APPENDIX 3

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

Issue	Date	Status	Drawn	Apprvd.
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

Client Bellcross Homes

Project Highover Farm
Hitchin

Drg Title Figure 4.7e Illustrative Masterplan

Created on	Created by	Approved by
25.11.21	GW	JW

Scale	Size	Status
1:2000 @	A1	PLANNING

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

Planit I.E. Limited

E: info@planit-ie.com **W:** planit-ie.com

MANCHESTER
2 Back Grafton St , Altrincham, WA14 1DY
T: 0161 928 9281

LEEDS
No.1 Aire Street, Leeds Station, Leeds, LS1 4PR
T: 0113 824 6413

LIVERPOOL
Tempest 5.3, 12 Tithebarn Street, Liverpool, L2 2DT
T: 0151 363 1230

LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678

STANDISH
Standish Gatehouse, Stonehouse, Gloucestershire, GL10 3BZ
T: 0145 360 7080

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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.

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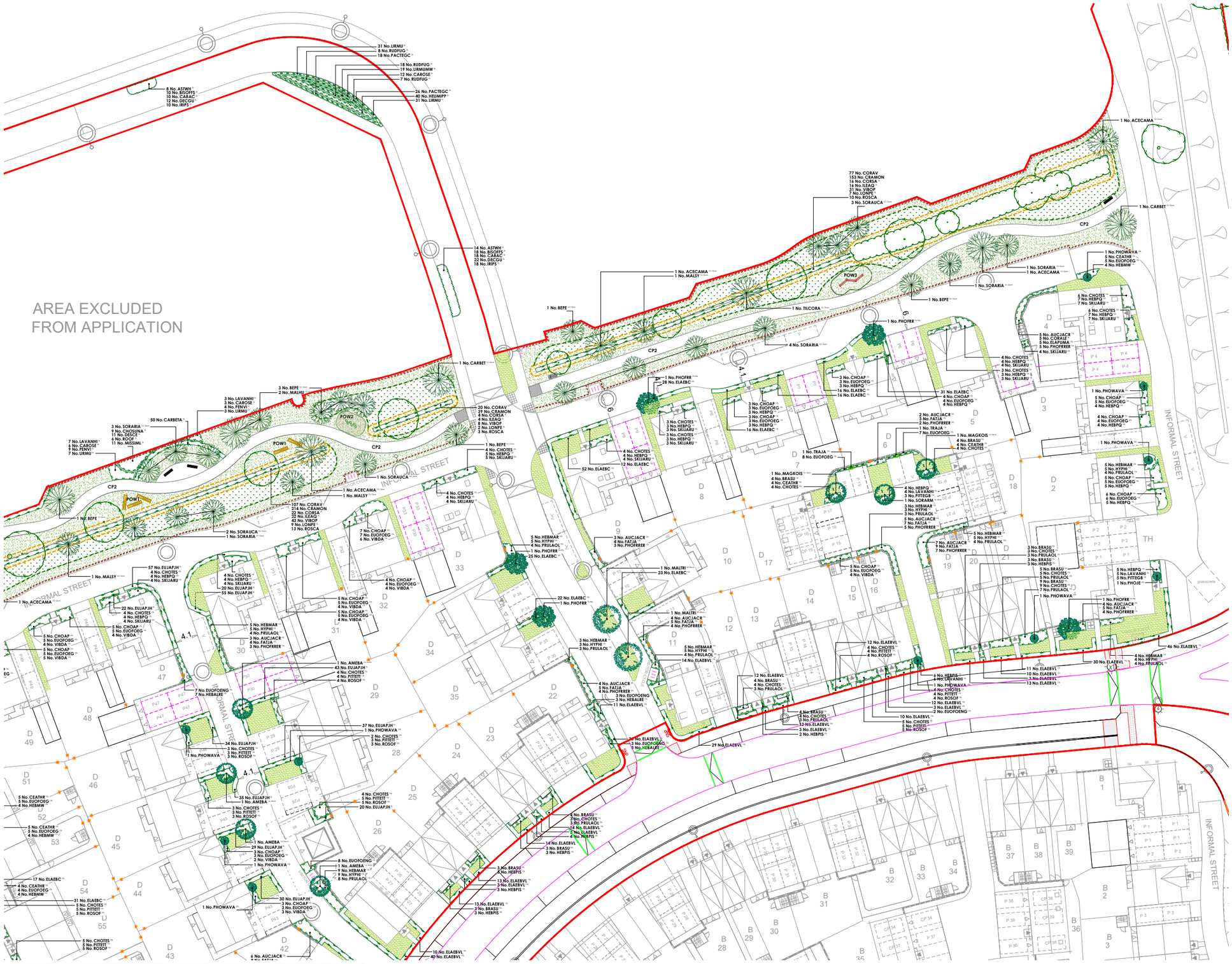
APPENDIX 4

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



Play on the way

Scale Bar

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

Landscape Institute Registered Practice

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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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.

CP2 — Footpath
2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

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

Seating
Litchard 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 supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

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

Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

POW1 — Play on the Way
POW1 - Tree trunks, designed and hand-built, bark removed and sanded to provide a splinter and snag-free play surface. Supplied by Copper Beech Play or similar approved.

POW2 - Japanese Steps (Ref: J4904). Supplied by Proludic Play Ltd or similar approved.

POW3 - Log Trail (Ref: J4907). Supplied by Proludic 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 highways
Gap/holes 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 OLEMP.

