROAD         | GW | JW |
| 02 | 01/12/21 | UPDATE TO SQUARE       | GW | JW |
| 01 | 25/11/21 | PLANNING - FIRST ISSUE | GW | JW |

| Issue | Date | Status | Drawn | Appr'd. |
|-------|------|--------|-------|---------|
|-------|------|--------|-------|---------|

Client Bellcross Homes

Project Highover Farm  
Hitchin

Drg Title Figure 4.7e Illustrative Masterplan

Created on 25.11.21 Created by GW Approved by JW

Scale 1:2000 @ A1 Status PLANNING

Drg No. PL1685-PLA-00-XX-DR-U-0014-S4-P04

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AUTHORITY FROM THE OWNER.

- NOTES:
- 1. Do not scale from this drawing.
  - 2. Always work to noted dimensions.
  - 3. All dimensions are in millimetres unless otherwise stated.
  - 4. All setting out, levels and dimensions to be agreed on site.
  - 5. The dimensions of all materials must be checked on site before being laid out.
  - 6. This drawing must be read with the relevant specification clauses and detail drawings.
  - 7. Order of construction and setting out to be agreed on site.





## **APPENDIX 9**

Golby & Luck Landscape Proposals GL2024 LP 05A,  
06A, 07A, 08A, 09A and 24A

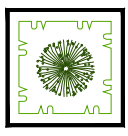




### Plant Schedule

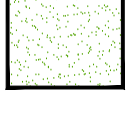
#### Trees - The Avenue

| Abbr    | Species                           | Supply                                       | Size   | Girth   | Number    |
|---------|-----------------------------------|----------------------------------------------|--------|---------|-----------|
| ACEOLMA | Acer platanoides 'Olmsted'        | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 12        |
| CARFONA | Carpinus betulus 'Frans Fontaine' | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 14        |
| CORCOLA | Corylus columna                   | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 9         |
| PYRCHAC | Pyrus calleryana 'Chanticleer'    | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 10        |
|         |                                   |                                              |        |         | Total :45 |



### Planter - Prairie Style

| Abbr     | Species                             | Pot Size | Habit        | Density | Number     |
|----------|-------------------------------------|----------|--------------|---------|------------|
| BRIME    | Briza media                         | 3L       | Full Pot     | 0.4Ctr  | 16         |
| DECGU    | Deschampsia cespitosa 'Goldtau'     | 3L       | Full Pot     | 0.4Ctr  | 8          |
| ECHRIVEB | Echinops ritro 'Veitch's Blue'      | 3L       | Full Pot     | 0.4Ctr  | 12         |
| HEUMIPP  | Heuchera micrantha 'Palace Purple'  | 3L       | Full Pot     | 0.4Ctr  | 48         |
| MISSIKLF | Miscanthus sinensis 'Klein Fontane' | 3L       | Full Pot     | 0.4Ctr  | 16         |
| PENVI    | Pennisetum villosum                 | 3L       | Full Pot     | 0.4Ctr  | 8          |
| TIACO    | Tiarella cordifolia                 | 3L       | Full Pot     | 0.4Ctr  | 50         |
| VERCHGA  | Verbascum chalcidii 'Gainsborough'  | 3L       | Full Pot     | 0.4Ctr  | 8          |
| PHOPBL   | Phormium 'Platt's Black'            | 5L       | Triple crown | 0.4Ctr  | 4          |
|          |                                     |          |              |         | Total :170 |



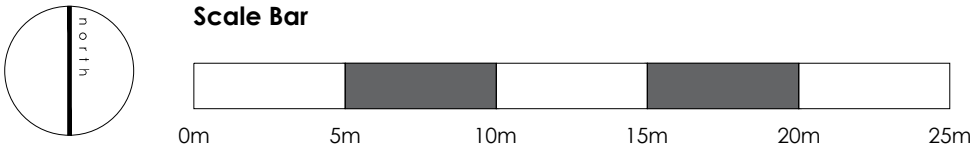
### Turf Areas

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

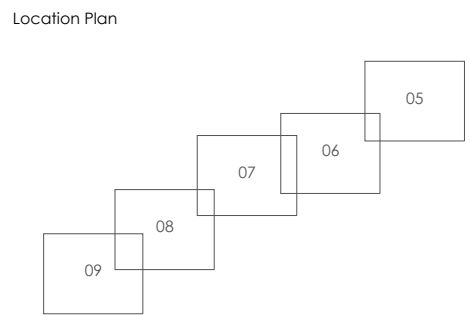
\* Refer to drawing no. GL2024 SP02 for planting details. (A) & (B) refers to planter planting layouts as per GL2024 SP02.



