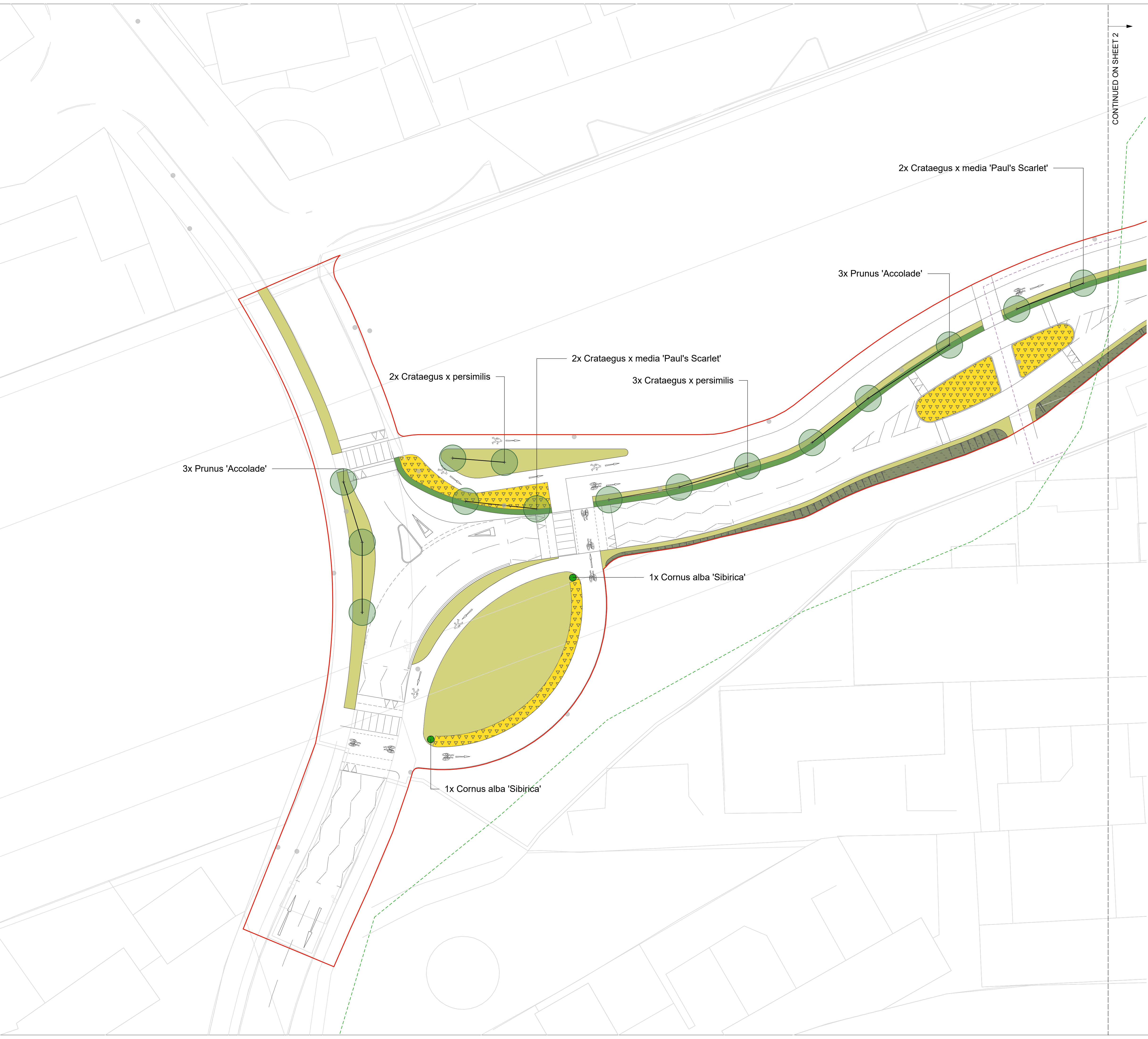




KEY

Detailed Application Boundary

PROPOSED

Tree

Hedgerow

Specimen Shrub

Perennial Mix

Flowering Lawn Mix

Meadow Mix

Public Right of Way: Definitive route

Proposed rerouting of public footpath across road

05101520

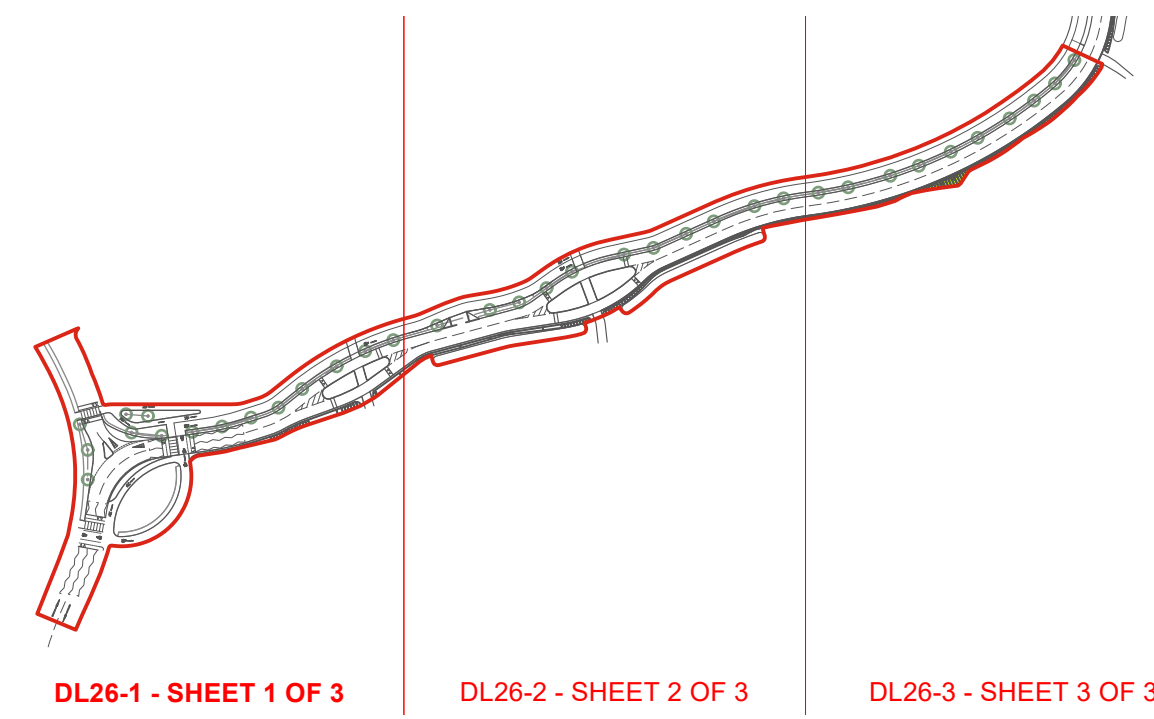
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NOTES:

1. Drawing based on Means of Access Plan 19244-ASHB-5-SK005.

2. This drawing is for planning purposes only.

3. No planting to be greater than 600mm high within highway visibility splays.



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Picture Estates Ltd

PROJECT

North East Stevenage

TITLE

Access off Mendip Way: Planting Plan

Sheet 1 of 3

DRAWN BY

KL

CHECKED BY

SG

SCALE

1:250 @ A1

DATE

30/10/2025

PROJECT NO.

23-M004

DRAWING NO.

DL50-1

REV.

