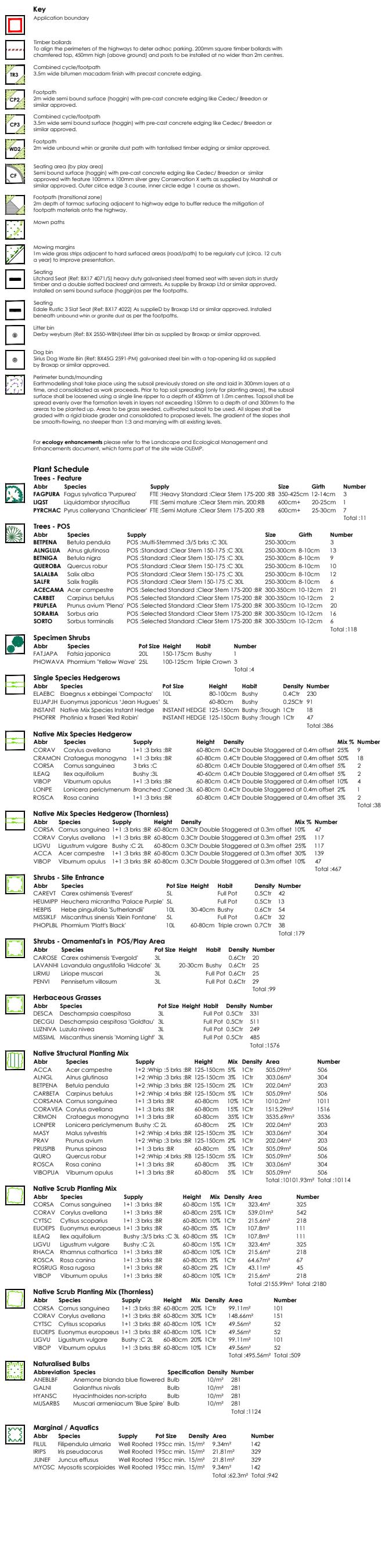
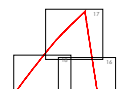
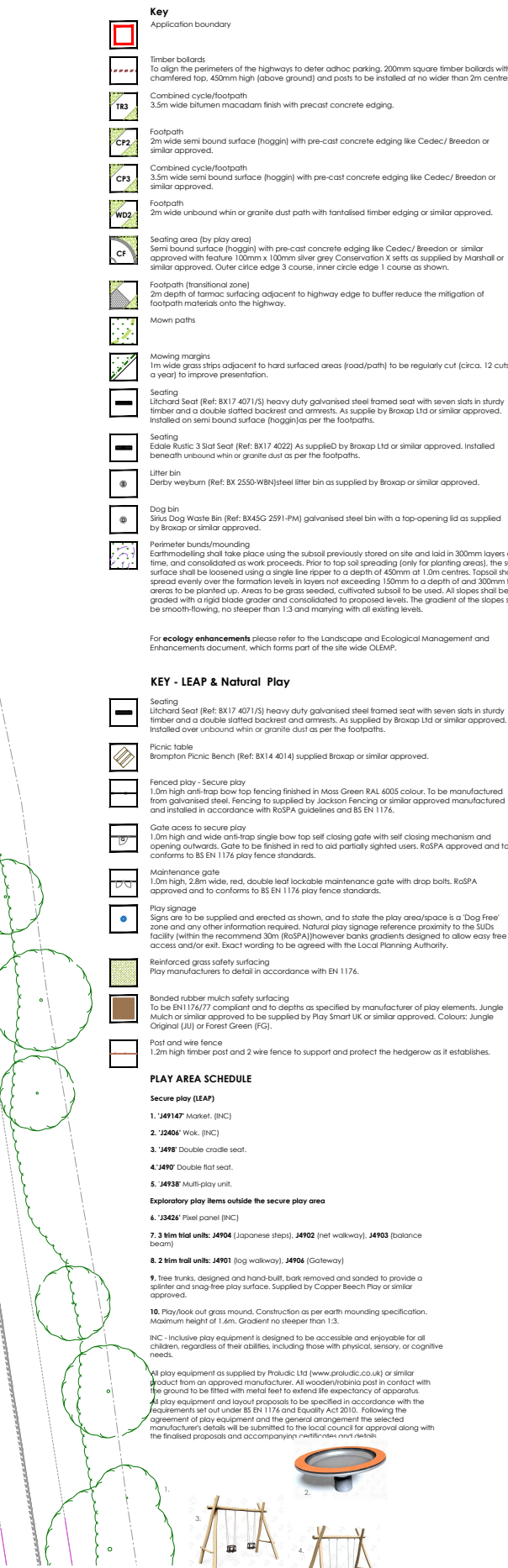
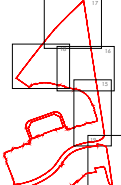




