

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.

New and enhanced native hedgerow, 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 SuDS features will offer new opportunities for amphibian species, complemented by adjacent high quality grassland offering suitable terrestrial habitat for this group.

An area of cropland planted with a game-bird mix annually and left undisturbed over winter will provide compensatory habitat and foraging for farmland birds, including Partridge and Corn Bunting.

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

Additional species enhancements will include the installation of log piles, insect towers, and bird and bat boxes, including swift bricks incorporated directly into proposed buildings.

Mixed scrub will be cut back rotationally, maintaining a range of age classes present. Additionally sheltered edges and glades will be established.

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.

PHASE 1 BOUNDARY

WIDER SITE BOUNDARY

PROPOSED HABITATS

ARABLE FIELD MARGINS GAME BIRD MIX

ARTIFICIAL UNVEGETATED, UNSEALED SURFACE

BIOSWALE

DEVELOPED LAND; SEALED SURFACE

INTRODUCED SHRUB

MIXED SCRUB

MODIFIED GRASSLAND

OTHER NEUTRAL GRASSLAND

RAIN GARDEN

SUSTAINABLE DRAINAGE SYSTEM

VEGETATED GARDEN

BARE GROUND

PROPOSED HEDGEROWS

NON-NATIVE AND ORNAMENTAL HEDGEROW

NATIVE HEDGEROW

NATIVE HEDGEROW WITH TREES

SPECIES-RICH NATIVE HEDGEROW

SPECIES-RICH NATIVE HEDGEROW WITH TREES

PROPOSED INDIVIDUAL TREES

X224 PROPOSED SMALL URBAN TREES

SPECIES ENHANCEMENTS

X4 WOODSTONE SEVILLE 28MM BIRD BOXES

X3 WOODSTONE SEVILLE 32MM BIRD BOXES

X1 BARN OWL NEST BOX

X1 SCHEGLER 1SP SPARROW TERRACE

X2 CHAVENAGE CAVITY BAT BOXES

X4 SCHWEGLER 1FF BAT BOXES

X6 LOG PILES

X4 CJ WILDLIFE APEX INSECT TOWERS

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

ECOLOGY SOLUTIONS

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11467: HIGHOVER FARM, HITCHIN

PLAN ECO4: LANDSCAPE AND ECOLOGICAL MANAGEMENT AND ENHANCEMENTS

Rev: A
Feb 2026

N

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75

150 m

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 5
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 5.3 and 5.4, Table 5.1
Condition 21 – LEMP	d	Management options for achieving target condition habitats	Section 5, Objective 2
Condition 21 – LEMP	e	Detail of bat and bird boxes (minimum of integrated)	Section 5, 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 5, Objective 2; Section 7
Condition 21 – LEMP	f	Prescription for planting replacement measures	Section 5, Objective 2
Condition 21 – LEMP	g	Details of body responsible for implementation	Section 6
Condition 21 – LEMP	h	Detail of legal and funding mechanisms	Section 6
Condition 21 – LEMP	h	Detail of remedial actions	Section 8
Condition 21 – LEMP	i	Monitoring methodology and frequency	Section 8
Condition 13 – Open Space	a	Landscape management & maintenance plans	Section 5 and Appendix 2
Condition 13 – Open Space	b	Planting, grass cutting, weeding, pruning	Section 5 and 7
Condition 13 – Open Space	c	Management of SUDS features	Paragraphs 5.22– 5.41
Condition 13 – Open Space	d	Management of biodiversity enhancements	Section 5, 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	Section 4 and Appendix 2

APPENDIX 2

Golby & Luck Maintenance and Management Plan

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

Client: BDW North Thames

17th February 2025 – Issue 2



Report Issue 1: DATE: 03/06/2025 Status: INITIAL ISSUE
Report Issue 2: DATE: 17/02/2026 Status: PLANNING

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CONTENTS

1 MANAGEMENT OPERATIONS..... 1

2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES 8

**APPENDIX A – Phase 1 On-plot Landscape Proposals - GL2435 LP 10-14 &
Phase 1 POS Landscape Proposals – GL2024 LP 15-18**



