

NHDC DECARBONISATION PROJECT- HITCHIN SWIMMING AND FITNESS CENTRE

Biodiversity Net Gain Assessment

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Prepared for:
Willmott Dixon Construction Ltd on behalf of North Hertfordshire District Council

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1 INTRODUCTION

1.1 Purpose and scope of this report

- 1.1.1 RPS was commissioned by Willmott Dixon Construction Ltd on behalf of North Hertfordshire District Council (NHDC) to undertake a Biodiversity Net Gain (BNG) assessment of a parcel of land, located at Hitchin Swimming and Fitness Centre, Fishponds Road, Hitchin SG5 1HA, as part of the NHDC Decarbonisation Project.
- 1.1.2 The BNG Assessment is in support of a planning application. The proposals are for decarbonisation works, comprising the introduction of external rendering, a new Air Source Heat Pump (ASHP), substation, photovoltaic panels and hard and soft landscaping.
- 1.1.3 RPS undertook the UK Habitat (UKHab) Survey in 2024, full details of which can be found in the Preliminary Ecological Appraisal (RPS, 2025a).
- 1.1.4 This report addresses Biodiversity Net Gain (BNG) for the project and provides:
 - Details of the UK Habitat Survey Map;
 - Assessment of the baseline (pre-development) ecological value; and
 - Assessment of the post-development ecological value.

1.2 Biodiversity Net Gain and Methods

- 1.2.1 Biodiversity Net Gain is defined in Baker *et al* (2019)¹ as:
"Development that leaves biodiversity in a better state than before"
- 1.2.2 The requirement for developments to seek to achieve BNG arises from the National Planning Policy Framework (NPPF), which states in Para. 193 (d) that:
'When determining planning applications, local planning authorities should apply the following principles: ...opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity...'
- 1.2.3 There is no single set method for quantifying the assessment of BNG, but one method is the use of biodiversity calculators to assess the biodiversity value of habitats pre- and post-development based on habitat type, distinctiveness and condition.
- 1.2.4 A biodiversity index is derived for the baseline and for the proposed development, and BNG is considered to be achieved where an increase in value is delivered (on or offsite), and where habitats of a higher value are not replaced exclusively with habitats of a lower value.
- 1.2.5 Defra made available its beta test update of its BNG assessment tool in July 2021 and updated to Statutory Version in December 2023 and updated July 2024. This tool has been used for the assessment in this report.

Condition Assessment

- 1.2.6 Using the data collected from the UKHab Survey, a habitat condition assessment was undertaken for the habitats present within the project boundary. The appropriate 'condition sheet' was first

r, J., Hoskins, R. & Butterworth, T. (2019). *Biodiversity Net Gain – good practice principles for development*. Ciria, London.

selected via the Table TS1-1a in the technical supplement provided in the Biodiversity Metric 4.0 - Technical Annex 1: Condition Assessment Sheets and Methodology (Panks, *et al.*, 2023).

1.2.7 The condition sheet was then used to assess the individual habitats by comparing how they scored against pre-set condition assessment criteria. The criteria describe what components are needed for the habitat to be of good, moderate or poor value.

1.2.8 Each habitat was scored the following:

- 1 – Poor;
- 2 – Moderate; and
- 3 – Good.

1.2.9 The calculator allows these to be further divided and provides categories for fairly good and fairly poor. The ecologist undertaking the assessment used their professional judgement, considering the habitat condition assessment criteria, to decide when it was suitable to use these categories.

1.2.10 It should be noted that some habitats with low or no ecological value are given a fixed score and do not need assessing.

2 PRE-DEVELOPMENT HABITATS

2.1 UK Habitat Survey

- 2.1.1 The UK Habitat Survey of the site was undertaken in September 2024. The survey was conducted by RPS Consultant Ecologist, Toni Winbourne.
- 2.1.2 The habitats are described in turn, with specific reference to guidance on habitat conditions, and are mapped in **Figure 1**.