Location Plan		Rev A	Date 12/09/25 11/03/25	Notes Updated to the latest planning format, specified to the latest C/A comments.	Project AL Higher Farm, Hitchin, North Hertfordshire
Drawing title POS Landscape Proposals (ph 1) (Sheet 1 of 5)					Status PLANNING Client BDW North Thames
Scale 1:250 @ A0					Drawn By AL
Date 23/05/2025					Checked By HJ Reference GL2024 LP 158
					



Naturalised Bulbs		Specification	Density	Number
Abbreviation	Species	Bulb	10/m ²	281
ANEBLB	Anemone blanda blue flowered	Bulb	10/m ²	281
GALNI	Galanthus nivalis	Bulb	10/m ²	281
HYANGC	Hyacinthoides non-scripta	Bulb	10/m ²	281
MUSARBS	Muscari armeriacum 'Blue Spike'	Bulb	10/m ²	281
				Total :1124

Location Plan		Rev	Date	Notes	Rev	Project
		2	12/09/22 17/03/23	Updated to the latest planning layout. Updated for the latest LPA requirements.	AL AL	Higher Farm, Hitchin, North Hertfordshire
Drawing title POS Landscape Proposals (ph1) (Sheet 2 of 5)						
Status PLANNING						
Client BDW North Thames						
Scale 1:250 @ A0						
Drawn By AL						
Checked By HJ						
Date 23/05/2025						
Reference GL2024 LP 168						
golby+luck landscape architects						



 **Marginal / Aquatics**

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

Location Plan	File	Notes	Page
	12/09/23 19/02/24	Updated to the latest planning layout (updated to the latest C/A comments)	AL JH
Project Highever Farm, Hitchin, North Hertfordshire Drawing title POS Landscape Proposals (ph1) (Sheet 3 of 5) Status PLANNING Client BDW North Thames Scale 1:250 @ A0 Drawn By AL Checked By HJ Date 23/05/2025 Reference GL2024 LP 178 golby+luck landscape architects			

Key

Application boundary

Timber bollards

To align the perimeters of the highways to deter adhoc parking, 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

Combined cycle/footpath

3.5m wide bitumen macadam finish with precast concrete edging.

Footpath

2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

Combined cycle/footpath

3.5m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

Footpath

2m wide unbound whin or granite dust path with tantalised timber edging or similar approved.

Seating area (by play area)

Semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X sets as supplied by Marshall or similar approved. Outer circle edge 3 course, inner circle edge 1 course as shown.

Footpath (transitional zone)

2m depth of tarmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway.

Mown paths

Mowing margins

1m wide grass strips adjacent to hard surfaced areas (road/path) to be regularly cut (circa. 12 cuts a year) to improve presentation

Seating

Litcharid Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplied by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin) as per the footpaths.

Seating

Edible Rustic 3 Slot Seat (Ref: BX17 4022) As supplied by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths.

Litter bin

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

Dog bin

Stix Dog Waste Bin (Ref: BX45C 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

Perimeter bund/mounding

Earthmodelling shall take place using the subsoil previously stored on site and laid in 300mm layers at a time, and consolidated as work proceeds. Prior to top soil spreading (only for planting areas), the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of and 300mm to the areas to be planted up. Areas to be grass seeded, cultivated subsoil to be used. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and mowning with all existing levels.

MP .25

For ecology enhancements please refer to the Landscape and Ecological Management and Enhancements document, which forms part of the site wide GL24P.