Drawing to be read in conjunction with GL2024 SP 01/02 Landscape Specification & Designer Risk Assessment.



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| Rev | Date     | Notes                                               |
|-----|----------|-----------------------------------------------------|
| A   | 19/02/26 | Updated to latest planning layout and LPA comments. |

|      |                                    |
|------|------------------------------------|
| Int. | Project                            |
| AL   | Land at Highover Farm, Hitchin     |
|      | Drawing title                      |
|      | The Avenue Tree Planting Proposals |
|      | (Sheet 1 of 3)                     |
|      | Status                             |
|      | PLANNING                           |
|      | Client                             |
|      | BDW North Thames                   |
|      | Scale                              |
|      | 1:250 @ A1                         |
|      | Drawn By                           |
|      | AL                                 |
|      | Checked By                         |
|      | JS                                 |
|      | Date                               |
|      | 27/11/2024                         |
|      | Reference                          |
|      | GL2024 05A                         |



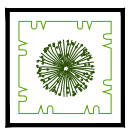




### Plant Schedule

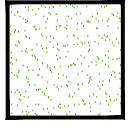
#### Trees - The Avenue

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| PHOPLBL  | Phormium 'Platt's Black'            | 5L       | Triple crown | 0.4Ctr  | 4          |
|          |                                     |          |              |         | Total :170 |



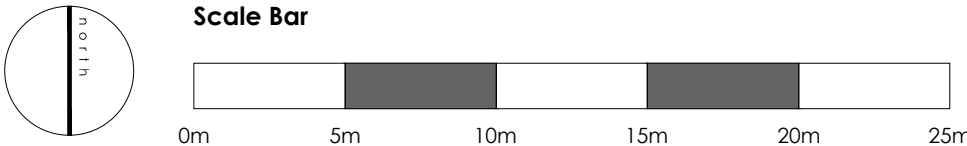
### Turf Areas

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

\* Refer to drawing no. GL2024 SP02 for planting details. (A) & (B) refers to planter planting layouts as per GL2024 SP02.

Drawing to be read in conjunction with GL2024 SP 01/02 Landscape Specification & Designer Risk Assessment.



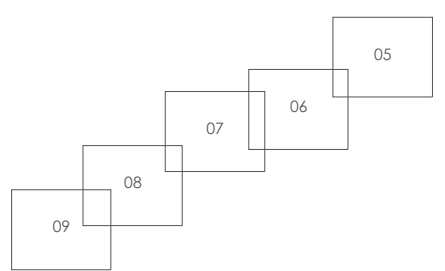


Scale Bar

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

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Location Plan



| Rev | Date     | Notes                                               |
|-----|----------|-----------------------------------------------------|
| A   | 19/02/26 | Updated to latest planning layout and LPA comments. |

|      |    |                                    |
|------|----|------------------------------------|
| Int. | AL | Project                            |
|      |    | Land at Highover Farm, Hitchin     |
|      |    | Drawing title                      |
|      |    | The Avenue Tree Planting Proposals |
|      |    | (Sheet 2 of 3)                     |
|      |    | Status                             |
|      |    | PLANNING                           |
|      |    | Client                             |
|      |    | BDW North Thames                   |
|      |    | Scale                              |
|      |    | 1:250 @ A1                         |
|      |    | Drawn By                           |
|      |    | AL                                 |
|      |    | Checked By                         |
|      |    | JS                                 |
|      |    | Date                               |
|      |    | 27/11/2024                         |
|      |    | Reference                          |
|      |    | GL2024 06A                         |

golby+luck

landscape architects



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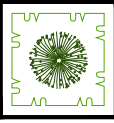




### Plant Schedule

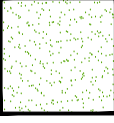
#### Trees - The Avenue

| Abbr    | Species                           | Supply                                       | Size   | Girth   | Number    |
|---------|-----------------------------------|----------------------------------------------|--------|---------|-----------|
| ACEOLMA | Acer platanoides 'Olmsted'        | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 12        |
| CARFONA | Carpinus betulus 'Frans Fontaine' | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 14        |
| CORCOLA | Corylus columna                   | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 9         |
| PYRCHAC | Pyrus calleryana 'Chanticleer'    | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 10        |
|         |                                   |                                              |        |         | Total :45 |