1 MANAGEMENT OPERATIONS

Introduction

- 1.1 This Phase 1, Open Space Management & Maintenance Plan has been prepared by Golby + Luck Landscape Architects and has been produced in association with the Phase 1 Landscape and Ecology Management Plans (LEMP), **Appendix A**, prepared by Ecology Solutions, in support of the application submitted by BDW North Thames for their residential development at Highover Farm. This document provides a comprehensive schedule of maintenance operations covering both annual maintenance activities and the long-term management of the proposed open spaces.
- 1.2 This report specifically relates to the Phase 1 Residential Reserved Matters Application (App no.25/02794/RM) and seeks to partially discharge (Phase 1) Planning Condition 13 of the approved outline planning permission (Ref: 18/01154/OP), which states:

Prior to or concurrent with the first reserved matters submitted in each phase identified in Condition 5 Phasing and Delivery a detailed Open Space Management and Maintenance Scheme for the management and maintenance of all areas of open space (to include parks, greenways, allotments, play areas, informal open space, semi-natural green space, public squares) shall be submitted to and agreed in writing by the Local Planning Authority and implemented in accordance with an agreed timetable and approved phasing strategy. Details to be submitted shall include:

- a) Details of landscape management and maintenance plans;*
- b) Details of planting, grass cutting, weeding and pruning;*
- c) Management of sustainable urban drainage features;*
- d) Management of biodiversity enhancements;*
- e) Inspection, repair and maintenance of all hard landscaping and structures;*
- f) Management, monitoring and operational restrictions; and*
- g) Maintenance and planting replacement programme for the establishment period of landscaping.*

The open spaces provided shall be retained for their intended purpose and in



accordance with the approved management plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate open space and amenity provision as per North Hertfordshire Local Plan Policy NE6.

- 1.3 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 LEMP, but that require consideration to deliver a successful public open space network.
 - 1.4 The Open Space Management & Maintenance Plan is an evolving plan. During the course of the development at Highover Farm the plan will be updated and supplemented as more of the phases of the development associated with the wider site are designed and delivered.
 - 1.5 The initial landscape contract will include 12 months maintenance and defect liability period. Following the initial 12-month maintenance defect liability period the landscape areas will be covered by the approved Contractor who will take responsibility for all hard and soft landscape elements on a running contract managed by the appointed Management Entity. This plan will run in perpetuity and will be reviewed at 5 year intervals so that operations can be adapted to the development of the landscaping scheme.
 - 1.6 The overall objectives for this management plan are:
 - To establish a multi-functional and attractive public open space network that contributes to the visual amenity of the site and enjoyment by users;
 - To ensure best horticultural, environmental and health and safety practices at all times;
 - To ensure that methods employed respect and encourage wildlife and promote climate resilience; and
 - To ensure defects in the landscape are identified early and addressed promptly.
 - 1.7 This document should be read in conjunction with the latest revision of the site landscape proposals, see **Appendix B**. This drawing details all existing and proposed habitats.
- Insurances and Certification**
- 1.8 The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility



of the Management Entity to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.

Landscape Operations

1.9 The following sets out the landscape components that are considered in detail in this management plan:

- Litter and debris removal;
- SUDS maintenance;
- Hard landscape and site furniture maintenance; and
- Children's play area.

Environmental Considerations

1.10 All chemical weed control must be carried out by suitably trained staff in accordance with the manufacturers recommendations and the legislation set out below:

- The Food and Environment Protection Act (1985);
- The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Environment Protection Act (1990)

1.11 It is the Contractors responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will make any notifications as are required under the terms of The Food and Environment Protection Act (1985), and will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.

1.12 Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.

1.13 Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in consultation with the Management Entity and should not be used as a measure to dump arisings on the site.

1.14 All arisings (unless otherwise specified) will be removed from site and deposited at an approved tip or registered green compost facility.



- 1.15 Watering operations will be carried out as specified in this management plan. A water source will be identified by the Management Entity. If no water source is available then watering will be carried out using a bowser.

Landscape Management Preambles

- 1.16 The Contractor will visit the site and take note of all existing conditions including levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site or the nature of the work required to carry out the operations in this plan will be entertained.
- 1.17 At all times care will be taken to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Damage so occasioned is to be made good at the Contractors expense.
- 1.18 All work will be carried out by experienced and qualified operatives holding the necessary training certificates to undertake the prescribed works. All works detailed in the following specifications shall be carried out in accordance with good horticultural practice, using materials, plant and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies as a result of the Contractors neglect will be replaced at their cost.

Litter Removal

- 1.19 The Contractor will ensure that the entire site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting. All bins, including both litter and dog waste, will be emptied at each maintenance visit.
- 1.20 Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.21 The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner.
- 1.22 The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that



they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles and other sharp objects.