Turf Areas

Seed Mix Name Seed Mix Supplier

Medallion turf Rolawn Ltd

Amenity Grassland Areas

Seed Mix Name Seed Mix Supplier Density

EL1 - Flowering Lawn Mix Emorgate Seeds 4g/m²

Amenity Meadow Areas

Seed Mix Name Seed Mix Supplier Density

EM6 - Chalk & Limestone Soil Emorgate Seeds 4g/m²

Rough Grassland

Seed Mix Name Seed Mix Supplier Density

EM10 Tussock Meadow Mixture Emorgate Seeds 4g/m²

Finch and Bunting (CS510/FCB)

Seed Mix Name Seed Mix Supplier Density

AB9 1 Year Wild Bird Mix Boston Seeds 5g/m²

SuDS Base Meadow Grassland

Seed Mix Name Seed Mix Supplier Density

EP1 - Pond Edge Mixture Emorgate Seeds 4g/m²

SuDS Banks Meadow Grassland

Seed Mix Name Seed Mix Supplier Density

EM8 - Meadow Mixture for Wet Soil Emorgate Seeds 4g/m²

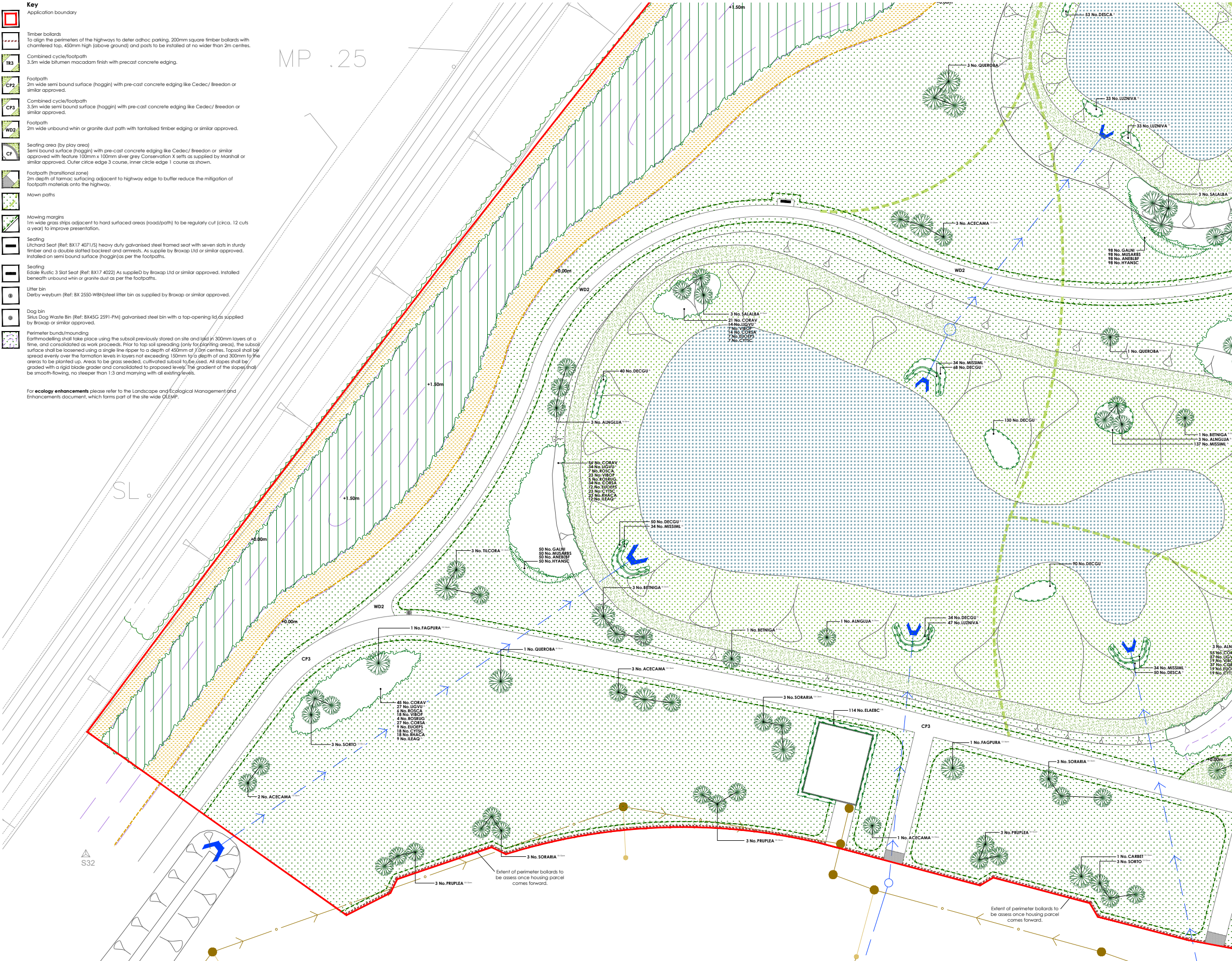
Scale Bar

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

Landscaping Institute Registered Practice

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Plant Schedule						
Abbr	Species	Supply	Size	Girth	Number	
FAGPURA	Fagus sylvatica 'Purpurea'	FTE Heavy Standard :Clear Stem	175-200 :R8	350-425cm	12-14cm	3
LIQST	Liquidambar styraciflua	FTE Semi mature :Clear Stem min.	200 :R8	400cm+	20-25cm	1
PYRCHAC	Pyrus calleryana 'Chanticleer'	FTE Semi Mature :Clear Stem	175-200 :R8	400cm+	25-30cm	7
Total :11						
Trees - POS						
Abbr	Species	Supply	Size	Girth	Number	
BETPENA	Betula pendula	POS 3/4 Multi-Stemmed :3/5 brks :C 30L	250-300cm		3	3
ALNGLUA	Alnus glutinosa	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm	13
BENIGA	Betula nigra	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm	9
QUEROBA	Quercus robur	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm	10
SALALBA	Salix alba	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm	12