### Planter - Prairie Style

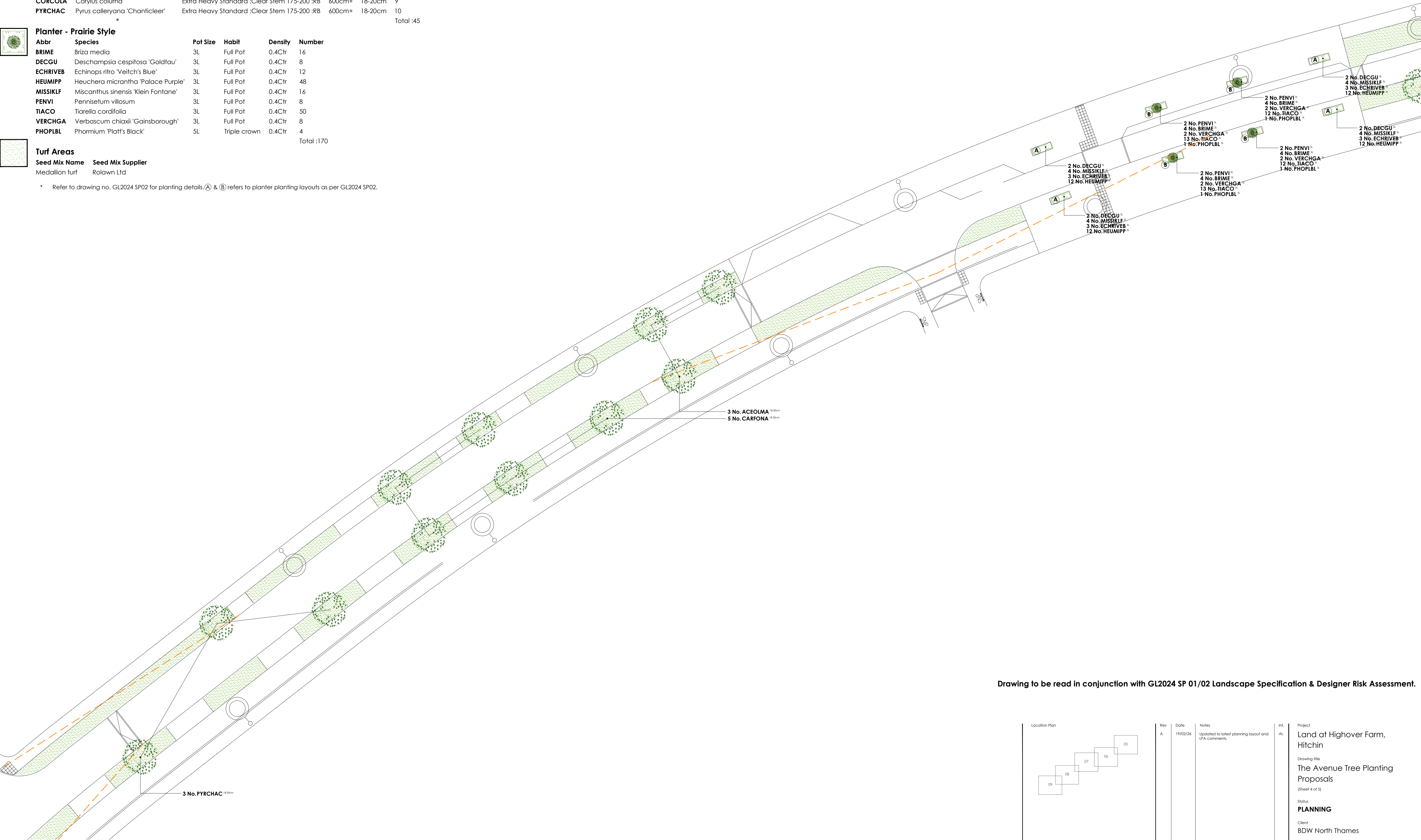
| Abbr     | Species                             | Pot Size | Habit        | Density | Number     |
|----------|-------------------------------------|----------|--------------|---------|------------|
| BRIME    | Briza media                         | 3L       | Full Pot     | 0.4Ctr  | 16         |
| DECGU    | Deschampsia cespitosa 'Goldtau'     | 3L       | Full Pot     | 0.4Ctr  | 8          |
| ECHRIVEB | Echinops ritro 'Veitch's Blue'      | 3L       | Full Pot     | 0.4Ctr  | 12         |
| HEUMIPP  | Heuchera micrantha 'Palace Purple'  | 3L       | Full Pot     | 0.4Ctr  | 48         |
| MISSIKLF | Miscanthus sinensis 'Klein Fontane' | 3L       | Full Pot     | 0.4Ctr  | 16         |
| PENVI    | Pennisetum villosum                 | 3L       | Full Pot     | 0.4Ctr  | 8          |
| TIACO    | Tiarella cordifolia                 | 3L       | Full Pot     | 0.4Ctr  | 50         |
| VERCHGA  | Verbascum chitaxii 'Gainsborough'   | 3L       | Full Pot     | 0.4Ctr  | 8          |
| PHOPLBL  | Phormium 'Platt's Black'            | 5L       | Triple crown | 0.4Ctr  | 4          |
|          |                                     |          |              |         | Total :170 |