- 1.23 All litter and debris shall be removed off site to an authorised tip specified by the Contractor.
- 1.24 This shall be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).

SUDS Facility

- 1.25 The grass areas within the facility have been specified to cater for seasonal flooding and damp conditions, and will only require limited management as per details in the LEMP and/or HMMP.
- 1.26 The attenuation pond will be managed in accordance with CIRIA SUDs Manual C753. At each maintenance visit the Contractor will inspect the SUDS facility and remove any branches and leaf debris and/or any other object that are likely to restrict water flow/capacity. All areas will be inspected and cleared of litter and other debris in accordance with the details set out above.
- 1.27 The Contractor will inspect all outfall features, check grilles (if present), and remove any obstructions.
- 1.28 Excess silt is to be removed from the base of facilities to maintain volume capacity and safeguard functionality of the balancing ponds themselves as necessary. A suggested 5-10 year clean-out cycle is to be adopted initially but this is to be monitored and reviewed by the contractor.
- 1.29 Where material is removed it should be placed for a 2 week period at the edge of the pond to allow insects and creature to return to the waterbody. Following this period all material will be removed from site to the Contractor's tip.
- 1.30 The management of the pond should be reviewed by the ecological consultant and in conjunction with the LEMP and/or HMMP to enhance biodiversity and wildlife potential where appropriate, and without affecting the drainage function of the pond.

Hard Surfaces and Street Furniture

- 1.31 The Contractor will check at each visit that all the hard surfaces and street furniture is safe and fit for purpose.



- 1.32 Hard surfaces are to be reviewed at each visit. Any damage is to be recorded and made good either during the visit or at the following visit. If the repairs cannot be carried out or completed the Contractor will make the area safe and/or cordon off any sections that present a hazard. Any such areas will be made good as soon as practically possible. Every effort should be made to match into the original materials, making sure line/levels are correctly adhered to.
- 1.33 All roads and paths will be treated with a suitable herbicide spray in accordance with Manufacturer's recommendations to remove weeds and moss. Hard surfaces will be swept at each visit.
- 1.34 All furniture will be maintained to a standard so that it is clean, safe and fit for purpose at all times. Any damage will be made good during the maintenance visit. Otherwise the item will be made safe and/or cordoned off and made good as soon as practically possible. All repairs to street furniture will be carried out using parts sourced from the supplying manufacturer and carried out in accordance with their guidelines.

Children's Play Area

- 1.1 Prior to the play area opening for public use the Management Entity will produce a play area risk assessment in accordance with the Management of Health and Safety at Work Regulations 1999 and RoSPA guidelines. This will include the identification of 'risk', assessing the risk and actions for risk reduction. This will be retained by the Management Entity and reviewed on an annual basis.
- 1.2 At each maintenance visit all areas will be cleared of litter and debris in accordance with the section set out above.
- 1.3 Dog fouling presents a significant health and safety risk within play areas. Play areas shall be inspected at every maintenance visit (no less frequently than weekly) and any issues with dog fouling addressed immediately. All play areas are to be maintained as dog free zones to prevent fouling and risk of dog attacks. The Management Entity shall take appropriate action to enforce this measure at all times.
- 1.4 All areas for play will be inspected and maintained in accordance with requirements of BS EN 1176/77 and best practice guidelines from the Royal Society for the Presentation of Accidents (ROSPA).
- 1.5 Recorded weekly safety inspections will be carried out by RoSPA qualified play inspectors, followed up by a 6 weekly structural check. The frequency may vary depending on use or



with any variation agreed with the Management Entity and Local Authority following best practice guidance.

- 1.6 A visual assessment of all facilities will be undertaken at each site visit by the Management Entity. Any defects or hazards considered dangerous are to be dealt with immediately by immobilising the item and making the item safe until repair and only if necessary, will the play facilities will be closed until appropriate measures have been taken to make the facilities safe and fit for purpose. The Local Authority is to be notified of any closures
- 1.7 All inspections as set out above are to be carried out by a suitably qualified person (please refer to the Register of Play Inspectors International (RPII) for requirements).
- 1.8 An Outdoor Annual Inspector accredited by the RPII shall carry out certified inspections annually, and permanent record maintained to ensure continued compliance with legislation.
- 1.9 Contact details for the Management Entity will be displayed in a suitable location at each play facility and updated should this change promptly. The contact information must include a direct telephone number so that any faults can be reported and dealt with in an appropriate timeframe. The Management Entity to have out of hours arrangements to allow reporting of faults at any time.
- 1.10 Maintenance of equipment and safety surfacing will be undertaken in strict accordance with the manufacturer's recommendations. This will include painting, vandalism, graffiti and sweeping.
- 1.11 All replacement parts must be sourced from an accredited manufacturer/supplier and be appropriate for the intended use. The Management Entity is to retain a record of all warranty inspections, maintenance, repairs and modifications carried out to any part of the play apparatus and/or associated safety surfacing.