SALEFR	Salix fragilis	POS Standard :Clear Stem	150-175 :C 30L	250-300cm	8-10cm	4
ACECAMA	Acer campestre	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm	21
CARBET	Carpinus betulus	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm	2
PRUPLEA	Prunus avium 'Plena'	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm	20
SORARIA	Sorbus aria	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm	16
SORTO	Sorbus torminalis	POS Selected Standard :Clear Stem	175-200 :R8	300-350cm	10-12cm	6
Total :118						

Specimen Shrubs				
Abbr	Species	Pot Size	Height	Number
FATJAPA	Fatsia japonica	20L	150-175cm	Bushy 1
PHOWAYA	Phormium 'Yellow Wave'	25L	100-125cm	Triple Crown 3
				Total :4

Single Species Hedgerows				
Abbr	Species	Pot Size	Height	Habit
ELAESC	Elaeagnus x ebbingei 'Compacta'	10L	80-100cm	Bushy 0.4Ctr
EUJAPJH	Euonymus japonicus 'Jean Hughes'	5L	60-80cm	Bushy 0.25Ctr
INSTANT	Native Mix Species Instant Hedge	INSTANT HEDGE	125-150cm	Bushy :Trough 1Ctr
PHOFRR	Photinia x fraseri 'Red Robin'	INSTANT HEDGE	125-150cm	Bushy :Trough 1Ctr
				Total :386

Native Mix Species Hedgerow				
Abbr	Species	Supply	Height	Density
CORAV	Corylus avellana	1+1 :3 brks :R8	60-80cm	0.4Ctr Double Staggered at 0.4m offset
CRAMON	Crataegus monogyna	1+1 :3 brks :R8	60-80cm	0.4Ctr Double Staggered at 0.4m offset
CORSA	Cornus sanguinea	3 brks :C	60-80cm	0.4Ctr Double Staggered at 0.4m offset
ILEAQ	Ilex aquifolium	Bushy :3L	40-60cm	0.4Ctr Double Staggered at 0.4m offset
VIBOP	Viburnum opulus	1+1 :3 brks :R8	60-80cm	0.4Ctr Double Staggered at 0.4m offset
LOMPE	Lonicera periclymenum branched	3L	40-80cm	0.4Ctr Double Staggered at 0.4m offset
ROSCA	Rosa canina	1+1 :3 brks :R8	60-80cm	0.4Ctr Double Staggered at 0.4m offset
				Total :38