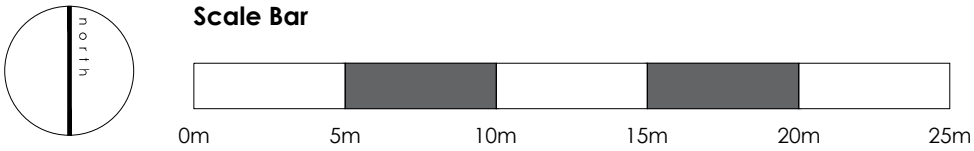
### Turf Areas

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

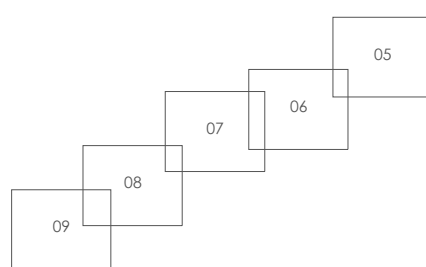
\* Refer to drawing no. GL2024 SP02 for planting details. Ⓐ & Ⓑ refers to planter planting layouts as per GL2024 SP02.



Drawing to be read in conjunction with GL2024 SP 01/02 Landscape Specification & Designer Risk Assessment.



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|                                                                                       |  |                                                                                       |            |                                                     |      |                                |  |  |
|---------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|------------|-----------------------------------------------------|------|--------------------------------|--|--|
| Location Plan                                                                         |  | Rev                                                                                   | Date       | Notes                                               | Int. | Project                        |  |  |
|  |  | A                                                                                     | 19/02/26   | Updated to latest planning layout and LPA comments. | AL   | Land at Highover Farm, Hitchin |  |  |
|                                                                                       |  | Drawing title                                                                         |            |                                                     |      |                                |  |  |
|                                                                                       |  | The Avenue Tree Planting Proposals                                                    |            |                                                     |      |                                |  |  |
|                                                                                       |  | (Sheet 4 of 5)                                                                        |            |                                                     |      |                                |  |  |
|                                                                                       |  | Status                                                                                |            |                                                     |      |                                |  |  |
|                                                                                       |  | PLANNING                                                                              |            |                                                     |      |                                |  |  |
|                                                                                       |  | Client                                                                                |            |                                                     |      |                                |  |  |
|                                                                                       |  | BDW North Thames                                                                      |            |                                                     |      |                                |  |  |
|                                                                                       |  | Scale                                                                                 | Drawn By   | Checked By                                          |      |                                |  |  |
|                                                                                       |  | 1:250 @ A1                                                                            | AL         | JS                                                  |      |                                |  |  |
|                                                                                       |  | Date                                                                                  | Reference  |                                                     |      |                                |  |  |
|                                                                                       |  | 27/11/2024                                                                            | GL2024 08A |                                                     |      |                                |  |  |
|                                                                                       |  |  |            |                                                     |      |                                |  |  |

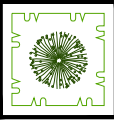




### Plant Schedule

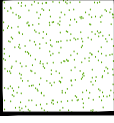
#### Trees - The Avenue

| Abbr    | Species                           | Supply                                       | Size   | Girth   | Number    |
|---------|-----------------------------------|----------------------------------------------|--------|---------|-----------|
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| PYRCHAC | Pyrus calleryana 'Chanticleer'    | Extra Heavy Standard :Clear Stem 175-200 :RB | 600cm+ | 18-20cm | 10        |
|         |                                   |                                              |        |         | Total :45 |



