

Hard landscape notes  
Access road: 80mm permeable blockwork  
plus entrance cobble rumble strip  
Parking areas: 60mm permeable blockwork  
Paths/patios: Paving slabs

Plant Schedule

| Ref                            | Species                                  | Size             | Spacing  | Total |
|--------------------------------|------------------------------------------|------------------|----------|-------|
| Native Trees                   |                                          |                  |          |       |
| AC                             | Acer campestre (Field Maple)             | 8-10cm girth CG  | As shown | 1     |
| BP                             | Betula pendula (Birch)                   | 8-10cm girth CG  | As shown | 1     |
| CB                             | Carpinus betulus (Hornbeam)              | 8-10cm girth CG  | As shown | 2     |
| CA                             | Corylus avellana (Hazel)                 | 8-10cm girth CG  | As shown | 3     |
| SA                             | Sorbus aria (Whitebeam)                  | 8-10cm girth CG  | As shown | 2     |
| PP                             | Prunus padus (Bird Cherry)               | 8-10cm girth CG  | As shown | 2     |
| Specimen Shrubs                |                                          |                  |          |       |
| CB                             | Cytisus Burkwoodii (Purple Broom)        | 60-80cm ht 10lt  | As shown | 1     |
| PL                             | Prunus lusitanica Portugal Laurel        | 80-100cm ht 10lt | As shown | 2     |
| PRR                            | Photinia Red Robin (Photinia sp)         | 80-100cm ht 10lt | As shown | 2     |
| VB                             | Viburnum x burkwoodii (Viburnum sp)      | 80-100cm ht 10lt | As shown | 3     |
| Ornamental Shrubs/Ground Cover |                                          |                  |          |       |
| Ch ter                         | Choisya ternata (Mexican Orange Blossom) | 40-60cm ht 2lt   | 3no/m2   | 15    |
| Cyt Bur                        | Cytisus Burkwoodii (Purple Broom)        | 40-60cm ht 2lt   | 3no/m2   | 7     |
| Heb suth                       | Hebe sutherlandii (Hebe Sp)              | 30-40cm ht 2lt   | 4no/m2   | 49    |
| Hyp Hid                        | Hypericum Hidcote (St John's Wort)       | 30-40cm ht 2lt   | 3no/m2   | 46    |
| Lav ver                        | Lavandula Vera (Dutch Lavender)          | 30-40cm ht 2lt   | 4no/m2   | 26    |
| P Otto                         | Prunus Otto Luyken (Prunus Sp)           | 30-40cm ht 2lt   | 3no/m2   | 73    |
| P lusit                        | Prunus lusitanica Portugal Laurel        | 60-80cm ht 3lt   | 3no/m2   | 10    |
| Pot Eliz                       | Potentilla Elizabeth (Potentilla Sp)     | 30-40cm ht 2lt   | 3no/m2   | 9     |
| Sk Rub                         | Skimmia Rubella (Skimmia Sp)             | 30-40cm ht 2lt   | 4no/m2   | 17    |
| Vin min                        | Vinca minor (Lesser Perywinkle)          | 20-30cm ht 2lt   | 5no/m2   | -     |
| Vib EP                         | Viburnum tinus Eve Price (Viburnum Sp)   | 30-40cm ht 2lt   | 4no/m2   | 24    |
| Cist pur                       | Cistus purpurea (Sun Rose)               | 30-40cm ht 2lt   | 4No/m2   | 19    |
| Sp GF                          | Spirea Gold Flame (Spirea sp)            | 30-40cm ht 2lt   | 3No/m2   | 9     |
| Vib dav                        | Viburnum davidii (Viburnum sp)           | 30-40cm ht 2lt   | 4No/m2   | 14    |

- Grass lawn areas
- Wild flower mix, Emorsgate EM5 mix in BNG areas

NB Please see attached  
Specification & Maintenance notes

C.A.T.  
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Project Title:  
Proposed Residential Development  
Highover Farm  
Hitchin

Drawing Title:  
Landscape Proposals

Scale: 1/400 @ A3 Date: 1.5.2025 Drawn by: PJH  
1/200 @ A1

Drawing No: HFH 01  
Rev:

|      |       |
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| Rev: | Date: |
|      |       |
|      |       |
|      |       |

## **SPECIFICATION NOTES**

### **Topsoil**

- Tree pits ( See details below)
- Planting areas to a minimum depth of 400mm.
- Seeding/turfing areas to a minimum depth of 150mm.

