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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.

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.

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.

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.

Grassland arisings to be left for no longer than seven days, before being removed to prevent nutrient enrichment. Aquatic planting arisings should be left adjacent to the waterbody for 24 hours to allow any invertebrate life to return to the water, then removed from site.

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.

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.

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

Aquatic planting will be trimmed on a rotation basis. Additionally, filamentous algae and pondweed will be managed to ensure they do not reach above 10% pond coverage.

- KEY:**
- SITE BOUNDARY**
- PROPOSED HABITATS**
- ALLEOTMENTS
 - ARABLE FIELD MARGINS GAME BIRD MIX
 - ARTIFICIAL UNVEGETATED, UNSEALED SURFACE
 - BIOSWALE
 - DEVELOPED LAND: SEALED SURFACE
 - INTRODUCED SHRUB
 - MIXED SCRUB
 - MODIFIED GRASSLAND
 - OTHER NEUTRAL GRASSLAND
 - PONDS (NON-PRIORITY HABITAT)
 - RAIN GARDEN
 - SUSTAINABLE DRAINAGE SYSTEM
 - VEGETATED GARDEN
 - BARE GROUND
 - NON-NATIVE AND ORNAMENTAL HEDGEROW
 - NATIVE HEDGEROW
 - NATIVE HEDGEROW WITH TREES
 - SPECIES-RICH NATIVE HEDGEROW
 - SPECIES-RICH NATIVE HEDGEROW WITH TREES
- SPECIES ENHANCEMENTS**
- X10 WOODSTONE SEVILLE 28MM BIRD BOXES (OR SIMILAR)
 - X10 WOODSTONE SEVILLE 32MM BIRD BOXES (OR SIMILAR)
 - X6 SCHEGLER 1SP SPARROW TERRACES (OR SIMILAR)
 - X1 BARN OWL NEST BOX
 - X4 SCHWEGLER 1FF BAT BOXES (OR SIMILAR)
 - X3 CHAVENAGE CAVITY BAT BOXES (OR SIMILAR)
 - X20 VIVARA PRO BUILD-IN WOODSTONE BAT BOXES (OR SIMILAR)
 - LOG PILE
 - X12 CJ WILDLIFE APEX INSECT TOWERS (OR SIMILAR)

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: B
Feb 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	Paragraphs 5.5 and 5.6
Condition 21 – OLEMP	b	Opportunities to create new biodiversity assets	Section 5
Condition 21 – OLEMP	b	Links to existing off-site ecological networks	Paragraph 5.152
Condition 21 – OLEMP	c	Measures to achieve a 10% minimum net gain target	Section 5, Paragraph 5.4 and Objective 2
Condition 21 – OLEMP	d	Framework management and maintenance strategy	Section 5, Objective 2
Condition 21 – LEMP	a	Description, areas and evaluation of features to be managed	See individual phased LEMPs
Condition 21 – LEMP	b	Aims and objectives of management	Section 3 and individual phased LEMPs
Condition 21 – LEMP	c	Contribution towards 10% net gain and what the percentage is in that phase	See individual phased LEMPs
Condition 21 – LEMP	d	Management options for achieving target condition habitats	See individual phased LEMPs
Condition 21 – LEMP	e	Detail of bat and bird boxes (minimum of integrated)	See individual phased LEMPs
Condition 21 – LEMP	e	Bat and Bird boxes clearly marked on plans	See individual phased LEMPs
Condition 21 – LEMP	f	Confirmation that planting will occur in the first planting season following commencement of each phase	See individual phased LEMPs
Condition 21 – LEMP	f	Prescription for planting replacement measures	See individual phased LEMPs
Condition 21 – LEMP	g	Details of body responsible for implementation	See individual phased LEMPs
Condition 21 – LEMP	h	Detail of legal and funding mechanisms	See individual phased LEMPs
Condition 21 – LEMP	h	Detail of remedial actions	See individual phased LEMPs
Condition 21 – LEMP	i	Monitoring methodology and frequency	See individual phased LEMPs
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
Condition 13 – Open Space	c	Management of SUDS features	Paragraphs 5.23 – 5.42
Condition 13 – Open Space	d	Management of biodiversity enhancements	Paragraphs 5.160 – 5.179

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	See individual phased LEMPs and Appendix 2
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
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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

Size A1

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
01, 10D, 11D, 12D, 13C, 14C, 15B, 16B, 17B, 18B, 25A,
and 26A