### Planter - Prairie Style

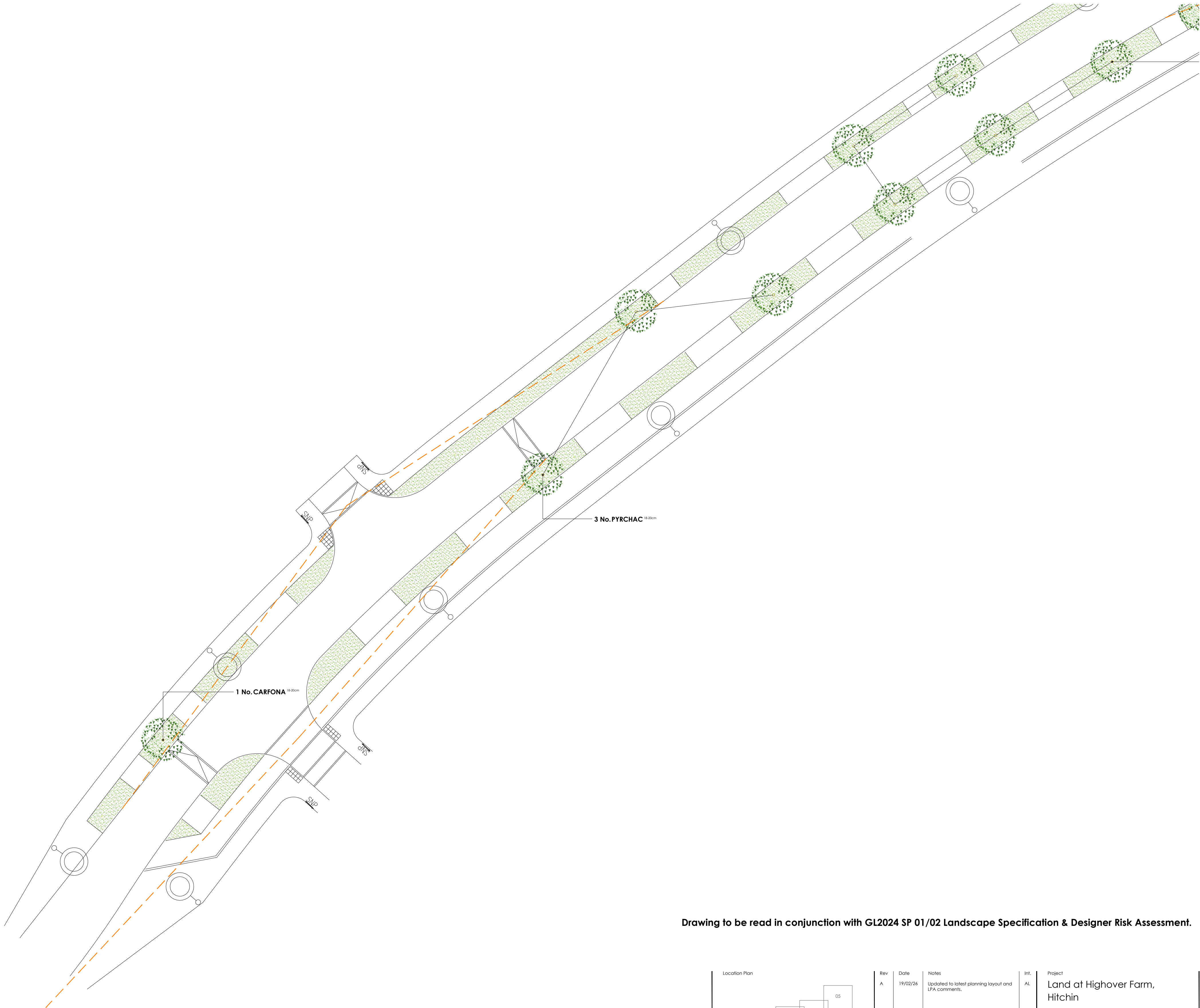
| Abbr     | Species                             | Pot Size | Habit        | Density | Number     |
|----------|-------------------------------------|----------|--------------|---------|------------|
| BRIME    | Briza media                         | 3L       | Full Pot     | 0.4Ctr  | 16         |
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| TIACO    | Tiarella cordifolia                 | 3L       | Full Pot     | 0.4Ctr  | 50         |
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| PHOPLBL  | Phormium 'Platt's Black'            | 5L       | Triple crown | 0.4Ctr  | 4          |
|          |                                     |          |              |         | Total :170 |



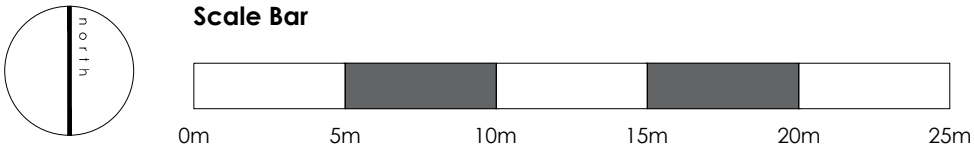
### Turf Areas

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

\* Refer to drawing no. GL2024 SP02 for planting details. Ⓐ & Ⓑ refers to planter planting layouts as per GL2024 SP02.



Drawing to be read in conjunction with GL2024 SP 01/02 Landscape Specification & Designer Risk Assessment.