Plant Schedule

Trees - On Plot

Abbr	Species	Supply	Size	Girth	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	6
BETJACA	Betula utilis jacquemontii	PLT :Extra Heavy Standard :Clear Stem 175-200 :C 50L	425-600cm	14-16cm	1
MAGKOIS	Magnolia kobus 'Isis'	PLT :Extra Heavy Standard :Clear Stem 175-200 :BR	425-600cm	14-16cm	7
SORARM	Sorbus aria 'Magnifica'	PLT :Extra Heavy Standard :Clear Stem 175-200 :BR	425-600cm	14-16cm	1
PRUAMAA	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	Girth	Number
MALTRI	Malus trilobata	STR :Semi Mature :Clear Stem 175-200 :RB	600cm+	20-25cm	5
PRUPANA	Prunus 'Pandora'	STR :Semi Mature :Clear Stem 175-200 :RB	600cm+	20-25cm	2
					Total :7

Trees - POS

Abbr	Species	Supply	Size	Girth	Number
ACECAMA	Acer campestre	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	6
BEPE	Betula pendula	POS :Selected Standard :Clear Stem 175-200 :c 50L	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 :c 50L	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
TILCORA	Tilia cordata	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	3
					Total :51

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
PHODA	Phormium 'Dazzler'	25L	100-125cm	Triple Crown	2
PHOJE	Phormium 'Jester'	25L	100-125cm	Triple Crown	7
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Triple Crown	11
PHOFRR	Photinia x fraseri 'Red Robin'	70-90L	225-250cm	Standard: 12-14cm gth	8
TRAJA	Trachelospermum jasminoides	15L	100-150cm	Several Shoots :3/5 brks :Framed	2
					Total :30

Single Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
CARBETA	Carpinus betulus	5L	60-80cm	Bushy	0.4Ctr	115
ELAEBC	Elaegnus x ebbingei 'Compacta'	10L	80-100cm	Bushy	0.4Ctr	485
ELAEBVL	Elaegnus ebbingei 'Viveleg'	10L	80-100cm	Bushy	0.5Ctr	823
EUJAPJH	Euonymus japonicus 'Jean Hugues'	5L	60-80cm	Bushy	0.3Ctr	382
GRILI	Griselinia littoralis	10L	80-100cm	Bushy	0.3Ctr	407
						Total :2212

Native Mix Species Hedgerow

Abbr	Species	Supply	Height	Density	Mix %	Number
CORAV	Corylus avellana	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	25%	287
CRAMON	Crataegus monogyna	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	50%	570
CORSA	Cornus sanguinea	3 brks :C	60-80cm	0.4Ctr Double Staggered at 0.4m offset	5%	59
ILEAQ	Ilex aquifolium	Bushy :3L	40-60cm	0.4Ctr Double Staggered at 0.4m offset	5%	59
VIBOP	Viburnum opulus	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	10%	115
LONPE	Lonicera periclymenum	Branched :Caned :3L	60-80cm	0.4Ctr Double Staggered at 0.4m offset	2%	26
ROSCA	Rosa canina	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	3%	37
						Total :1153

Shrubs - On Plot

Abbr	Species	Pot Size	Height	Habit	Density	Number
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ctr	99
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ctr	75
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	158
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	269
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Ctr	112
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7Ctr	233
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Ctr	74
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ctr	52
HEBPG	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ctr	271
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Ctr	50
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	90
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	70
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Ctr	84
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ctr	50
PITTEGB	Pittosporum tenuifolium 'Golf Ball'	10L	30-40cm	Bushy	0.7Ctr	55
PITTETT	Pittosporum tenuifolium 'Tom Thumb'	10L	30-40cm	Bushy	0.7Ctr	89
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	133
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Ctr	57
SARHOHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ctr	28
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ctr	100
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Ctr	59
						Total :2208

Shrubs Screen Mix

Abbr	Species	Pot Size	Height	Habit	Density	Number
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	60-80cm	Bushy	0.75Ctr	85
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.75Ctr	18
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.75Ctr	18
FATJA	Fatsia japonica	10L	80-100cm	Bushy	0.75Ctr	87
PHOFRRER	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.75Ctr	85
						Total :293

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

Shrubs - Ornamental's in POS Areas

Abbr	Species	Pot Size	Height	Habit	Density	Number
CAROSE	Carex oshimensis 'Evergold'	3L			0.6Ctr	9
CHOSUNA	Choisya ternata 'Sundance'	3L	20-30cm	Bushy	0.6Ctr	9
DESCE	Deschampsia cespitosa	3L		Full Pot	0.6Ctr	11
LAVANHI	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.6Ctr	10
LIRMU	Liriope muscari	3L		Full Pot	0.6Ctr	10
MISSIML	Miscanthus sinensis 'Morning Light'	3L		Full Pot	0.6Ctr	11
PENVI	Pennisetum villosum	3L		Full Pot	0.6Ctr	13
ROOF	Rosmarinus officinalis	3L	20-30cm	Bushy	0.6Ctr	6
						Total :79

Shrubs - Highway Verge

Abbr	Species	Pot Size	Height	Habit	Density	Number
LIRMU	Liriope muscari	3L		Full Pot	0.5Ctr	115
LIRMUMW	Liriope muscari 'Munro White'	3L		Full Pot	0.5Ctr	51
PACTEGC	Pachysandra terminalis 'Green Carpet'	3L	10-20cm	Bushy	0.5Ctr	112
RUDFUG	Rudbeckia fulgida sullivantii 'Goldsturm'	3L		Full Pot	0.5Ctr	100
CAROSE	Carex oshimensis 'Evergold'	5L	20-30cm	Full Pot	0.6Ctr	48
HEUMIPP	Heuchera micrantha 'Palace Purple'	5L		Full Pot	0.6Ctr	88
						Total :514