2 MANAGEMENT SCHEME REVIEW & MAINTENANCE SCHEDULES

2.1 The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor, Management Entity, and the Local Authority. It is the responsibility of the Contractor to bring to the attention of the Management Entity any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:

- Management scheme and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the landscape and features specific to this plan;
- At the end of year 1 the Contractor, Management Entity and the Local Authority are to meet on site and review all open spaces;
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed in writing between the Contractor, Management Entity, and the Local Authority;
- Monitoring visits and amendments to the plan are to be continuous between years 1 to years 5;
- At the end of year 5 there will be a wholesale review of this scheme and any changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor, Management Entity, and the Local Authority.

2.2 The following tables set out the Year 1 maintenance schedule.



Management Scope: Maintenance Activity	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Litter & debris removal												
Pick all litter from areas of hard and soft landscape and remove from site.	•	•	•	•	•	•	•	•	•	•	•	•
SUD's Facility												
Inspect SUDS facility and remove all litter and debris. Ensure that channel and outfalls are free of obstructions.	•	•	•	•	•	•	•	•	•	•	•	•
Programme specific operation to remove leaf litter during autumn months. Allow for 2 week creep back period.	•	•								•	•	•
Annual inspection to review management in conjunction with the LEMP and/or HMMP.										•		
Hard landscape & site furniture												
Inspect, clean, repair or replace.	•	•	•	•	•	•	•	•	•	•	•	•
Where repairs cannot be made good at time of visit and additional visit will be programmed as soon as practically possible to make any repair good and the item fit for purpose. During any such delay it is the Contractor's responsibility to ensure that all areas are made safe and remain safe until any such repairs are completed.	•	•	•	•	•	•	•	•	•	•	•	•
Children's Play Area												
Visually inspect children's play areas. Inspection to be carried out by qualified staff member. Observe any hazards, defect or act of vandalism.	•	•	•	•	•	•	•	•	•	•	•	•
20-24no. recorded inspection of the children's play areas. Inspection to be carried out by qualified staff member.	•	•	•	•	•	•	•	•	•	•	•	•



Initially frequency of play area maintenance to be every visit. To be reviewed / determined more accurately once in use and usage pattern can be confirmed. Best practice to be followed with any variation to monthly inspections will be agreed with the appointing authority.

Any repairs are to be carried out during the inspection. Otherwise the facility is to be made safe and works programmed within a reasonable timeframe.

Any repair works that cannot be carried out at the maintenance visit are to be programmed in as soon as practically possible taking into consideration order lead in times etc. Any temporary closure of and/or partial closure of the facility is to be checked on a daily basis to ensure that the area remain safe and for purpose until such time that the facility is in full working order.



APPENDIX A

Phase 1 On-plot Landscape Proposals - GL2435 LP 10-14 &;

Phase 1 POS Landscape Proposals – GL2024 LP 15-18



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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	Apprvd.
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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 Size Status PLANNING

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

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- 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 4

Golby & Luck Landscape Proposals GL2024 LP
10D, 11D, 12D, 13C, 14C, 15B, 16B, 17B, 18B