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Location Plan

| Rev | Date     | Notes                                               |
|-----|----------|-----------------------------------------------------|
| A   | 19/02/26 | Updated to latest planning layout and LPA comments. |

| Int. | Project                        |
|------|--------------------------------|
| AL   | Land at Highover Farm, Hitchin |

Drawing title  
The Avenue Tree Planting Proposals  
(Sheet 5 of 5)

Status  
**PLANNING**

Client  
BDW North Thames

Scale  
1:250 @ A1

Date  
27/11/2024

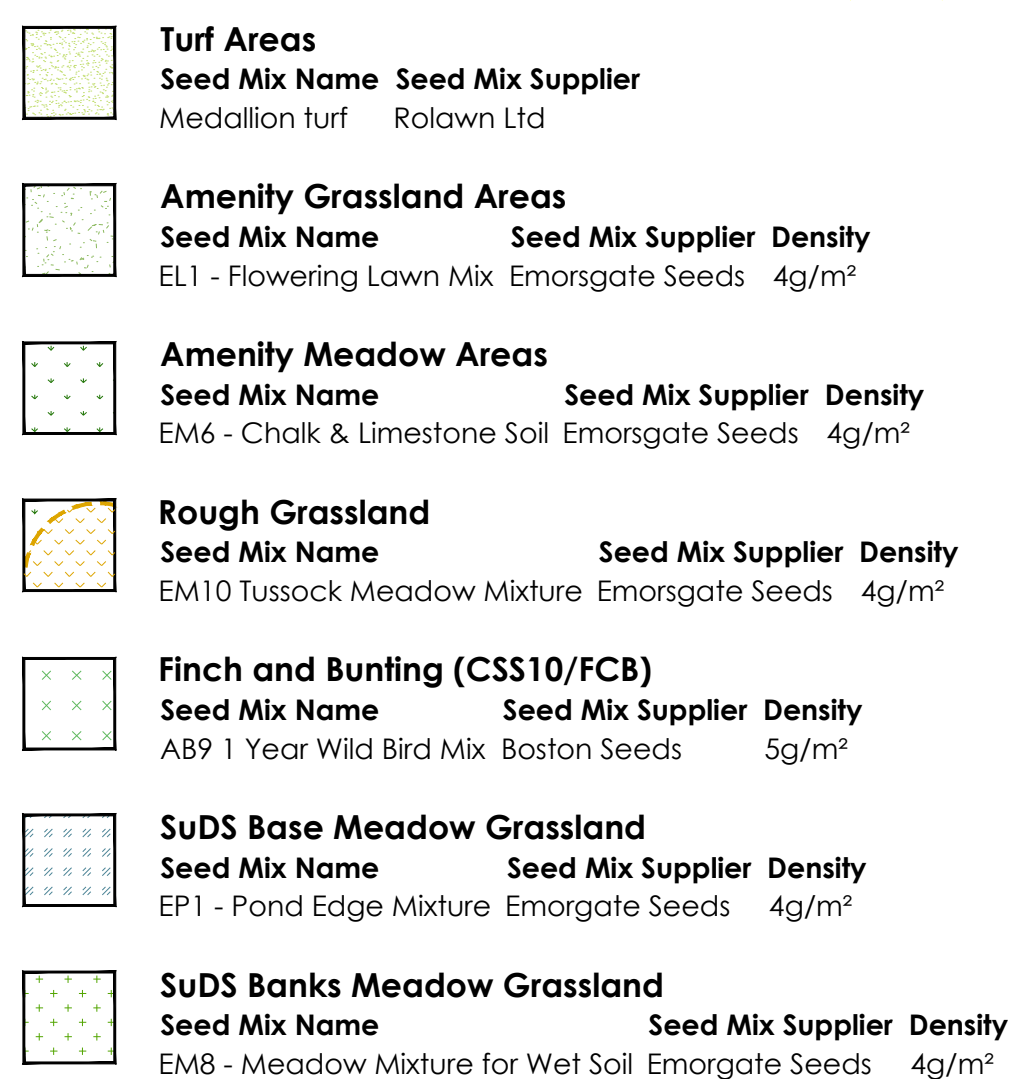
| Drawn By | Checked By |
|----------|------------|
| AL       | JS         |

Reference  
**GL2024 09A**



landscape architects

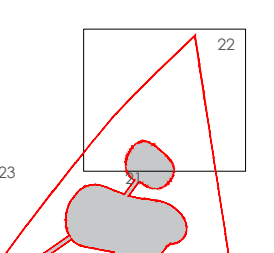




For **ecology enhancements** please refer to the Landscape and Ecological Management and Enhancements document, which forms part of the site wide OLEMP.