-

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KEY

Detailed Application Boundary

PROPOSED

Tree

Hedgerow

Perennial Mix

Wetland Meadow Mix

Flowering Lawn Mix

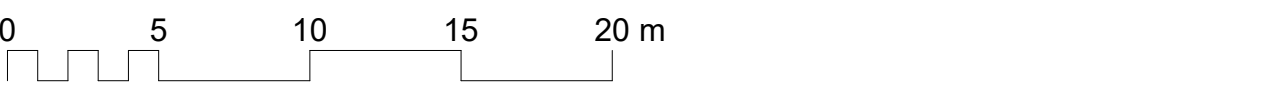
Meadow Mix

3x

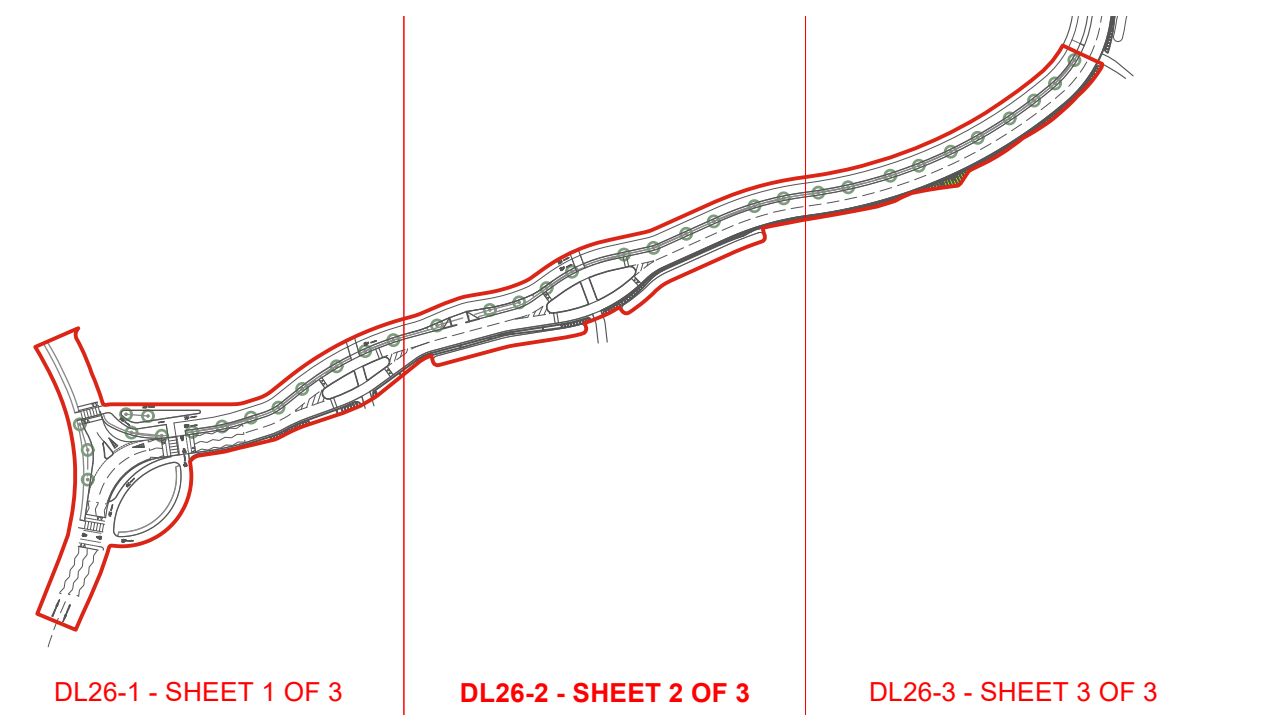
Meadow Mix

Public Right of Way: Definitive route

Proposed rerouting of public footpath across road



NOTES:
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Access off Mendip Way: Planting Plan