Rain Gardens

Abbr	Species	Pot Size	Height	Habit	Density	Number
ASTWH	Astilbe White	3L		Full Pot	0.45Ctr	67
BISOFFS	Bistorta officinalis 'Superba'	3L		Full Pot	0.45Ctr	88
CARAC	Carex acuta	2L		Well Rooted	0.45Ctr	88
DECGU	Deschampsia cespitosa 'Goldtau'	3L		Full Pot	0.45Ctr	108
IRIPS	Iris pseudacorus	2L		Well Rooted	0.45Ctr	88
						Total :439

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	Emorsgate Seeds	4g/m²

Amenity Meadow Areas

Seed Mix Name	Seed Mix Supplier	Density
EM6 - Chalk & Limestone Soils	Emorsgate Seeds	4g/m²

Retained Grassland (over seed were required)

Seed Mix Name	Seed Mix Supplier	Density
EH1 - Hedgerow Mix	Emorsgate Seeds	4g/m²

Location Plan

Rev	Date	Notes	Int.
A	29/08/25	Updated to the latest planning layout.	AL
B	30/09/25	Application boundary and substation position updated.	AL
C	28/10/25	Tree species size revised.	JB
D	19/02/26	Updated to latest planning layout and LPA comments.	AL

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
On Plot Landscape Proposals
David Wilson Homes - ph1
(Sheet 1 of 3)