Native Mix Species Hedgerow (Thornless)				
Abbr	Species	Supply	Height	Density
CORSA	Cornus sanguinea	1+1 :3 brks :R8	60-80cm	0.3Ctr Double Staggered at 0.3m offset
CORAV	Corylus avellana	1+1 :3 brks :R8	60-80cm	0.3Ctr Double Staggered at 0.3m offset
UGVU	Ligustrum vulgare	Bushy :C 2L	60-80cm	0.3Ctr Double Staggered at 0.3m offset
ACCA	Acer campestre	1+1 :3 brks :R8	60-80cm	0.3Ctr Double Staggered at 0.3m offset
VIBOP	Viburnum opulus	1+1 :3 brks :R8	60-80cm	0.3Ctr Double Staggered at 0.3m offset
				Total :467

Shrubs - Site Entrance				
Abbr	Species	Pot Size	Height	Habit
CAREVI	Carex oshimensis 'Everest'	5L	Full Pot	0.5Ctr
HEUMIPP	Heuchera micrantha 'Palace Purple'	5L	Full Pot	0.5Ctr
HEBPS	Hebe pinguifolia 'Sutherland'	10L	30-40cm	Bushy 0.6Ctr
MISSKPL	Miscanthus sinensis 'Klein Fontaine'	5L	Full Pot	0.6Ctr
PHORBL	Phormium 'Platt's Black'	10L	60-80cm	Triple crown 0.7Ctr
				Total :179

Shrubs - Ornamental's in POS/Play Area				
Abbr	Species	Pot Size	Height	Habit
CAREVI	Carex oshimensis 'Evergold'	5L	Full Pot	0.5Ctr
LAVANHI	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy 0.4Ctr
URMU	Liriodendron muscari	3L	Full Pot	0.6Ctr
PENVI	Pennisetum vilosum	3L	Full Pot	0.6Ctr
				Total :99

Herbaceous Grasses				
Abbr	Species	Pot Size	Height	Habit
DESCA	Deschampsia caespitosa	3L	Full Pot	0.5Ctr
DECGU	Deschampsia caespitosa 'Goldtau'	3L	Full Pot	0.5Ctr
LUZNIYA	Luzula nivea	3L	Full Pot	0.5Ctr
MISSIML	Miscanthus sinensis 'Morning Light'	3L	Full Pot	0.5Ctr
				Total :1576

Native Structural Planting Mix				
Abbr	Species	Supply	Height	Mix Density Area
ACCA	Acer campestre	1+2 :Whip :5 brks :R8	125-150cm	5% 1Ctr
ALNGL	Alnus glutinosa	1+2 :Whip :3 brks :R8	125-150cm	3% 1Ctr
BETPENA	Betula pendula	1+2 :Whip :3 brks :R8	125-150cm	2% 1Ctr
CARBETA	Carpinus betulus	1+2 :Whip :4 brks :R8	125-150cm	5% 1Ctr
CORSAHA	Cornus sanguinea	1+1 :3 brks :R8	60-80cm	10% 1Ctr
CORAVEA	Corylus avellana	1+1 :3 brks :R8	60-80cm	15% 1Ctr
CRMON	Crataegus monogyna	1+1 :3 brks :R8	60-80cm	35% 1Ctr
LOMPE	Lonicera periclymenum	Bushy :C 2L	60-80cm	2% 1Ctr
MASY	Malus sylvestris	1+2 :Whip :4 brks :R8	125-150cm	3% 1Ctr
PRAV	Prunus avium	1+2 :Whip :3 brks :R8	125-150cm	2% 1Ctr
PRUSPB	Prunus spinosa	1+1 :3 brks :R8	60-80cm	5% 1Ctr
QURO	Quercus robur	1+2 :Whip :4 brks :R8	125-150cm	3% 1Ctr
ROSCA	Rosa canina	1+1 :3 brks :R8	60-80cm	3% 1Ctr
VIBOPUA	Viburnum opulus	1+1 :3 brks :R8	60-80cm	5% 1Ctr
				Total :10101.93m ² Total :10114