2.2 Results: Pre-development habitats (on-site)

Modified Grassland – g4

- 2.2.1 Mown modified grassland was present on the western side of the site. Species present included cock's foot (*Dactylis glomerata*), perennial rye (*Lolium perenne*), yarrow (*Achillea millefolium*), mallow (*Malva sp.*), hawkweed (*Hieracium sp.*), white clover (*Trifolium repens*), and greater plantain (*Plantago major*).
- 2.2.2 This would be classified as Modified Grassland *poor* condition, failing to meet the following criteria, including essential criteria to achieve moderate condition:
- There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition; and
 - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.

Tree – 200

- 2.2.3 A medium (>30 cm to ≤60 cm) sized Norway maple *Acer platanoides* and an Italian alder *Alnus cordata* are present within modified grassland within the site.
- 2.2.4 These would be classified as Urban Tree *moderate* condition, failing to meet the following criteria:
- The tree is a native species (or at least 70% within the block are native species);
 - The tree is mature (or more than 50% within the block are mature); and
 - Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.

Suburban mosaic of developed and natural surface, vegetated garden – u1d.828

- 2.2.5 This included vegetated gardens bordering the building and Elmside Walk on the western extent of the site.
- 2.2.6 This would be classified as Vegetated Garden, a condition assessment of this habitat type is not required in accordance with the Statutory Biodiversity Metric Condition Assessments, being of a low value, by default.

Non-native ornamental hedgerow – h2b

- 2.2.7 A hedgerow was present on the northeastern boundary of the site. The hedgerow was dominated by ornamental *Ligustrum sp.*

- 2.2.8 This would be classified as Non-native and ornamental hedgerow, a condition assessment of this habitat type is not required in accordance with the Statutory Biodiversity Metric Condition Assessments, being of a low value, by default.

Building – u1b5

- 2.2.9 The site contains two buildings both of which are constructed with brick and have tiled, gable style roofing. The buildings are both single storey and are in relatively good condition.
- 2.2.10 This would be classified as Developed Land; Sealed Surface, a condition assessment of this habitat type is not required in accordance with the Statutory Biodiversity Metric Condition Assessments, being of very low value, by default.

Artificial unvegetated; unsealed surface – u1c

- 2.2.11 A large area of the site comprised areas of paving and gravel.
- 2.2.12 This would be classified as Artificial Unvegetated, Unsealed Surface, a condition assessment of this habitat type is not required in accordance with the Statutory Biodiversity Metric Condition Assessments, being of a low value, by default.

Developed Land; sealed surface – u1b

- 2.2.13 Hardstanding is present in the northeastern portion of the site.
- 2.2.14 This would be classified as Developed Land; Sealed Surface, a condition assessment of this habitat type is not required in accordance with the Statutory Biodiversity Metric Condition Assessments, being of very low value, by default.

3 POST-DEVELOPMENT HABITATS

- 3.1.1 This section of the report looks at the habitats which are to be created during the construction phase of the development and provides reasoning as to their habitat classification and condition category, as was completed for the pre-development habitats.
- 3.1.2 The habitats described below are in accordance with the landscape planting plan (RPS, 2025b) in **Figure 2**.
- 3.1.3 Several habitats are not awarded a habitat condition, owing to their inherently low/very low ecological value, including
- Ornamental hedgerow;
 - Introduced shrub;
 - Artificial unvegetated, unsealed surface; and
 - Developed land, sealed surface.
- 3.1.4 These habitats are not discussed below.
- 3.1.5 The development proposals used in the calculations are from the NHDC Decarbonisation Sketch Site Plan P04 (Saunders Boston Architects, 2025).

Mixed Scrub

- 3.1.6 An area of approx. 152 m² of modified grassland will be enhanced to mixed scrub.
- 3.1.7 As greater than three condition assessment criteria will be achieved, the condition has been assigned as 'moderate' (**Table 1**). This must be met within 5 years in accordance with The Statutory Biodiversity Metric Calculation Tool.
- 3.1.8 The mixed scrub will consist of native species and provide suitable foraging and nesting space for invertebrates, birds and small mammals.