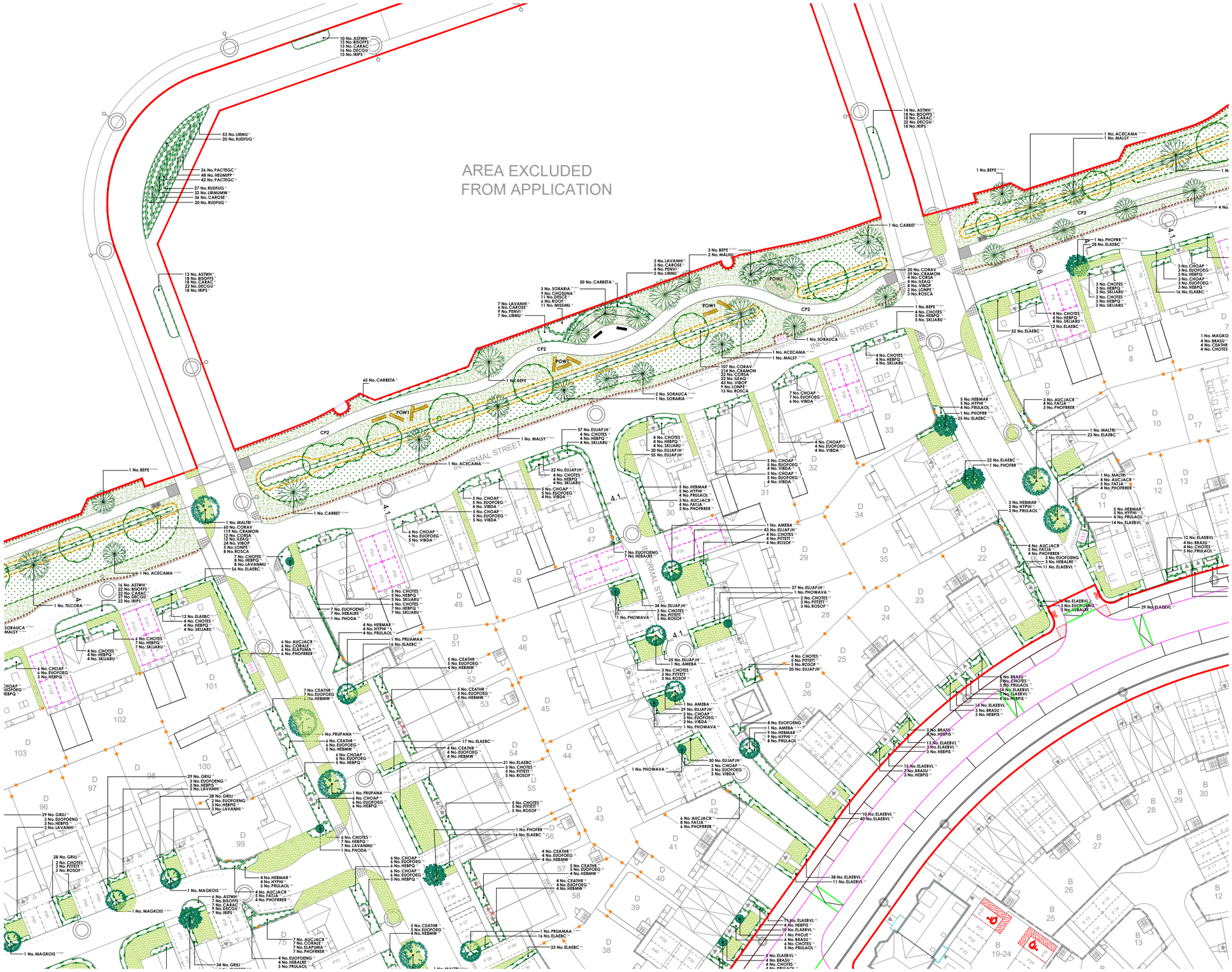
Status
PLANNING

Client
BDW North Thames

Scale	Drawn By	Checked By
1:250 @ A0	AL	HJ

Date	Reference
19/05/2025	**GL2024 LP 10D**

golby+luck
landscape architects



Key

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BETJACA	Betula utilis jacquemontii	PLT :Extra Heavy Standard :Clear Stem 175-200 :C 50L	425-600cm	14-16cm	1
MAGKOIS	Magnolia kobus 'Isis'	PLT :Extra Heavy Standard :Clear Stem 175-200 :BR	425-600cm	14-16cm	7
SORARM	Sorbus aria 'Magnifica'	PLT :Extra Heavy Standard :Clear Stem 175-200 :BR	425-600cm	14-16cm	1
PRUAMAA	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	Girth	Number
MALTRI	Malus trilobata	STR :Semi Mature :Clear Stem 175-200 :RB	600cm+	20-25cm	5
PRUPANA	Prunus 'Pandora'	STR :Semi Mature :Clear Stem 175-200 :RB	600cm+	20-25cm	2
					Total :7

Trees - POS

Abbr	Species	Supply	Size	Girth	Number
ACECAMA	Acer campestre	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	6
BEPE	Betula pendula	POS :Selected Standard :Clear Stem 175-200 :c 50L	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 :c 50L	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
TILCORA	Tilia cordata	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	3
					Total :51

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
PHODA	Phormium 'Dazzler'	25L	100-125cm	Triple Crown	2
PHOJE	Phormium 'Jester'	25L	100-125cm	Triple Crown	7
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Triple Crown	11
PHOFRR	Photinia x fraseri 'Red Robin'	70-90L	225-250cm	Standard: 12-14cm gth	8
TRAJA	Trachelospermum jasminoides	15L	100-150cm	Several Shoots :3/5 brks :Frame	2
					Total :30

Single Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
CARBETA	Carpinus betulus	5L	60-80cm	Bushy	0.4Ctr	115
ELAEBC	Elaegnus x ebbingei 'Compacta'	10L	80-100cm	Bushy	0.4Ctr	485
ELAEBVL	Elaeagnus ebbingei 'Viveleg'	10L	80-100cm	Bushy	0.5Ctr	823
EUJAPJH	Euonymus japonicus 'Jean Hugues'	5L	60-80cm	Bushy	0.3Ctr	382
GRILI	Griselina littoralis	10L	80-100cm	Bushy	0.3Ctr	407
						Total :2212

Native Mix Species Hedgerow

Abbr	Species	Supply	Height	Density	Mix %	Number
CORAV	Corylus avellana	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	25%	287
CRAMON	Crataegus monogyna	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	50%	570
CORSA	Cornus sanguinea	3 brks :C	60-80cm	0.4Ctr Double Staggered at 0.4m offset	5%	59
ILEAQ	Ilex aquifolium	Bushy :3L	40-60cm	0.4Ctr Double Staggered at 0.4m offset	5%	59
VIBOP	Viburnum opulus	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	10%	115
LONPE	Lonicera periclymenum	Branched :Caned :3L	60-80cm	0.4Ctr Double Staggered at 0.4m offset	2%	26
ROSCA	Rosa canina	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	3%	37
						Total :1153

Shrubs - On Plot

Abbr	Species	Pot Size	Height	Habit	Density	Number
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ctr	99
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ctr	75
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	158
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	269
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Ctr	112
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7Ctr	233
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Ctr	74
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ctr	52
HEBPG	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ctr	271
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Ctr	50
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	90
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	70
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Ctr	84
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ctr	50
PITTEGB	Pittosporum tenuifolium 'Golf Ball'	10L	30-40cm	Bushy	0.7Ctr	55
PITTETI	Pittosporum tenuifolium 'Tom Thumb'	10L	30-40cm	Bushy	0.7Ctr	89
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	133
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Ctr	57
SARHOHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ctr	28
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ctr	100
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Ctr	59
						Total :2208

Shrubs Screen Mix

Abbr	Species	Pot Size	Height	Habit	Density	Number
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	60-80cm	Bushy	0.75Ctr	85
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.75Ctr	18
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.75Ctr	18
FATJA	Fatsia japonica	10L	80-100cm	Bushy	0.75Ctr	87
PHOFRRER	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.75Ctr	85
						Total :293

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

Play on the way

Shrubs - Ornamental's in POS Areas

Abbr	Species	Pot Size	Height	Habit	Density	Number
CAROSE	Carex oshimensis 'Evergold'	3L			0.6Ctr	9
CHOSUNA	Choisya ternata 'Sundance'	3L	20-30cm	Bushy	0.6Ctr	9
DESCE	Deschampsia cespitosa	3L		Full Pot	0.6Ctr	11
LAVANHI	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.6Ctr	10
LIRMU	Liriope muscari	3L		Full Pot	0.6Ctr	10
MISSIML	Miscanthus sinensis 'Morning Light'	3L		Full Pot	0.6Ctr	11
PENVI	Pennisetum villosum	3L		Full Pot	0.6Ctr	13
ROOF	Rosmarinus officinalis	3L	20-30cm	Bushy	0.6Ctr	6
						Total :79