| Marginal / Aquatics |                             |             |            |                    |                     |        |
|---------------------|-----------------------------|-------------|------------|--------------------|---------------------|--------|
| Abbr                | Species                     | Supply      | Pot Size   | Density            | Area                | Number |
| FILUL               | <i>Filipendula ulmaria</i>  | Well Rooted | 195cc min. | 15/m <sup>2</sup>  | 9.34m <sup>2</sup>  | 142    |
| IRIPS               | <i>Iris pseudacorus</i>     | Well Rooted | 195cc min. | 15/m <sup>2</sup>  | 21.81m <sup>2</sup> | 329    |
| JUNEF               | <i>Juncus effusus</i>       | Well Rooted | 195cc min. | 15/m <sup>2</sup>  | 21.81m <sup>2</sup> | 329    |
| MYOSC               | <i>Myosotis scorpioides</i> | Well Rooted | 195cc min. | 15/m <sup>2</sup>  | 9.34m <sup>2</sup>  | 142    |
| Total               |                             |             |            | 62.3m <sup>2</sup> | Total               | 942    |

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

|                                                                                       |                                                           |               |                                     |            |                                                                                                                                                                         |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------|-------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location Plan                                                                         | Rev                                                       | Date          | Notes                               | Int.       | Project                                                                                                                                                                 |
|  | A                                                         | 18/02/26      | Updated to the latest LPA comments. | AL         | <p>Highover Farm, Hitchin,<br/>North Hertfordshire</p> <p>Drawing title</p> <p>POS Landscape Proposals (ppl1)<br/>- RM Infrastructure Greyed Out<br/>(Sheet 5 of 5)</p> |
|                                                                                       | Status                                                    |               |                                     |            |                                                                                                                                                                         |
|                                                                                       | <p><b>PLANNING</b></p> <p>Client<br/>BDW North Thames</p> |               |                                     |            |                                                                                                                                                                         |
| Scale                                                                                 |                                                           | Drawn By      |                                     | Checked By |                                                                                                                                                                         |
| 1:250 @ A0                                                                            |                                                           | AL            |                                     | HJ         |                                                                                                                                                                         |
| Date                                                                                  |                                                           | Reference     |                                     |            |                                                                                                                                                                         |
| 23/05/2025                                                                            |                                                           | GL2024 LP 24A |                                     |            |                                                                                                                                                                         |
|  |                                                           |               |                                     |            |                                                                                                                                                                         |



## **APPENDIX 5**

### Bat Box Specification

# Bat Boxes

Schwegler bat boxes are made from woodcrete and have the highest rates of occupation of all types of box.

The 75% wood sawdust, clay and concrete mixture is ideal, being durable whilst allowing natural respiration and temperature stability. These boxes are rot- and predator-proof and extremely long lasting.



## 1FF Bat Box

The rectangular shape makes the 1FF suitable for attaching to the sides of buildings or on sites such as bridges, though it may also be used on trees. It has a narrow crevice-like internal space to attract Pipistrelle and Noctule bats.