Key				
	Application boundary			
	Timber ballards			
	To align the perimeters of the highways to defer adhoc parking, 200mm square timber ballards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.			
	Footpath			
	2m wide semi bound surface (hoggins) with pre-cast concrete edging like Cedec/ Bredon or similar approved.			
	Footpath (transitional)			
	2m depth of karmac surfacing adjacent to highway edge to buffer reduce the mitigation of footpath materials onto the highway.			
	Sealing			
	Lichard Seal (Ref: BK17 4071/5) heavy duty galvanised steel framed seal with seven stiles in sturdy timber and a double slatted backrest and armrests. As supply by Broxap Ltd or similar approved. Installed on semi bound surface (hoggins) per the footpaths.			
	Litter bin			
	Derby weyburn (Ref: BX 2550-WB) steel litter bin as supplied by Broxap or similar approved.			
	Dog bin			
	Sirus Dog Waste Bin (Ref: BK45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.			
	Play on the Way			
	POW1 - Tree trunks, designed and hand-built, bark removed and sanded to provide a safer and snag-free play surface. Supplied by Copper Beech Play or similar approved.			
	POW2 - Japanese Steps (Ref: J4904). Supplied by Prulodic Play Ltd or similar approved.			
	POW3 - Log trail (Ref: J4907). Supplied by Prulodic Play Ltd or similar approved.			
	All play equipment and layout proposals to be specified in accordance with the requirements set out under the European Play Safety Standard EN1176 and the Disability Discrimination Act.			
	Reinforced grass safety surfacing			
	Play manufacturers to detail in accordance with EN 1176.			
	Gravel margins			
	Loose gravel to be laid over weed suppressing membrane where no planting is possible due to restricted space.			
	Hedgehog highway			
	Gopholes built into the bottom of a garden fence, wall or hedge, which enables hedgehogs to easily move between gardens. Additional ecological enhancements are detailed within the Landscape and Ecological Management and Enhancements document, which forms part of the site wide O&M.			
Plant Schedule				
Trees - On Plot				
Abbr	Species	Supply	Size	Number
AMEBA	Amelanchier 'Ballerina'	PLT: Extra Heavy Standard: Clear Stem 175-200:BR	425-600cm 14-16cm	4
AMARH	Amelanchier arborea 'Robin Hill'	PLT: Extra Heavy Standard: Clear Stem 175-200:BR	425-600cm 14-16cm	1
BETJACA	Betula utilis jacquemontii	PLT: Extra Heavy Standard: Clear Stem 175-200:BR	425-600cm 14-16cm	6
MAGROIS	Magnolia kobus 'tsi'	PLT: Extra Heavy Standard: Clear Stem 175-200:BR	425-600cm 14-16cm	7
SORARIA	Sorbus aria 'Magnifica'	PLT: Extra Heavy Standard: Clear Stem 175-200:BR	425-600cm 14-16cm	1
PRUMAMA	Prunus 'Amanogawa'	PLT: Extra Heavy Standard: Clear Stem 175-200:BR	425-600cm 16-18cm	4
				Total :23
Trees - Street Trees				
Abbr	Species	Supply	Size	Number
MALTI	Malus 'Mikoto'	SIR: Semi Mature: Clear Stem 175-200:BR	600cm+ 20-25cm	5
PRUPANA	Prunus 'Pandora'	SIR: Semi Mature: Clear Stem 175-200:BR	600cm+ 20-25cm	2
				Total :7
Trees - POS				
Abbr	Species	Supply	Size	Number
ACECAMA	Acer campestre	POS: Selected Standard: Clear Stem 175-200:BR	300-350cm 10-12cm	6
BETJACA	Betula pendula	POS: Selected Standard: Clear Stem 175-200:BR	300-350cm 10-12cm	10
CARBET	Carpinus betulus	POS: Selected Standard: Clear Stem 175-200:BR	300-350cm 10-12cm	4
MALHU	Malus hupehensis	POS: Selected Standard: Clear Stem 175-200:BR	300-350cm 10-12cm	2
MALSY	Malus sylvestris	POS: Selected Standard: Clear Stem 175-200:BR	300-350cm 10-12cm	4
SORARIA	Sorbus aria	POS: Selected Standard: Clear Stem 175-200:BR	300-350cm 10-12cm	14
SORAUCA	Sorbus aucuparia	POS: Selected Standard: Clear Stem 175-200:BR	300-350cm 10-12cm	8
TILCOR	Tilia cordata	POS: Selected Standard: Clear Stem 175-200:BR	300-350cm 10-12cm	3
				Total :51
Specimen Shrubs				
Abbr	Species	Pos Size	Height	Habit
PHOEA	Phormium 'Dazzler'	25L	100-125cm	Triple Crown
PHOJE	Phormium 'Jester'	25L	100-125cm	Triple Crown
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Triple Crown
PHOFRR	Phorbia x Fraseri 'Red Robin'	70-90L	12-14cm gth	
TRAJA	Trachelospermum jasminoides	15L	100-150cm	Several Shoots :3/5 brks :framed 2
				Total :30
Single Species Hedgerows				
Abbr	Species	Pos Size	Height	Habit
CARBET	Carpinus betulus	10L	60-80cm	Bushy 0.4Ctr
ELAEBC	Elaeagnus x ebbingei 'Compacta'	10L	80-100cm	Bushy 0.4Ctr
ELAEVL	Elaeagnus ebbingei 'Vivipar'	10L	80-100cm	Bushy 0.5Ctr
ELUJAH	Eucalyptus japonica 'Jean Hugues'	10L	80-100cm	Bushy 0.3Ctr
GRU	Griselinia littoralis	10L	80-100cm	Bushy 0.3Ctr
				Total :2212
Native Mix Species Hedgerow				
Abbr	Species	Supply	Height	Density
CORAV	Corvus avellana	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset
CRAMON	Crataegus monogyna	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset
CORSA	Corus sanguinea	3 brks :C	60-80cm	0.4Ctr Double Staggered at 0.4m offset
ILEAQ	Ilex aquifolium	Bushy :3L	60-80cm	0.4Ctr Double Staggered at 0.4m offset
VIBOP	Viburnum opulus	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset
LOMPE	Lonicera periclymenum	Branches :3L	60-80cm	0.4Ctr Double Staggered at 0.4m offset
ROSCA	Rosa canina	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset
				Total :1153
Shrubs - On Plot				
Abbr	Species	Pos Size	Height	Habit
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy 0.7Ctr
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy 0.7Ctr
CHOAP	Choisy 'Aztac Pearl'	10L	40-60cm	Bushy 0.7Ctr
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy 0.7Ctr
EUOFOEG	Eucalyptus fortunei 'Emerald n' Gold'	10L	30-40cm	Bushy 0.7Ctr
EUOFOEG	Eucalyptus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy 0.7Ctr
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy 0.7Ctr
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy 0.7Ctr
HEBPQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy 0.7Ctr
HEBALR	Hebe abietans 'Red Edge'	10L	30-40cm	Bushy 0.7Ctr
HEBRS	Hebe pinguicula 'Sutherland'	10L	30-40cm	Bushy 0.7Ctr
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy 0.7Ctr
LAVANH	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy 0.7Ctr
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy 0.7Ctr
PITTEG	Pittosporum tenuifolium 'Golf Ball'	10L	30-40cm	Bushy 0.7Ctr
PITTEIT	Pittosporum tenuifolium 'Tom Thumb'	10L	30-40cm	Bushy 0.7Ctr
PRULAC	Prunus laurocerasus 'Olio Luyken'	10L	30-40cm	Bushy 0.7Ctr
ROSO	Rosmarinus officinalis	10L	40-60cm	Bushy 0.7Ctr
SAROHU	Sarcococca humilis	10L	30-40cm	Bushy 0.7Ctr
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy 0.7Ctr
VIBDA	Viburnum davidii	10L	40-60cm	Bushy 0.7Ctr
				Total :2208
Shrubs Screen Mix				
Abbr	Species	Pos Size	Height	Habit
AUCIACR	Aucuba japonica 'Crotanifolia'	10L	60-80cm	Bushy 0.75Ctr
CORALE	Corus alba 'Biganilla'	3L	60-80cm	Branches 0.75Ctr
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy 0.75Ctr
FATJA	Fatsia japonica	10L	80-100cm	Bushy 0.75Ctr
PHOFRR	Phorbia x Fraseri 'Red Robin'	10L	80-100cm	Bushy 0.75Ctr
				Total :293