Shrubs - Highway Verge

Abbr	Species	Pot Size	Height	Habit	Density	Number
LIRMU	Liriope muscari	3L		Full Pot	0.5Ctr	115
LIRMUMW	Liriope muscari 'Munro White'	3L		Full Pot	0.5Ctr	51
PACTEGC	Pachysandra terminalis 'Green Carpet'	3L	10-20cm	Bushy	0.5Ctr	112
RUDFUG	Rudbeckia fulgida sullivantii 'Goldsturm'	3L		Full Pot	0.5Ctr	100
CAROSE	Carex oshimensis 'Evergold'	5L	20-30cm	Full Pot	0.6Ctr	48
HEUMPP	Heuchera micrantha 'Palace Purple'	5L		Full Pot	0.6Ctr	88
						Total :514

Rain Gardens

Abbr	Species	Pot Size	Height	Habit	Density	Number
ASTWH	Astilbe White	3L		Full Pot	0.45Ctr	67
BISOFFS	Bistorta officinalis 'Superba'	3L		Full Pot	0.45Ctr	88
CARAC	Carex acuta	2L		Well Rooted	0.45Ctr	88
DECGU	Deschampsia cespitosa 'Goldtau'	3L		Full Pot	0.45Ctr	108
IRIPS	Iris pseudacorus	2L		Well Rooted	0.45Ctr	88
						Total :439

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	Emorsgate Seeds	4g/m²

Amenity Meadow Areas

Seed Mix Name	Seed Mix Supplier	Density
EM6 - Chalk & Limestone Soils	Emorsgate Seeds	4g/m²

Retained Grassland (over seed were required)

Seed Mix Name	Seed Mix Supplier	Density
EH1 - Hedgerow Mix	Emorsgate Seeds	4g/m²

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

Landscape Institute Registered Practice

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk
golby+luck :: landscape architects
Unit 2 Castle Court, Castle Donington, Derbyshire, DE74 2JB

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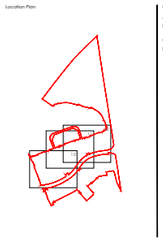
Location Plan



Rev	Date	Notes	Int.
A	29/08/25	Updated to the latest planning layout.	AL
B	30/09/25	Application boundary and substation position updated.	AL
C	28/10/25	Tree species size revised.	AL
D	19/02/26	Updated to latest planning layout and LPA comments.	AL

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
On Plot Landscape Proposals
David Wilson Homes - ph1
(Sheet 2 of 3)

Status
PLANNING

Client
BDW North Thames

Scale	Drawn By	Checked By
1:250 @ A0	AL	HJ

Date	Reference
19/05/2025	**GL2024 LP 11D**

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.

CP2 — Footpath
2m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

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

Seating
Lifa and 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 supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

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

Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

POW — Play on the Way
POW1 - Tree trunks, designed and hand-built, bark removed and sanded to provide a splinter and snag-free play surface. Supplied by Copper Beech Play or similar approved.

POW2 - Japanese Steps (Ref: J4904). Supplied by Proludic Play Ltd or similar approved.

POW3 - Log Trail (Ref: J4907). Supplied by Proludic 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 highways
Gap/holes 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 OLEMP.

Plant Schedule

Trees - On Plot

Abbr	Species	Supply	Size	Girth	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	6
BETJACA	Betula utilis jacquemontii	PLT :Extra Heavy Standard :Clear Stem 175-200 :C SOL	425-600cm	14-16cm	1
MAGKOIS	Magnolia kobus 'Isis'	PLT :Extra Heavy Standard :Clear Stem 175-200 :BR	425-600cm	14-16cm	7
SORARM	Sorbus aria 'Magnifica'	PLT :Extra Heavy Standard :Clear Stem 175-200 :BR	425-600cm	14-16cm	1
PRUAMAA	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	Girth	Number
MALTRI	Malus trilobata	STR :Semi Mature :Clear Stem 175-200 :RB	600cm+	20-25cm	5
PRUPANA	Prunus 'Pandora'	STR :Semi Mature :Clear Stem 175-200 :RB	600cm+	20-25cm	2
					Total :7

Trees - POS

Abbr	Species	Supply	Size	Girth	Number
ACECAMA	Acer campestre	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	6
BEPE	Betula pendula	POS :Selected Standard :Clear Stem 175-200 :C SOL	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 :C SOL	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
TILCORA	Tilia cordata	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	3
					Total :51

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
PHODA	Phormium 'Dazzler'	25L	100-125cm	Triple Crown	2
PHOJE	Phormium 'Jester'	25L	100-125cm	Triple Crown	7
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Triple Crown	11
PHOFRR	Photinia x fraseri 'Red Robin'	70-90L	225-250cm	Standard: 12-14cm gth	8
TRAJA	Trachelospermum jasminoides	15L	100-150cm	Several Shoots :3/5 brks :Framed	2
					Total :30

Single Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
CARBETA	Carpinus betulus	5L	60-80cm	Bushy	0.4Ctr	115
ELAEBC	Elaegnus x ebbingei 'Compacta'	10L	80-100cm	Bushy	0.4Ctr	485
ELAEBVL	Elaeagnus ebbingei 'Viveleg'	10L	80-100cm	Bushy	0.5Ctr	823
EUJAPJH	Euonymus japonicus 'Jean Hugues'	5L	60-80cm	Bushy	0.3Ctr	382
GRILI	Griselina littoralis	10L	80-100cm	Bushy	0.3Ctr	407
						Total :2212