Table 1 Future mixed scrub habitat condition assessment

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). - At least 80% of scrub is native, - There are at least three native woody species, - No single species comprises more than 75% of the cover (except hazel (<i>Corylus avellana</i>), common juniper (<i>Juniperus communis</i>), sea buckthorn (<i>Hippophae rhamnoides</i>) or box (<i>Buxus sempervirens</i>), which can be up to 100% cover).	Yes
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Yes
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Yes

BIODIVERSITY NET GAIN ASSESSMENT

D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No
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E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
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Passes 5 criteria Good (3)

Passes 3 or 4 criteria Moderate (2) **X**

Passes 2 or fewer criteria Poor (1)

Small Native Urban Trees

3.1.9 Thirteen native small urban trees (stem diameter breast height >7.5 cm) are proposed within the landscaping plan for the development, in the west of the site. Utilising the urban tree calculator, small trees are represented by a measure of 0.0529 ha (excluded from total area calculation).

3.1.10 As greater than three condition assessment criteria will be achieved, the condition has been assigned as 'moderate' (**Table 2**). This must be met within 27 years in accordance with The Statutory Biodiversity Metric Calculation Tool.

Table 2. Future urban tree habitat condition assessment

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	Yes
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes
C	The tree is mature (or more than 50% within the block are mature).	Yes
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes
Passes 5 or 6 criteria Good (3)		
Passes 3 or 4 criteria Moderate (2) X		
Passes 2 or fewer criteria Poor (1)		

4 CONCLUSIONS / SUMMARY

- 4.1.1 The site, pre-development comprised a number of habitats, of varying quality including modified grassland of poor condition, urban trees of moderate condition, non-native ornamental hedgerow, vegetated garden, and developed land/unvegetated unsealed areas of very low quality.
- 4.1.2 Considering all of the above, the pre-development score for the site is calculated to be **0.57 habitat units** and **0.02 hedgerow units**.
- 4.1.3 As part of the ongoing development of the scheme, the mitigation hierarchy has been followed as to ensure that biodiversity impacts are minimised as much as possible.
- 4.1.4 **Avoid:** The habitats of highest value have been retained and will be enhanced and restored. For example, the trees, scrub and hedgerows surrounding the site within the site ownership boundary have been excluded from the red line of the proposals.
- 4.1.5 **Minimise:** In order to minimise the impact of biodiversity loss as much as possible, vegetation removal required for works has been minimised as much as feasible.
- 4.1.6 **Mitigate:** In order to mitigate for the loss of pre-development habitats, native mixed scrub, introduced shrub and native trees will be planted within the post-development scheme.
- 4.1.7 **Offset:** Based on all of the above, the scheme meets the minimum requirement of +10% BNG, and so, at this time, no offsetting has been considered.
- 4.1.8 The final BNG score for the site a gain of **+0.07 habitat units (or +11.45%)** and **<+0.01 hedgerow units (or +15.24%, with the trading rules satisfied)**.

REFERENCES

Saunders Boston Architects (2025). NHDC Decarbonisation Sketch Site Plan. P04.

CIEEM (2016). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2017). Guidelines for Preliminary Ecological Assessment. Chartered Institute of Ecology and Environmental Management, Winchester.

UKHab Ltd (2023) The UK Habitat Classification. Version 2.

RPS (2025a). Preliminary Ecological Appraisal: NHDC Decarbonisation Project- Hitchin Swimming and Fitness Centre. RPS London. F.

RPS (2025b). Landscape Planting Plan- Hitchin Swimming Pool. RPS Southampton. Rev F.

BIODIVERSITY NET GAIN ASSESSMENT

FIGURES



Figure 1 Pre-development habitat plan

Figure 2 Landscape planting plan (RPS, 2025b)

PLANTING SPECIFICATION

EXISTING TREES AND SHRUBS

Where existing trees & shrubs are to be retained they should be subject to a full arboricultural inspection for safety.