Sheet 2 of 3

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CONTINUED ON SHEET 2

KEY

Detailed Application Boundary

PROPOSED

Tree

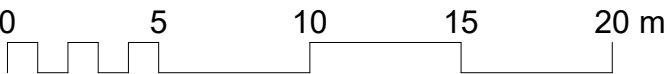
Hedgerow

Thicket Mix

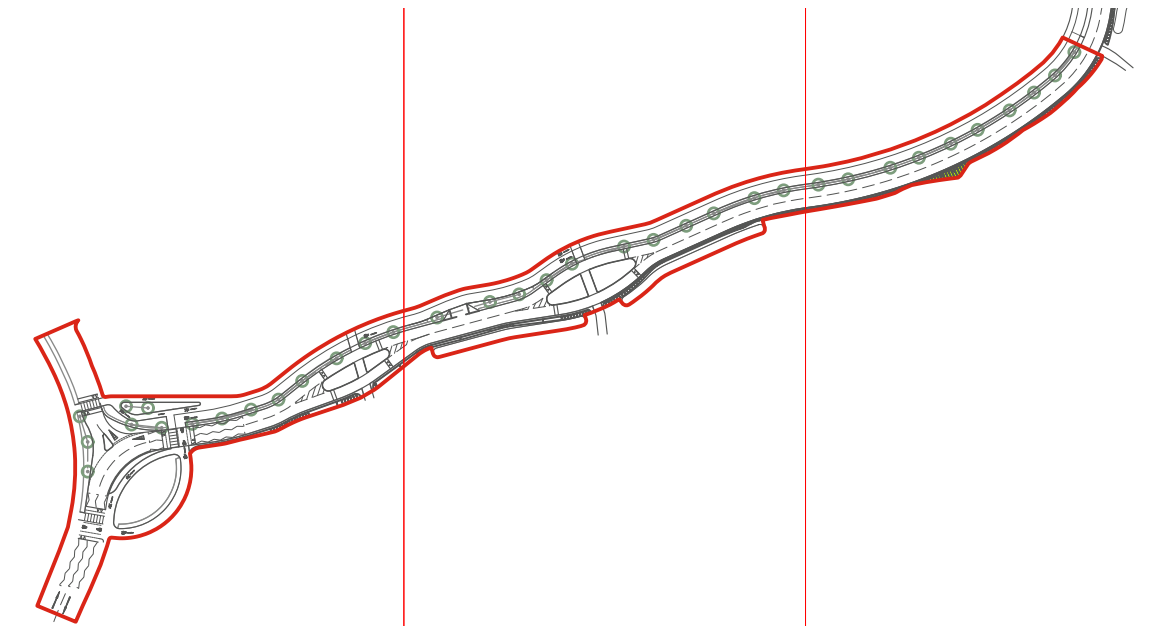
Wetland Meadow Mix

Flowering Lawn Mix

Meadow Mix



NOTES:
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DL26-1 - SHEET 1 OF 3DL26-2 - SHEET 2 OF 3DL26-3 - SHEET 3 OF 3

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TITLE

Access off Mendip Way: Planting Plan
Sheet 3 of 3

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1:250 @ A1	30/10/2025		
PROJECT NO.	DRAWING NO.	REV.	
23-M004	DL50-3	-	

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Trees					
Species	Common Name	Girth (cm)	Height (m)	Container	Specification
Crataegus x media 'Paul's Scarlet'	Hawthorn 'Paul's Scarlet'	8-10	2.5-3.0	RB	2x; Standard ClrStm 1.75-2.0m, underground guying
Crataegus x persimilis	Broad-leaved cockspur thorn	8-10	2.5-3.0	RB	2x; Standard ClrStm 1.75-2.0m, underground guying
Prunus 'Accolade'	Hybrid cherry	8-10	2.5-3.0	RB	2x; Standard ClrStm 1.75-2.0m, underground guying

Indicative Thicket Mix

Species	Common Name	Height (cm)	Container	Density (/sqm)	Specification
Cornus sanguinea	Common Dogwood	175-200	BR	2	2x; feather; minimum 5 brks; staked; healthy crown and well rooted
Corylus avellana	Common Hazel	175-200	BR	2	2x; feather; minimum 5 brks; staked; healthy crown and well rooted
Crataegus monogyna	Common hawthorn	175-200	BR	2	2x; feather; minimum 5 brks; staked; healthy crown and well rooted
Euonymus europaeus	European spindle	60-80	BR	3	1+1; branched; 3 brks; healthy crown and well rooted
Ligustrum vulgare	Wild privet	60-80	BR	3	1+1; branched; 3 brks; healthy crown and well rooted
Rosa arvensis	Field rose	60-80	BR	3	1+1; branched; 3 brks; healthy crown and well rooted
Sambucus nigra	Elder	175-200	BR	2	2x; feather; minimum 5 brks; staked; healthy crown and well rooted

Specimen Shrubs

Species	Common Name	Height (cm)	Container	Specification
Cornus alba 'Sibirica'	Siberian dogwood	80-100	10L	Branched; 5 brks, healthy crown and well rooted

Hedgerow To be maintained below 600mm height.