Native Mix Species Hedgerow

Abbr	Species	Supply	Height	Density	Mix %	Number
CORAV	Corylus avellana	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	25%	287
CRAMON	Crataegus monogyna	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	50%	570
CORSA	Cornus sanguinea	3 brks :C	60-80cm	0.4Ctr Double Staggered at 0.4m offset	5%	59
ILEAQ	Ilex aquifolium	Bushy :3L	40-60cm	0.4Ctr Double Staggered at 0.4m offset	5%	59
VIBOP	Viburnum opulus	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	10%	115
LONPE	Lonicera periclymenum	Branched :Caned :3L	60-80cm	0.4Ctr Double Staggered at 0.4m offset	2%	26
ROSCA	Rosa canina	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	3%	37
						Total :1153

Shrubs - On Plot

Abbr	Species	Pot Size	Height	Habit	Density	Number
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ctr	99
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ctr	75
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	158
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	269
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Ctr	112
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7Ctr	233
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Ctr	74
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ctr	52
HEBPQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ctr	271
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Ctr	50
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	90
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	70
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Ctr	84
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ctr	50
PITTEGB	Pittosporum tenuifolium 'Golf Ball'	10L	30-40cm	Bushy	0.7Ctr	55
PITTETI	Pittosporum tenuifolium 'Tom Thumb'	10L	30-40cm	Bushy	0.7Ctr	89
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	133
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Ctr	57
SARHOHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ctr	28
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ctr	100
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Ctr	59
						Total :2208

Shrubs Screen Mix

Abbr	Species	Pot Size	Height	Habit	Density	Number
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	60-80cm	Bushy	0.75Ctr	85
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.75Ctr	18
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.75Ctr	18
FATJA	Fatsia japonica	10L	80-100cm	Bushy	0.75Ctr	87
PHOFRRER	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.75Ctr	85
						Total :293

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

Shrubs - Ornamental's in POS Areas

Abbr	Species	Pot Size	Height	Habit	Density	Number
CAROSE	Carex oshimensis 'Evergold'	3L			0.6Ctr	9
CHOSUNA	Choisya ternata 'Sundance'	3L	20-30cm	Bushy	0.6Ctr	9
DESCE	Deschampsia cespitosa	3L		Full Pot	0.6Ctr	11
LAVANHI	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.6Ctr	10
LIRMU	Liriope muscari	3L		Full Pot	0.6Ctr	10
MISSIML	Miscanthus sinensis 'Morning Light'	3L		Full Pot	0.6Ctr	11
PENVI	Pennisetum villosum	3L		Full Pot	0.6Ctr	13
ROOF	Rosmarinus officinalis	3L	20-30cm	Bushy	0.6Ctr	6
						Total :79

Shrubs - Highway Verge

Abbr	Species	Pot Size	Height	Habit	Density	Number
LIRMU	Liriope muscari	3L		Full Pot	0.5Ctr	115
LIRMUMW	Liriope muscari 'Munro White'	3L		Full Pot	0.5Ctr	51
PACTEGC	Pachysandra terminalis 'Green Carpet'	3L	10-20cm	Bushy	0.5Ctr	112
RUDFUG	Rudbeckia fulgida sullivantii 'Goldsturm'	3L		Full Pot	0.5Ctr	100
CAROSE	Carex oshimensis 'Evergold'	5L	20-30cm	Full Pot	0.6Ctr	48
HEUMIPP	Heuchera micrantha 'Palace Purple'	5L		Full Pot	0.6Ctr	88
						Total :514

Rain Gardens

Abbr	Species	Pot Size	Height	Habit	Density	Number
ASTWH	Astilbe White	3L		Full Pot	0.45Ctr	67
BISOFFS	Bistorta officinalis 'Superba'	3L		Full Pot	0.45Ctr	88
CARAC	Carex acuta	2L		Well Rooted	0.45Ctr	88
DECGU	Deschampsia cespitosa 'Goldtau'	3L		Full Pot	0.45Ctr	108
IRIPS	Iris pseudacorus	2L		Well Rooted	0.45Ctr	88
						Total :439

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	Emorsgate Seeds	4g/m²

Amenity Meadow Areas

Seed Mix Name	Seed Mix Supplier	Density
EM6 - Chalk & Limestone Soils	Emorsgate Seeds	4g/m²

Retained Grassland (over seed were required)

Seed Mix Name	Seed Mix Supplier	Density
EH1 - Hedgerow Mix	Emorsgate Seeds	4g/m²

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

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Location Plan

Rev	Date	Notes	Int.
A	29/08/25	Updated to the latest planning layout.	AL
B	30/09/25	Application boundary and substation position updated.	AL
C	28/10/25	Tree species size revised.	JS
D	19/02/26	Updated to latest planning layout and LTA comments.	AL

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
On Plot Landscape Proposals
David Wilson Homes - ph1
(Sheet 3 of 3)