Native Scrub Planting Mix				
Abbr	Species	Supply	Height	Mix Density Area
CORSA	Cornus sanguinea	1+1 :3 brks :R8	60-80cm	15% 1Ctr
CORAV	Corylus avellana	1+1 :3 brks :R8	60-80cm	25% 1Ctr
CTYSC	Cytisus scoparius	1+1 :3 brks :R8	60-80cm	10% 1Ctr
EUOEPS	Euonymus europaeus	1+1 :3 brks :R8	60-80cm	5% 1Ctr
ILEAQ	Ilex aquifolium	Bushy :3/5 brks :C 3L	60-80cm	5% 1Ctr
LIQVU	Ligustrum vulgare	Bushy :C 2L	60-80cm	15% 1Ctr
RHACA	Rhamnus cathartica	1+1 :3 brks :R8	60-80cm	10% 1Ctr
ROSCA	Rosa canina	1+1 :3 brks :R8	60-80cm	3% 1Ctr
ROSRUG	Rosa rugosa	1+1 :3 brks :R8	60-80cm	2% 1Ctr
VIBOP	Viburnum opulus	1+1 :3 brks :R8	60-80cm	10% 1Ctr
				Total :2155.99m ² Total :2180

Native Scrub Planting Mix (Thornless)				
Abbr	Species	Supply	Height	Mix Density Area
CORSA	Cornus sanguinea	1+1 :3 brks :R8	60-80cm	20% 1Ctr
CORAV	Corylus avellana	1+1 :3 brks :R8	60-80cm	30% 1Ctr
CTYSC	Cytisus scoparius	1+1 :3 brks :R8	60-80cm	10% 1Ctr
EUOEPS	Euonymus europaeus	1+1 :3 brks :R8	60-80cm	10% 1Ctr
UGVU	Ligustrum vulgare	Bushy :C 2L	60-80cm	20% 1Ctr
VIBOP	Viburnum opulus	1+1 :3 brks :R8	60-80cm	10% 1Ctr
				Total :495.56m ² Total :509

Naturalised Bulbs				
Abbr	Species	Specification	Density	Number
ANEBLB	Anemone blanda blue flowered	Bulb	10/m ²	281
GALNI	Galanthus nivalis	Bulb	10/m ²	281
HYANSC	Hyacinthoides non-scripta	Bulb	10/m ²	281
MUSARBS	Muscari armeniacum 'Blue Spire'	Bulb	10/m ²	281
				Total :1124

Marginal / Aquatics				
Abbr	Species	Supply	Pot Size	Density Area
FILUL	Filipendula ulmaria	Well Rooted	195cc min. 15/m ²	9.34m ²
IRIPS	Iris pseudacorus	Well Rooted	195cc min. 15/m ²	21.81m ²
JUNEF	Juncus effusus	Well Rooted	195cc min. 15/m ²	21.81m ²
MYQSC	Myosotis scorpioides	Well Rooted	195cc min. 15/m ²	9.34m ²
				Total :62.3m ² Total :942

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

Location Plan

Site Plan

Site Name

Highover Farm, Hitchin, North Hertfordshire

Project Name

POS Landscape Proposals (ph1)

Scale

1:250 @ A0

Drawn By

AL

Checked By

HJ

Date

23/05/2025

Reference

GL2024 LP 188

golby+luck

landscape architects

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

Bat Boxes

Made from FSC timber, natural timber bat boxes are solid, high quality and durable and able to provide excellent insulation for roosting bats.



Chavenage Cavity Bat Box

A natural timber bat box designed to provide a roost for a variety of crevice dwelling species including Pipistrelle, Noctule, Leisler's, Natterer's, Daubenton's and Brown Long-eared bats.

Natural timber construction.