Drawing to be read in conjunction with GL2934 SF 01 Landscaping Specification.



Play on the way

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

North

Shrubs - Ornamental's in POS Areas				
Abbr	Species	Pos Size	Height	Habit
CAROSE	Carex oshimensis 'Evergold'	3L	20-30cm	Bushy 0.6Ctr
CHOSUNA	Choisy ternata 'Sundance'	3L	20-30cm	Bushy 0.6Ctr
DESCE	Deschampsia cespitosa	3L	20-30cm	Bushy 0.6Ctr
LAVANH	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy 0.6Ctr
LIRAHU	Liriodendron tulipifera	3L	20-30cm	Bushy 0.6Ctr
MISIML	Miscanthus sinensis 'Morning Light'	3L	20-30cm	Bushy 0.6Ctr
PENVI	Pennisetum villosum	3L	20-30cm	Bushy 0.6Ctr
ROOF	Rosmarinus officinalis	3L	20-30cm	Bushy 0.6Ctr
				Total :79
Shrubs - Highway Verge				
Abbr	Species	Pos Size	Height	Habit
LIRAHU	Liriodendron tulipifera	3L	20-30cm	Bushy 0.6Ctr
LIRAHU	Liriodendron tulipifera	3L	20-30cm	Bushy 0.6Ctr
PACTEGC	Pachystima terminalis 'Green Carpet'	3L	20-30cm	Bushy 0.6Ctr
RUDRUG	Rudbeckia fulgida sylvatica 'Goldsturm'	3L	20-30cm	Bushy 0.6Ctr
CAROSE	Carex oshimensis 'Evergold'	3L	20-30cm	Bushy 0.6Ctr
HEUMIPP	Heuchera micrantha 'Palace Purple'	3L	20-30cm	Bushy 0.6Ctr
				Total :514