Status
PLANNING

Client
BDW North Thames

Scale	Drawn By	Checked By
1:250 @ A0	AL	HJ

Date	Reference
19/05/2025	GL2024 LP 12D

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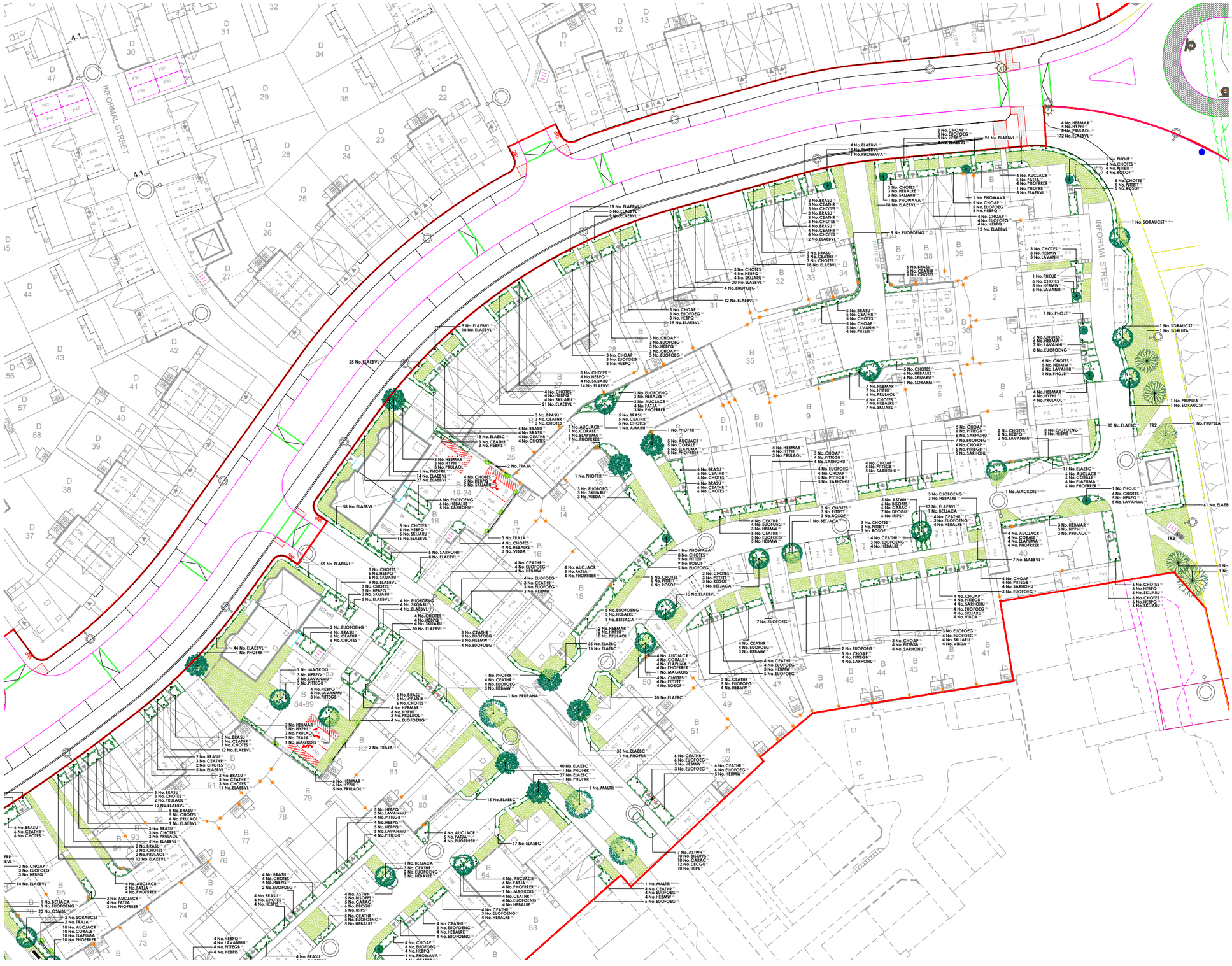
landscape architects



Key

Application boundary

Footpath
2m wide bitumen macadam finish with precast concrete edging.

Seating
Litchard 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 supplie by Broxap Ltd or similar approved. Installed on semi bound surface (hoggin)as per the footpaths.

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

Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

Play on the Way
POW2 - Japanese Steps (Ref: J4904). Supplied by Proludic Play Ltd or similar approved.

POW5 - Climbing Logs (Ref: J4905). Supplied by Proludic 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 highways
Gap/holes 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 OLEMP.

Plant Schedule

Trees - On Plot

Abbr	Species	Supply	Size	Girth	Number
AMARH	Amelanchier arborea 'Robin Hill'	PLT :Heavy Standard :Clear Stem 175-200 :BR	350-425cm	12-14cm	1
MAGKOIS	Magnolia kobus 'Isis'	PLT :Heavy Standard :Clear Stem 175-200 :BR	350-425cm	12-14cm	8
SORARM	Sorbus aria 'Magnifica'	PLT :Heavy Standard :Clear Stem 175-200 :BR	350-425cm	12-14cm	4
BETJACA	Betula utilis jacquemontii	PLT :Extra Heavy Standard :Clear Stem 175-200 :C 50L	425-600cm	14-16cm	9
SORAUCST	Sorbus aucuparia 'Streetwise'	PLT :Extra Heavy Standard :Clear Stem 175-200 :BR	425-600cm	16-18cm	5
PRUAMAA	Prunus 'Amanogawa'	PLT :Extra Heavy Standard :Clear Stem 175-200 :BR	425-600cm	16-18cm	3
					Total :30

Trees - Street Trees

Abbr	Species	Supply	Size	Girth	Number
MALTRI	Malus trilobata	STR :Semi Mature :Clear Stem 175-200 :RB	600cm+	20-25cm	4
PRUPANA	Prunus 'Pandora'	STR :Semi Mature :Clear Stem 175-200 :RB	600cm+	20-25cm	1
					Total :5

Trees - POS

Abbr	Species	Supply	Size	Girth	Number
PRUPLEA	Prunus avium 'Plena'	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	3
SORLUTA	Sorbus aria 'Lutescens'	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	1
ACEFRAB	Acer x freemanii 'Autumn Blaze'	POS :Extra Selected Standard :Clear Stem 175-200 :RB	300-350cm	18-20cm	1
					Total :5