*Woodcrete construction.*

*Width: 27cm*

*Height: 43cm*

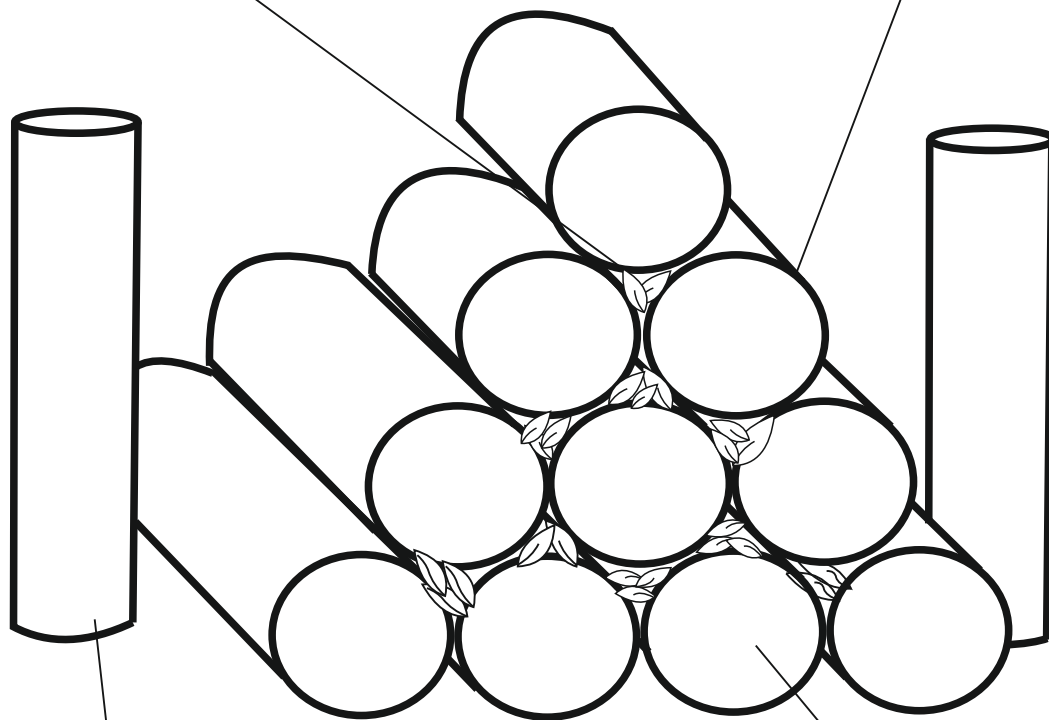
*Weight: 8.3kg*

## **APPENDIX 6**

### Hedgehog Log Pile and Gateway Specification

**Gaps between logs  
filled with dry leaves  
and/or bark/sticks**

**Located within a damp  
shady area**



**Vertical logs  
placed minimum  
10cm depth in soil**

**Rotting wood  
preferable**

A good Hedgehog log pile will be placed in a shady spot using logs placed within a pyramid structure. With vertical logs placed into the ground (at a depth of at least 10cm) at either end to prevent logs from falling. Gaps between logs should contain dry leaves, these gaps can also contain bark and/or sticks. The log pile will preferable be placed in a damp location and be kept damp during dry spells to encourage a good invertebrate community for foraging Hedgehogs.

No minimum size required but large enough to attract a good invertebrate population.



**HEDGEHOG LOG PILE  
SPECIFICATION**



# Hedgehog Gateways

A 13 x 13 cm section cut out at the base of the gravel board or directly into the fence panel creating links between residential gardens and the surrounding landscape.

This will facilitate the dispersal of Hedgehogs and other small animals and enhance the permeability of the new development for wildlife.

Signposting the features seeks to inform residents and aid the features retention and function.



## **APPENDIX 7**

### Bird Box Specification

# Bird Boxes

These attractive nestboxes are manufactured from WoodStone which is a mix of concrete and FSC certified wood fibres. Unlike a traditional wooden nest box, these boxes will not rot away or deteriorate and are guaranteed for 10 years. This robust material safeguards against attacks from predators such as woodpeckers, cats and squirrels, whilst also providing a well insulated interior with a more consistent internal temperature than an ordinary wooden box. This is especially important during the breeding season and ensures that young birds have a greater chance of survival.



## Vivara Pro Seville WoodStone Open Nest Box 32mm

These open nest boxes are suitable for wrens, robins, spotted flycatchers, pied and grey wagtails, song thrushes and blackbirds, and they are available in brown, green or grey to complement both natural woodland and garden settings.

Specifications:

Entrance hole diameter: 32mm  
Width: 20cm  
Height: 31cm  
Length: 20cm  
Weight: 6.9kg

## Vivara Pro Seville WoodStone Open Nest Box 28mm

The 28mm hole will be used by Tree Sparrows, Blue Tits, Coal Tits and Great Tit, and are available in both grey and white.

Specifications:

Entrance hole diameter: 28mm  
Width: 19cm  
Height: 30.5cm  
Length: 21cm  
Weight: 6kg



## **APPENDIX 8**

### Insect Box Specification



# Insect Boxes

Insects are integral to achieving a balanced ecosystem, by offering both a natural pest control and essential pollination services. You can encourage a wide range of beneficial insects into your development by providing nesting sites and refuges.

## National Trust CJ Wildlife Apex Insect House

The National Trust Apex Insect House is beautifully designed and will offer shelter to a variety of insects that can be beneficial to your garden, for example Solitary bees (a non-stinging species) like to use the holes to lay their eggs.

Place the National Trust Apex Insect House in a sheltered spot, preferably amongst vegetation and hang no higher than 2 metres from the ground.

*Dimensions.*  
*Width: 26cm*  
*Height: 28cm*  
*Depth: 11cm*





[info@ecologysolutions.co.uk](mailto:info@ecologysolutions.co.uk) | [www.ecologysolutions.co.uk](http://www.ecologysolutions.co.uk)

Farncombe House | Farncombe | Broadway | Worcestershire | WR12 7LJ

Cokenach Estate | Barkway | Royston | Hertfordshire | SG8 8DL