Any surgery required shall be in accordance with BS 3998 (2010) 'Tree Work - Recommendations', shall comply with any existing T.P.O requirements and shall require the prior approval of the Landscape Architect.

Avoid damage to branches, trunks and roots of trees. All existing trees & hedges to be retained are subject to BS 5837 (2012) 'Trees in relation to design, demolition and construction - Recommendations', and should be fully fenced off, prior to the commencement of any works, in accordance with Figure 2 (p20) at the full extent of the root protection area, as determined by section 4.6 (p10-11) and Annex D (p40).

No storage of materials, disposal of rubbish, site fires, spillage of oil and chemicals, ground compaction, excavation or changes in level shall be carried out within existing tree / hedge canopies.

PLANTING

All plants and planting to comply with the requirements of all current / relevant British Standard specifications including BS 8545 (2014) 'Trees from Nursery to Independence in the Landscape', BS 3036: Part 1 (1992), Part 2 (1990) and Part 4 (2007) and BS 4043 (1989) where applicable, BS 4428 (1989). All plants to be supplied in accordance with the plant schedule and with regard to imported stock and notifiable diseases within the Plant Health Act 1967 (revised 2009). Any plant material planted outside the recognised planting season (Nov-Feb), to be containerised stock and supplied at the sizes specified. Where possible, trees and shrubs of UK provenance are preferred.

TREE PLANTING

A suitable method of foundation allowing for existing ground conditions is to be provided to accommodate the proposed tree planting. All trees are to be planted as shown ensuring a minimum of 5 metres from buildings and 3 metres from drainage and services. Where necessary, root barriers to be installed (supplier: GreenBlue Urban (www.greenblueurban.com), or equal approved), as recommended by structural engineer. Allow for the use of container grown stock during the period 1 April to 31 October, and field grown stock from 1 November to 31 March.

RABBIT PROTECTION

Contractor to assess site for presence of rabbits. If rabbits are present, contractor is to provide rabbit proof fencing to either a) the entire site boundary, or b) the boundary of all planting beds. Contractor to ensure all existing and new vegetation (ornamental and native) and seeding is protected.

TOPSOIL REQUIREMENTS

To BS 3882 (2015) 'Specification for topsoil' as qualified by full contract specification. All areas shall be cultivated to a minimum depth of 150mm. Full weed, rubbish and stones over 20mm gauge shall be removed. Earth to be rolled as required and raked in two directions. Applied to all newly planted areas (except wildflower / meadow planting), to manufacturers' recommendations where appropriate.

Heavy standard tree pits - 1500mm dia. x 450mm depth (Note: 450mm depth subsoil to be provided below - refer to tree pit details)

Grass areas (incl. rear gardens) - 150mm depth

Where necessary increase tree pit dimensions to ensure that tree pits are at least 75mm deeper and 150mm wider than rootball. Break up bottom of pits to a depth of 150mm. Compacted glazed sides of pits should be roughened.

Full analysis of existing and imported topsoil required prior to use.

TOPSOIL IMPROVEMENTS

Applied to all newly planted areas, to manufacturers' recommendations where appropriate:

- 1) Incorporate 75mm depth of soil conditioner into topsoil during cultivation;
- 2) Incorporate Enmag CRF granular fertilizer at approx 140g per pit to standard tree pit backfill and 70g per pit to structural / ornamental shrub planting;
- 3) Watering - supply minimum 54 litres / tree and 4.5 litres / shrub at planting;
- 4) Mulch - lightly fork over planted areas before applying a 75mm depth 50-100mm grade bark mulch. Note: all trees are to have minimum 300mm dia 'weed free' mulched areas around the base to eliminate the risk of strimmer damage. Ornamental Bark to consist of predominantly matured British Pine Bark with an even nominal particle size distribution of 5-35mm with 0% dust & fines & less than 5% wood content. The product shall be pest, disease & weed free & not have been treated with Methyl Bromide or any additives. The product shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance. NB - Watering to be carried out prior to application of bark mulch.