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
PHOJE	Phormium 'Jester'	25L	100-125cm	Triple Crown	5
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Triple Crown	7
PHOFRR	Photinia x fraseri 'Red Robin'	70-90L	225-250cm	Standard: 12-14cm gth	13
TRAJA	Trachelospermum jasminoides	15L	100-150cm	Several Shoots :3/5 brks :Framed	13
					Total :38

Single Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
ELACOM	Elaegnus x ebbingei 'Compacta'	5L	50-60cm	Bushy	0.5Ctr	56
ELAEBC	Elaegnus x ebbingei 'Compacta'	10L	80-100cm	Bushy	0.4Ctr	624
ELAEBVL	Elaegnus ebbingei 'Viveleg'	10L	80-100cm	Bushy	0.4Ctr	1240
OSMBU	Osmanthus burkwoodii	5L	40-60cm	Bushy	0.35Ctr	86
						Total :2006

Shrubs - On Plot

Abbr	Species	Pot Size	Height	Habit	Density	Number
BRASU	Brachyglottis 'Sunshine'	10L	40-60cm	Bushy	0.7Ctr	136
CEATHR	Ceanothus thyrsiflorus repens	10L	40-60cm	Bushy	0.7Ctr	261
CHOAP	Choisya 'Aztec Pearl'	10L	40-60cm	Bushy	0.7Ctr	127
CHOTES	Choisya ternata 'Sundance'	10L	40-60cm	Bushy	0.7Ctr	360
EUOFOENG	Euonymus fortunei 'Emerald 'n' Gold'	10L	30-40cm	Bushy	0.7Ctr	200
EUOFOEG	Euonymus fortunei 'Emerald Gaiety'	10L	30-40cm	Bushy	0.7Ctr	230
HEBMAR	Hebe 'Marjorie'	10L	40-60cm	Bushy	0.7Ctr	63
HEBMW	Hebe 'Mrs Winder'	10L	40-60cm	Bushy	0.7Ctr	122
HEBPQ	Hebe 'Purple Queen'	10L	40-60cm	Bushy	0.7Ctr	208
HEBALRE	Hebe albicans 'Red Edge'	10L	30-40cm	Bushy	0.7Ctr	186
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.7Ctr	45
HYPHI	Hypericum 'Hidcote'	10L	40-60cm	Bushy	0.7Ctr	63
LAVANHI	Lavandula angustifolia 'Hidcote'	10L	30-40cm	Bushy	0.7Ctr	74
LAVANMU	Lavandula angustifolia 'Munstead'	10L	30-40cm	Bushy	0.7Ctr	42
PITTEG8	Pittosporum tenuifolium 'Golf Ball'	10L	30-40cm	Bushy	0.7Ctr	111
PITTETT	Pittosporum tenuifolium 'Tom Thumb'	10L	30-40cm	Bushy	0.7Ctr	65
PRULAOL	Prunus laurocerasus 'Otto Luyken'	10L	60-80cm	Bushy	0.7Ctr	64
ROSOF	Rosmarinus officinalis	10L	40-60cm	Bushy	0.7Ctr	61
SARHOHU	Sarcococca humilis	10L	30-40cm	Bushy	0.7Ctr	61
SKIJARU	Skimmia japonica 'Rubella'	10L	40-60cm	Bushy	0.7Ctr	136
VIBDA	Viburnum davidii	10L	40-60cm	Bushy	0.7Ctr	14
						Total :2629

Shrubs Screen Mix

Abbr	Species	Pot Size	Height	Habit	Density	Number
AUCJACR	Aucuba japonica 'Crotonifolia'	10L	60-80cm	Bushy	0.75Ctr	100
CORALE	Cornus alba 'Elegantissima'	3L	60-80cm	Branched	0.75Ctr	46
ELAPUMA	Elaeagnus pungens 'Maculata'	10L	80-100cm	Bushy	0.75Ctr	46
FATJA	Fatsia japonica	10L	80-100cm	Bushy	0.75Ctr	70
PHOFRRER	Photinia x fraseri 'Red Robin'	10L	80-100cm	Bushy	0.75Ctr	100
						Total :362

Rain Gardens

Abbr	Species	Pot Size	Height	Habit	Density	Number
ASTWH	Astilbe White	3L		Full Pot	0.45Ctr	21
BISOFFS	Bistorta officinalis 'Superba'	3L		Full Pot	0.45Ctr	27
CARAC	Carex acuta	2L		Well Rooted	0.45Ctr	27
DECGU	Deschampsia cespitosa 'Goldtau'	3L		Full Pot	0.45Ctr	33
IRIPS	Iris pseudacorus	2L		Well Rooted	0.45Ctr	27
						Total :135

Turf Areas

Seed Mix Name	Seed Mix Supplier
Medallion turf	Rolawn Ltd

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

Location Plan

Rev	Date	Notes	Int.
A	27/08/25	Updated to the latest planning layout	AL
B	28/10/25	Updated to indicate latest red line.	AL
C	19/02/26	Updated to latest planning layout and LPA comments.	AL

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
On Plot Landscape Proposals
Barratt Homes - Ph1
(Sheet 1 of 2)

Status
PLANNING

Client
BDW North Thames

Scale	Drawn By	Checked By
1:250 @ A0	AL	HJ

Date	Reference
19/05/2025	**GL2024 LP 13C**

golby+luck
landscape architects

Landscape Institute Registered Practice

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

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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