PLANT SCHEDULE



Street Trees						
Abbr	Species	Supply	Size	Girth	Number	
BETJACA	Betula utilis jacquemontii	STR EHS1d: RB	Clear Stem 175-200	450-625cm	16-18cm	4
PRUUM	Prunus 'Sole'	STR EHS1d: RB	Clear Stem 175-200	450-625cm	16-18cm	4
SORBAR	Sorbus thuringiaca 'Tartarola'	STR EHS1d: RB	Clear Stem 175-200	450-625cm	16-18cm	2
CARBETFF	Carpinus betulus 'Trans Fontaine'	STR EHS1d: RB	Clear Stem 175-200	450-625cm	18-20cm	34
CORCOL	Corylus colurna	STR EHS1d: RB	Clear Stem 175-200	450-625cm	18-20cm	3
MALTRI	Malus trilobata	STR EHS1d: RB	Clear Stem 175-200	450-625cm	18-20cm	11
						Total: 58



On Plot Trees						
Abbr	Species	Supply	Size	Girth	Number	
AMARH	Amelanchier arborea 'Robin Hill'	PLT EHS1d: BR	Clear Stem 175-200	425-600cm	14-16cm	21
MAGKOS	Magnolia kobus 'Isis'	PLT EHS1d: BR	Clear Stem 175-200	425-600cm	14-16cm	6
MALEY	Morus 'Evereste'	PLT EHS1d: BR	Clear Stem 175-200	425-600cm	14-16cm	5
PRUUM	Prunus 'Umineko'	PLT EHS1d: BR	Clear Stem 175-200	425-600cm	14-16cm	9
						Total: 41



POS Trees						
Abbr	Species	Supply	Size	Girth	Number	
BETPENA	Betula pendula	POS Selected Standard	Clear Stem 175-200 :30L	300-350cm	10-12cm	3
ACECAM	Acer campestre	POS Heavy Standard	Clear Stem 175-200 :3R	350-425cm	12-14cm	6
CARBET	Carpinus betulus	POS Heavy Standard	Clear Stem 175-200 :3R	350-425cm	12-14cm	7
PRUPEA	Prunus avium 'Plena'	POS Heavy Standard	Clear Stem 175-200 :3R	350-425cm	12-14cm	2
QUERO	Quercus robur	POS Heavy Standard	Clear Stem 175-200 :3R	350-425cm	12-14cm	2
SORAR	Sorbus arbuscula	POS Heavy Standard	Clear Stem 175-200 :3R	350-425cm	12-14cm	9
SORAU	Sorbus aucuparia	POS Heavy Standard	Clear Stem 175-200 :3R	350-425cm	12-14cm	1
TILCO	Tilia cordata	POS Heavy Standard	Clear Stem 175-200 :3R	350-425cm	12-14cm	2
Total: 32						



Abb	Species	Pot Size	Height	Habit	Number
PHOJIE	Phlox 'Jester'	25L	100-125cm	Tip Czn	15
PHOWAWA	Phlox 'Yellow Wave'	25L	100-125cm	Tip Czn	17
PHORRE	Phlox 'x traser' 'Red Robin'	50L	200-225cm	SS1d: 10-12cm	11
PHORRE	Phlox 'x traser' 'Red Robin'	50L	125-150cm	SS1d: 10-12cm	4
TRAJA	Trichostema japonicum	15L	100-150cm	Several Shoots	3
Total: 52					



Single Species Hedgerows						
Abbr	Species	Pot Size	Height	Habit	Density	Number
ELAE	Blaugnerus ebbingei	10L	80-100cm	Bushy	0.4Czn	234
ELAEVIV	Blaugnerus ebbingei "Vivelet"	10L	80-100cm	Bushy	0.4Czn	1555
EUJAPJH	Eunymus japonicus "Jean Hugues"	5L	40-60cm	Bushy	0.35Czn	547
EUJAPJH	Eunymus japonicus "Jean Hugues"	5L	40-60cm	Bushy	0.3Czn	1192
GRU	Griselinia littoralis	10L	80-100cm	Bushy	0.4Czn	129
GRU	Griselinia littoralis	10L	80-100cm	Bushy	0.35Czn	57
						Total 3714