PLANT MATERIAL TREATMENT

NB All to be British grown stock and fully hardened off.

Root Dip - Proprietary Root Dip applied to all bare rooted stock (1) at time of lifting at nursery and (2) prior to planting.

Anti-Desiccant - Proprietary anti-desiccant to be applied to foliage of all containerised / rootballed material in leaf, specimen conifers and evergreens etc. (1) prior to transportation and (2) during any delay in planting.

Pruning - Allow for pruning of all deciduous trees and shrubs by 1/3rd following planting at Landscape Architects direction or as indicated in the planting schedule.

Tree Stakes & Ties - Stakes to be pressure treated, round, smooth and peeled Larch or Chestnut, not less than 100mm in diameter. Advanced nursery stock - double staked with cross bar.

TREE STAKES, TIES & GUARDS

Trees planted within grassed areas to be provided with appropriate conical strimmer guards. Stakes to be pressure impregnated softwood, round, peeled, straight, free of projections and pointed at one end. Minimum length and thickness to be determined as follows:

Tree type Min Dia. Overall Height Height exposed above ground
Ex / Hvy Std 100mm 1.8m 0.6m

Tree type No. stakes No. ties
Ex / Hvy Std 2 1

GRASS SEEDED AREAS

Grass seeding generally to BS 4428 (1998) 'Code of practice for general landscape operations'. When topsoil is reasonably dry and workable grade to smooth flowing contours removing all hollows and ridges. Cultivate soil to full depth and break up any compacted topsoil. Apply approved herbicide to control perennial weeds and allow period of time to elapse as recommended by manufacturer before final cultivation. Apply proprietary pre-seeding fertilizer. Reduce top 25mm of topsoil to a fine tilth by further cultivation. Remove stones exceeding 50mm in any dimension. Sow approved grass seed mixture in accordance with suppliers recommendations during appropriate season and weather conditions, e.g. Germinol (www.germinol.com) Mix A2 (Quality Lawn) (or equal approved) at 50gms/m2. Lightly harrow or rake then roll and cross-roll with lightweight roller.

GRASS SEEDED AREAS: ESTABLISHMENT CUT

When grass is between 40-75mm high remove stones and debris exceeding 50mm in any dimension and roll with a lightweight roller. About 48 hours later cut grass to approximately 35mm high. Remove and dispose of all anisings.

PROTECTIVE FENCING

The contractor shall maintain fencing until all site works are complete. The contractor will then remove the fencing and reinstaate the ground. The fencing will remain the property of the contractor.

Within the area so fenced, the existing ground level shall be neither raised nor lowered, all excavations shall then be carried out by hand.

The Local Planning Authority shall be advised in writing when the protective fencing has been erected so that it can be checked on site before development commences, and shall thereafter be maintained during the period of construction.

MAINTENANCE

Regular visits (minimum 14 No.) required during the defects liability / rectification period to maintain all planted areas in a weed and litter free condition using a combination of chemical spray and hand weeding to be agreed with the Landscape Architect. Maintenance to include watering, pruning, pest and disease control and re-mulching as required. Grass areas to be mowed at 2 week intervals during the growing season.

Structure planting areas shall be maintained as non competitive weed free environment by repeated applications of a glyphosate based herbicide. Persistent weeds and unwanted scrubs shall be spot treated as necessary with an alternative herbicide to be agreed with the Landscape Architect.

Watering shall be carried out as necessary to maintain healthy growth or as required by the Landscape Architect.

NB: Final visit to be immediately prior to handing over and to include a fertilizer treatment of Enmag CRF granular fertilizer at 100g / m2 and a 25mm depth bark mulch top up to all planted areas.

SAFETY PRECAUTIONS

The landscape sub-contractor is to take all safety precautions to prevent any injury to any persons. The landscape sub-contractor shall comply with the requirements of the Health & Safety at Work Act 1974 and current Construction, Design and Management Regulations (2015).

All subject to Local Authority approval.