### **Planting**

- Weed growth to be sprayed off using approved translocated herbicide.
- Cultivate and prepare planting areas incorporating fertiliser @ 50gms/m2 & 50mm depth of mushroom compost.
- **Tree planting:**  
**Std Trees :Pits** 600mmx600mmx500mm incorporating 40 litres of compost and 100gms of fertiliser. Single stake @ 1.2m height above ground level. Ties: 1No 25mm block and strap.  
**Angle stake CG/RB trees. NB Fit strimmer guards to trees in grass**
- **Mulch:** 50mm depth of bark mulch to all planting areas and base of tree positions.  
Bare rooted stock to be planted from November to late March/early April.  
Container grown stock can be planted throughout the year, subject to appropriate watering.
- **Rabbit Protection (if required)**  
Clear spiral guard (60cmx38mm) to all native trees.  
**All plant material to be well watered in after planting.**

### **Grass in garden areas**

- To be laid to best quality turf or seed.

### **BNG areas**

To be sown with Emorsgate EM5 mix for loamy soils @ 4gms/m2  
NB See attached species composition.

**Maintenance: As per Management and Maintenance Strategy.**

**NB Services must be located prior to tree pit excavation and planting work.**

**NB All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.**

# Emorsgate EM5 Mix for Loamy Soils

## Wild Flowers 20%

- 0.60% [\*Achillea Millefolium\* – Yarrow](#)
- 0.80% [\*Agrimonia eupatoria\* – Agrimony](#)
- 1.40% [\*Betonica officinalis\* – Betony](#)
- 2.40% [\*Centaurea nigra\* – Common Knapweed](#)
- 0.60% [\*Daucus carota\* – Wild Carrot](#)
- 1.00% [\*Galium verum\* – Lady's Bedstraw](#)
- 0.60% [\*Geranium pratense\* – Meadow Crane's-bill](#)
- 0.40% [\*Lathyrus pratensis\* – Meadow Vetchling](#)
- 1.60% [\*Leucanthemum vulgare\* – Oxeye Daisy](#)
- 0.40% [\*Lotus corniculatus\* – Birdsfoot Trefoil](#)
- 1.00% [\*Malva moschata\* – Musk Mallow](#)
- 1.60% [\*Plantago lanceolata\* – Ribwort Plantain](#)
- 1.00% [\*Poterium sanguisorba\* – Salad Burnet](#)
- 1.00% [\*Primula versis\* – Cowslip](#)
- 1.60% [\*Prunella vulgaris\* – Selfheal](#)
- 2.00% [\*Ranunculus acris\* – Meadow Buttercup](#)
- 0.40% [\*Ranunculus bulbosus\* – Bulbous Buttercup](#)
- 1.00% [\*Rumex acetosa\* – Common Sorrel](#)
- 0.60% [\*Taraxacum officinale\* – Dandelion](#)

## Grasses 80%

- 8.00% [\*Agrostis capillaris\* – Common Bent](#)
- 1.60% [\*Anthoxanthum odoratum\* – Sweet Vernal-grass \(w\)](#)
- 0.80% [\*Briza media\* – Quaking Grass \(w\)](#)
- 52.00% [\*Cynosurus cristatus\* – Crested Dogstail](#)
- 11.20% [\*Festuca rubra\* – Red Fescue](#)
- 6.40% [\*Phleum bertolonii\* – Smaller Cat's-tail \(w\)](#)

**Sow @ 4gms/m<sup>2</sup>**

## Highover Farm, Hitchin - Management & Maintenance Notes

### Soft Landscape Management & Maintenance

### Plan/Schedule for communal areas/public open realm areas

**Maintenance responsibilities:** Residents to form a management group

**Early establishment period during the first 12 months**Planted Areas:

(Visits to be carried out as shown on the attached detailed schedule)

- Eradicate weed growth by hand weeding and or non residual herbicide treatment
- Ditto 1m diameter area around base of trees in grass areas
- Water all planting areas and trees as necessary during dry weather.
- Prune and trim shrubs and hedging to ensure tidy form and growth, and cut back from path and road edges, as necessary.
- Fertiliser application in spring.
- Check tree stakes, ties and guards – refirm etc as necessary.
- Remove litter, rubbish etc from planted areas.
- Top up/ rake over bark mulch in ornamental areas to maintain reasonable levels.
- Replacements to be assessed at the end of the growing season
- Replacement of plant material which has failed is to be carried out during the planting season following the first growing season.

### Grass areas

- Cut grass areas allowing for 18 No cuts.
- Trim edges.
- Stone pick.
- Water – as necessary.
- Fertiliser application in spring.

**Wild flower areas:** Cut in late summer, early autumn and late winter. Remove cuttings.

**Ongoing maintenance** to be long term.

- All operations as above to be continued as necessary.
- Assessment of tree staking/ties – adjust ties as necessary – remove stakes/ties when tree has established a secure root system.
- Trimming and pruning ornamental shrubs to maintain height, shape and definition of original planting layout.

**NB Formative pruning of trees is to be carried out, as necessary, in this period and beyond to create well balanced crowns with even structure. Formative pruning of hedges in this period, as described.**

**NB see attached detailed maintenance sheet**

**SCHEDULE OF MAINTENANCE OPERATIONS to Communal areas/BNG areas**

**Maintenance responsibility Residents management group**

**MAINTENANCE PERIOD :12 monthsplus long term**

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