Native Mix Species Hedgerow							
Abbr	Species	Supply	Height	Density	Mix %	Number	
CORAV	Corylus avellana	1+1:3 brks BR	40-80cm	0.4Czn Double Staggered	at 0.4m offset	20%	80
CRAMON	Crataegus monogyna	1+1:3 brks BR	40-80cm	0.4Czn Double Staggered	at 0.4m offset	45%	175
ELAGD	Ilex aquifolium	3 brks C	40-80cm	0.4Czn Double Staggered	at 0.4m offset	5%	21
PRUSP	Prunus spinosa	1+1:3 brks BR	40-80cm	0.4Czn Double Staggered	at 0.4m offset	10%	41
VIBOP	Viburnum opulus	1+1:3 brks BR	40-80cm	0.4Czn Double Staggered	at 0.4m offset	5%	21
ACECAM	Acer campestre	1+1:3 brks BR	40-80cm	0.4Czn Double Staggered	at 0.4m offset	10%	41
ROSCA	Rosa canina	1+1:3 brks BR	40-80cm	0.4Czn Double Staggered	at 0.4m offset	5%	21
						Total:	400



Abb	Species	Pot Size	Height	Habit	Plant to Front of Bed	Density	Number
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy		0.7Czn	294
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy		0.7Czn	345
CHOAP	Cholera 'Ades' 'Pearl'	10L	40-60cm	Bushy		0.7Czn	133
CHOTES	Cholera temula 'Sundance'	10L	40-60cm	Bushy		0.7Czn	441
EUJOENG	Eunymus fortunei 'Emerald Yr Gold'	10L	30-40cm	Bushy	Yes	0.7Czn	239
EUJOENG	Eunymus fortunei 'Emerald Goldie'	10L	30-40cm	Bushy	Yes	0.7Czn	419
HEBMA	Hebe 'Madame'	10L	40-60cm	Bushy		0.7Czn	109
HEBMA	Hebe 'Mrs Winder'	10L	40-60cm	Bushy		0.7Czn	66
HEBQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy		0.7Czn	279
HEBMA	Hebe obtusifolia 'Red Edge'	10L	30-40cm	Bushy		0.7Czn	334
HEBPS	Hebe pinguifolia 'Sutherland'	10L	30-40cm	Bushy	Yes	0.7Czn	273
HEUMPP	Heuchera micrantha 'Palace Purple'	7.5L		Full Pot	Yes	0.7Czn	9
HYTHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy		0.7Czn	123
LAVANNU	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	Yes	0.7Czn	113
LAVANNU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	Yes	0.7Czn	89
PITTEG	Pittosporum tenuifolium 'Golf Ball'	10L	30-40cm	Bushy		0.7Czn	167
PITTEG	Pittosporum tenuifolium 'Tom Thumb'	10L	30-40cm	Bushy		0.7Czn	118
PRILAC	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy		0.7Czn	125
ROSCOF	Rosmarinus officinalis	10L	40-60cm	Bushy		0.7Czn	76
SARHCHU	Sarcococca humilis	10L	30-40cm	Bushy	Yes	0.7Czn	62
SEJURU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy		0.7Czn	312
VIBDA	Viburnum davidii	10L	40-60cm	Bushy		0.7Czn	82
Total: 4410							



Abb	Species	Pot Size	Height	Habit	Density	Number
AUCJACK	Aucuba japonica 'Crotanfolia'	10L	40-60cm	Bushy	0.75Czn	145
CHORE	Cholera temula	10L	40-60cm	Bushy	0.75Czn	77
CORALE	Cornus alba 'Berganssima'	10L	60-80cm	Branched	0.75Czn	84
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.75Czn	145
PHORREK	Phlox 'x traser' 'Red Robin'	10L	80-100cm	Bushy	0.75Czn	84
Total: 535						



Seed Mix Name	Seed Mix Supplier
Meadow turf	Rowlin Ltd



Seed Mix Name	Seed Mix Supplier	Density
EL1 - Flowering Lawn Mix	Emergote Seeds	4g/m²

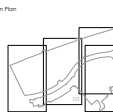


Seed Mix Name	Seed Mix Supplier	Density
EM2 - 3rd General Purpose Mix	Emergote Seeds	4g/m²



Seed Mix Name	Seed Mix Supplier	Density
EM4 - Meadow Mixture for Wet Soil	Emergote Seeds	4g/m²

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



Rev	Date	Notes
1	08/10/2024	Initial Design

Project: Land at Highover Farm, Hitchin
Drawing: Soft Landscape Proposals - General Arrangement
Sheet: 1 of 4

Planning: Baratt David Wilson Homes

Scale: 1:250 @ A0
Date: 08/10/2024
Reference: GL2024 LP 01

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Scale Bar
0m 5m 10m 15m 20m 25m

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