BIOSECURITY

RPS GROUP ARE COMMITTED TO THE PROTECTION OF THE UK ENVIRONMENT AND RECOGNISE THE IMPORTANCE OF RISKS POSED BY IMPORTED PESTS AND DISEASES

- All trees and shrubs are to be sourced responsibly, in the first instance, from UK Nurseries / suppliers, where they have been propagated and/or grown on for a minimum of 5 years in the UK (2 years for shrubs);
- In light of this, all suppliers shall be approved, shall share our values and must have a sound Biosecurity Policy / Management Systems in place to demonstrate the traceability of their stock, and an awareness of the prevalence of all current biosecurity threats, both domestically and abroad;
- The contractor is responsible for ensuring that they operate in strict accordance with the latest guidelines set out by DEFRA, including regularly checking for updates in relation to the latest health controls / diseases; i.e. (http://planthealthportal.defra.gov.uk)
- Inspections will be carried out at selected nurseries and plant health certification / passports will be sought to identify traceability of tree and shrub stock as required.

WILDFLOWER MANAGEMENT

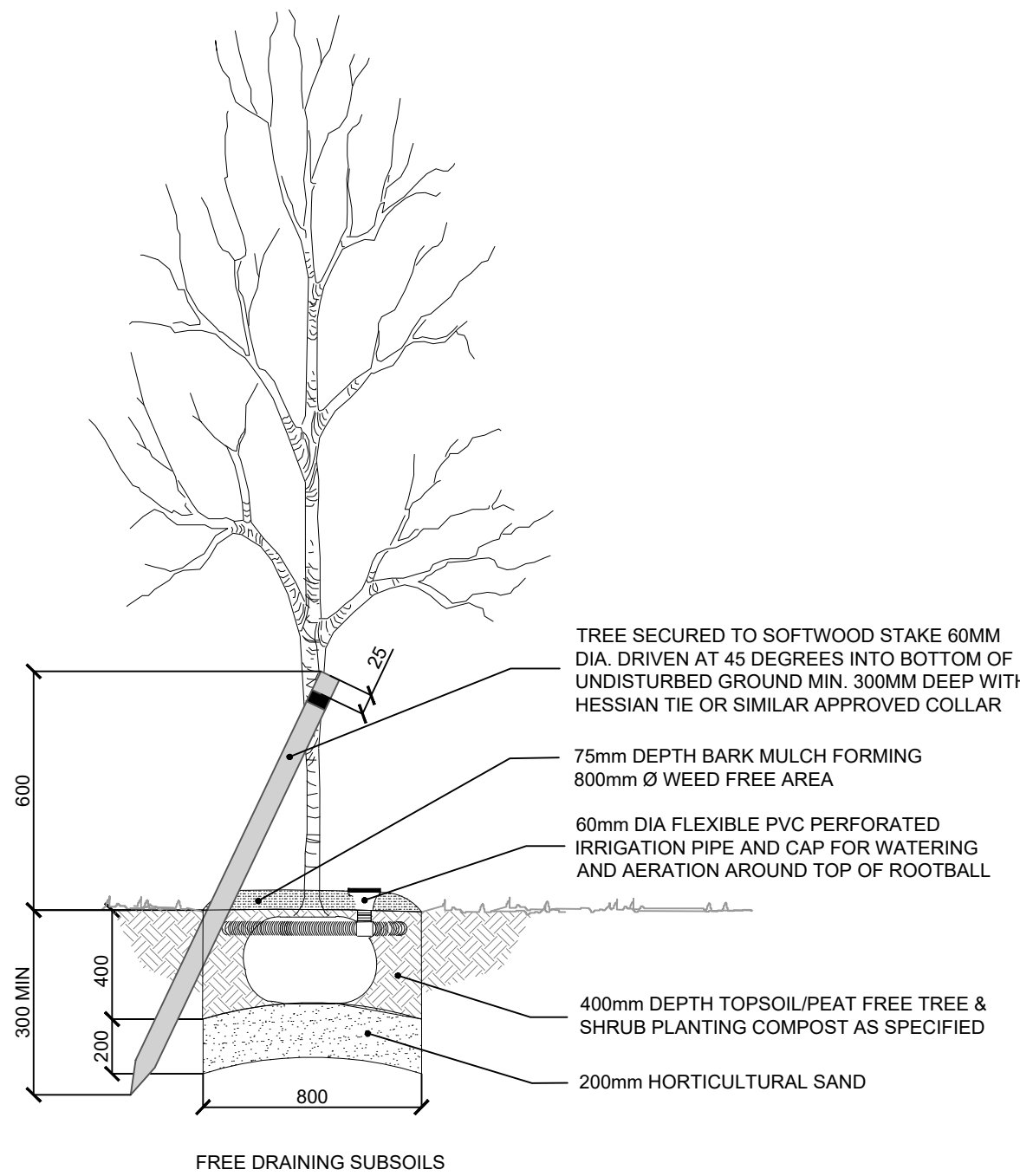
Do not use fertiliser

Control weeds before sowing. Annual weeds may be hoed, buried or killed with a contract herbicide. Perennial weeds should be eradicated by a translocated glyphosate-based herbicide.

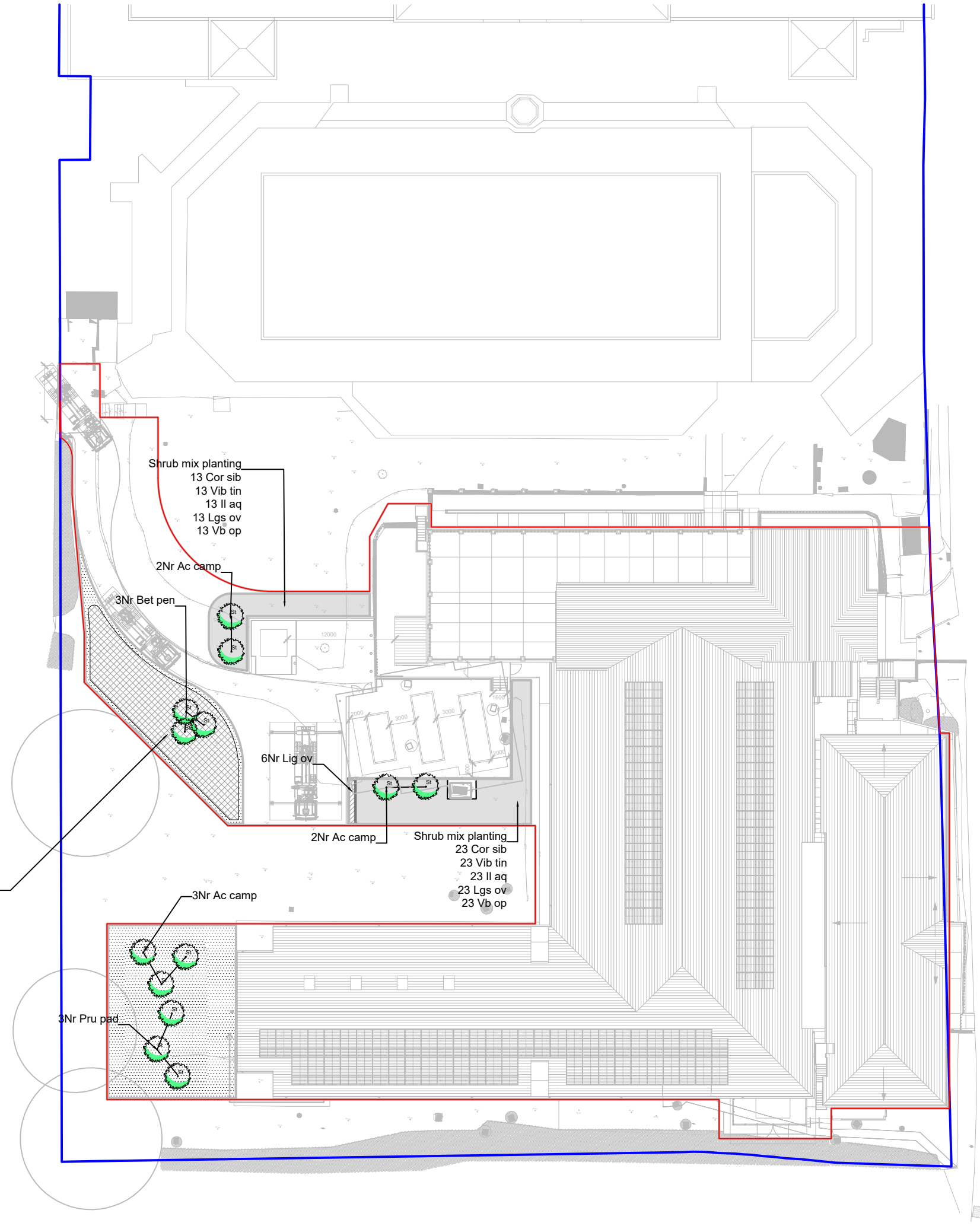
Sow mixtures either from early March to early May, or from early August to mid September, cultivate the ground to provide a fine, weed free seed bed, firm if necessary. Sow evenly at 4gms / m2, thoroughly mix one part seed with four parts dry sand to easily distribute.