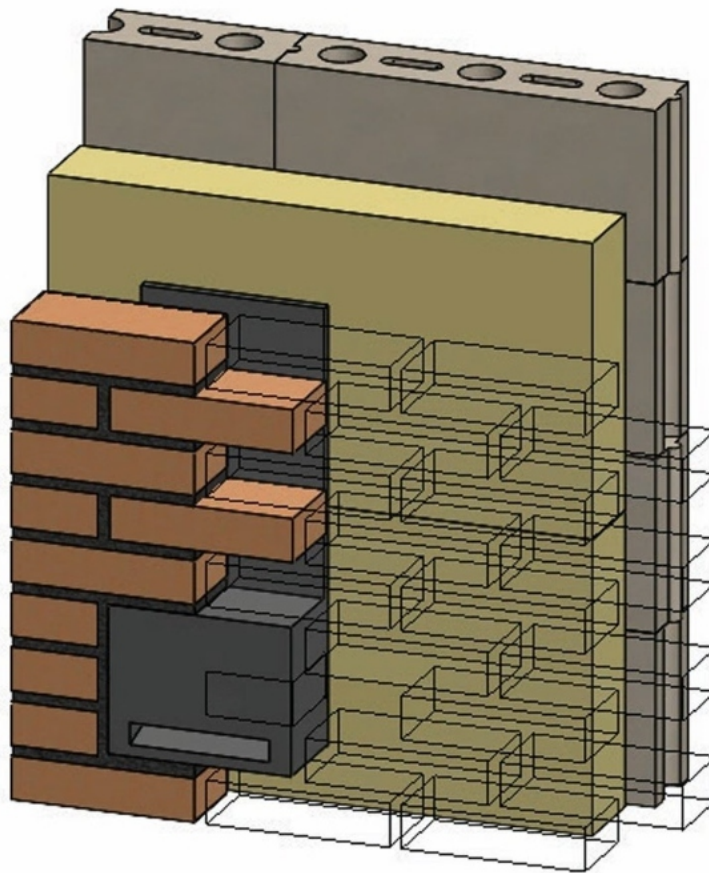
Width: 178mm

Height: 425mm

Weight: 1.22kg

Vivara Pro Build-in Woodstone Bat Box

This built-in brick is ideal for bats as a summer habitat, mating habitat, and in mild winters, as winter accommodation. The species that use the built-in brick will depend on the area where it is installed and the species already present.

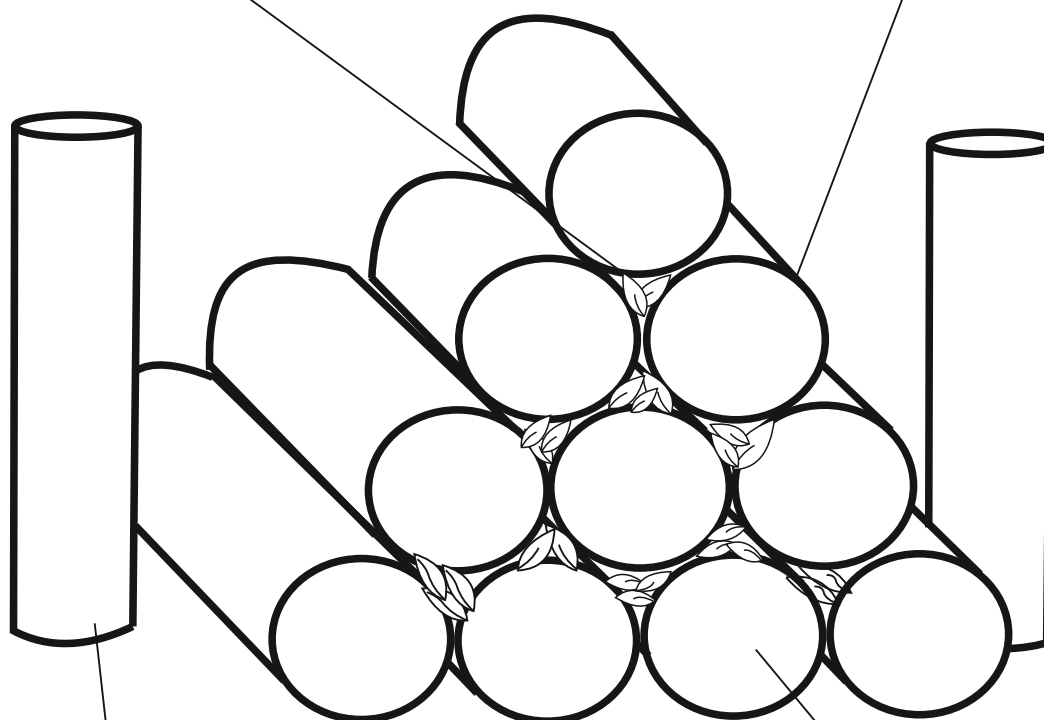


APPENDIX 6

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