Rain Gardens				
Abbr	Species	Pos Size	Height	Habit
ASTWH	Astilbe White	3L	20-30cm	Bushy 0.6Ctr
BISOFFS	Bistorta officinalis 'Superba'	3L	20-30cm	Bushy 0.6Ctr
CARAC	Carex acuta	3L	20-30cm	Bushy 0.6Ctr
DECGU	Deschampsia cespitosa 'Goldstar'	3L	20-30cm	Bushy 0.6Ctr
IRIPS	Iris pseudacorus	3L	20-30cm	Bushy 0.6Ctr
				Total :439
Turf Areas				
Abbr	Species	Pos Size	Height	Habit
BRASU	Brachyglottis 'Sunshine'	3L	20-30cm	Bushy 0.6Ctr
CEATHR	Ceanothus thyrsiflorus repens	3L	20-30cm	Bushy 0.6Ctr
CHOAP	Choisy 'Aztac Pearl'	3L	20-30cm	Bushy 0.6Ctr
CHOTES	Choisy ternata 'Sundance'	3L	20-30cm	Bushy 0.6Ctr
EUOFOEG	Eucalyptus fortunei 'Emerald n' Gold'	3L	20-30cm	Bushy 0.6Ctr
EUOFOEG	Eucalyptus fortunei 'Emerald Gaiety'	3L	20-30cm	Bushy 0.6Ctr
HEBMAR	Hebe 'Marjorie'	3L	20-30cm	Bushy 0.6Ctr
HEBMW	Hebe 'Mrs Winder'	3L	20-30cm	Bushy 0.6Ctr
HEBPQ	Hebe 'Purple Queen'	3L	20-30cm	Bushy 0.6Ctr
HEBALR	Hebe abietans 'Red Edge'	3L	20-30cm	Bushy 0.6Ctr
HEBRS	Hebe pinguicula 'Sutherland'	3L	20-30cm	Bushy 0.6Ctr
HYPHI	Hypericum 'Hidcote'	3L	20-30cm	Bushy 0.6Ctr
LAVANH	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy 0.6Ctr
LAVANMU	Lavandula angustifolia 'Munstead'	3L	20-30cm	Bushy 0.6Ctr
PITTEG	Pittosporum tenuifolium 'Golf Ball'	3L	20-30cm	Bushy 0.6Ctr
PITTEIT	Pittosporum tenuifolium 'Tom Thumb'	3L	20-30cm	Bushy 0.6Ctr
PRULAC	Prunus laurocerasus 'Olio Luyken'	3L	20-30cm	Bushy 0.6Ctr
ROSO	Rosmarinus officinalis	3L	20-30cm	Bushy 0.6Ctr
SAROHU	Sarcococca humilis	3L	20-30cm	Bushy 0.6Ctr
SKIJARU	Skimmia japonica 'Rubella'	3L	20-30cm	Bushy 0.6Ctr
VIBDA	Viburnum davidii	3L	20-30cm	Bushy 0.6Ctr
				Total :2208

	Turf Areas	
Seed Mix Name	Seed Mix Supplier	
Medallion Turf	Rollawn Ltd	
	Amenity Grassland Areas	
Seed Mix Name	Seed Mix Supplier	Density
EL1 - Flowering Lawn Mix	Emorsgate Seeds	4g/m ²
	Amenity Meadow Areas	
Seed Mix Name	Seed Mix Supplier	Density
EM6 - Chalk & Limestone Soils	Emorsgate Seeds	4g/m ²
	Retained Grassland (over seed were required)	
Seed Mix Name	Seed Mix Supplier	Density
EH1 - Hedgerow Mix	Emorsgate Seeds	4g/m ²