Rake seed in lightly with spring-tined rake and firm soil by treading or, preferably, rolling. Water with a fine spray and keep well watered and free from unwanted plants.

Cut the sward every six-eight weeks during the first year after sowing and remove the cuttings, in the following years cut in early spring before growth starts and in October once wild flowers have been shed - remove all cuttings.



Woodland mix planting
7 Crig mn
7 Cryls av
7 Il aq
3 Lgs vl
7 Pms sp
8 Rs on
7 Vb op



Tree Planting Schedule								
No.	Abb. Text	Species	Form	Age	Girth / Height	Clear Stem	Root	
As Shown	Woodland Mix planting	Corylus avellana, Crataegus monogyna, Ilex aquifolium, Prunus spinosa, Viburnum opulus, Rosa canina	Whip (2L Holly)	1x	60-80cm	n/a	Bare root, Container, potted Holly	
As shown	Shrub mix planting	Cornus siberica, Viburnum tinus, Ilex aquifolium, Ligustrum ovalifolium, Viburnum opulus	3L pot	2x	+30cm	n/a	Potted	
7	Ac camp	Acer campestre	Standard	3x	12-14cm	2m	Bare root, Container	
3	Bet pn	Betula pendula	Standard	3x	12-14cm	2m	Bare root, Container	
3	Pru pad	Prunus padus	Standard	3x	12-14cm	2m	Bare root, Container	
6	Lig ov	Ligustrum ovalifolium (hedgerow planting, 3/m in single row)	3L	2x	+30cm	n/a	Potted	

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Notes

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KEY

Proposed elements

SITE DEVELOPMENT BOUNDARY

SITE OWNERSHIP BOUNDARY

SOFT LANDSCAPE

Proposed elements

NATIVE SHRUB MIX

MOWN AMENITY GRASS

SINGLE SPECIES HEDGE

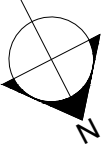
HEAVY STANDARD TREE (12-14cm girth)

ORNAMENTAL AMENITY SHRUB PLANTING

Existing features

TREES
To be retained and protected

0m 10 20 30 40 50m
SCALE 1:500



F	Updated tree no. or BNG	JN	DC	01/04/2025
E	BNG Updates and updated layout	JN	DC	26/03/2025
D	BNG Updates and updated layout	DC	DC	11/03/2025
C	Layout Updates	PL	DC	27/02/2025
B	Layout Updates	JN	DC	21/02/2025
A	BNG amends	DC	DC	24/12/2024
Rev	Description	By	CB	Date



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Project Hitchin Leisure Centre

Title Landscape Planting Plan

Status Information Drawn By NG PM/Checked by DC

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