Species	Common Name	Height (cm)	Container	Density (/lin m)	Specification
Pyracantha coccinea 'Red Column'	Scarlet firethorn 'Red Column'	30-45	2L	3	Leader with laterals; min 2 brks, double staggered rows. To be planted in groups of 3-5 of the same species
Pyracantha 'Golden Charmer'	Firehorn 'Golden Charmer'	30-45	2L	3	Leader with laterals; min 2 brks, double staggered rows. To be planted in groups of 3-5 of the same species

Indicative Perennial Mix

Species	Common Name	Height (cm)	Container	Density (/sqm)	Specification
Ajuga reptans 'Atropurpurea'	Dark purple bugle	5-10	2L	7	Full pot, fully rooted, healthy crown
Calamintha nepeta	Lesser calamint	20-30	2L	7	Full pot, fully rooted, healthy crown
Geranium macrorrhizum	Big-root cranesbill	20-30	2L	7	Full pot, fully rooted, healthy crown
Geranium x cantabrigiense 'Biokovo'	Cranesbill 'Biokovo'	5-10	2L	7	Full pot, fully rooted, healthy crown
Hakonechloa macra	Japanese forest grass	20-30	2L	7	Full pot, fully rooted, healthy crown
Hylotelephium 'José Aubergine'	Stonecrop 'José Aubergine'	30-40	3L	7	Full pot, fully rooted, healthy crown
Stachys byzantina 'Big Ears'	Lamb's ear 'Big Ears'	20-30	2L	7	Full pot, fully rooted, healthy crown

Grass Areas

Total Area (sqm)	Seed Mix Details	Seed Mix Name	Seed Mix Supplier	Density (g/sqm)
945	Flowering Lawn Mix	EL1 Flowering Lawn Mixture	Emorsgate	4
312	Wetland Meadow Mix	EM8 Meadow Mixture for Wetlands	Emorsgate	4
345	Meadow Mix	EM10 Tussock Meadow Mixture	Emorsgate	4

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Picture Estates Ltd

PROJECT

North East Stevenage

TITLE

Access off Mendip Way: Planting Schedule

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KL	SG	
SCALE	DATE	
N/A	30/10/2025	
PROJECT NO.	DRAWING NO.	REV.
23-M004	DL50-4	-

General

Generally planting should be carried out in accordance with the following British Standards

- BS 4043:1989 'Recommendation for Transplanting Root Balled Trees'
- BS 4428:1989 'Code of Practice for General Landscape Operations'
- BS 8545:2014 'Trees from nursery to independence in the landscape. Recommendations'

Times of Year for Planting

- Seeding: mid March to the end of April or late August to mid October.
- Root balled/Bare root deciduous trees and Shrubs: late November to late March.
- Root balled conifers and evergreens: September - November or March - May.

- Turf, container grown shrubs and trees (including spring ringed): At any time if ground and weather conditions are favourable. Ensure that adequate watering, drainage and weed control is provided. Do not plant into frozen ground.

- Waterlogging shall be avoided through proper ground preparation and tree pit excavation.

- Trees to be sourced locally and supplied with plant passports to ensure biosecurity.**

Do not use peat or products containing peat.

Planting Trees

Tree Pits

- Generally plant trees in pits with minimum dimensions of 1000 x 1000 x 700-800mm deep for trees in soft, planted areas.

- Backfill pits in layers as specified below from bottom up:
 - Aggregate layer: Clean gravel or broken stone, with no fines, graded 50 to 20 mm. Depth: 200mm.
 - Cover drainage layer with 200m of clean horticultural sand.
 - 400-500mm layer of retained site-sourced topsoil, free from weeds, or imported topsoil (Multi-purpose grade to BS3882:2015, sandy loam) depth dependent on size of rootball.

Deciduous and Coniferous Advanced Nursery Stock Trees

- Rootballed stock shall be supported by straps, frames or wire mesh baskets and shall be protected against drying out by wrapping firmly with hessian, plastic film or other recommended material.
- Wrapping shall be firmly tied over the top of the rootball.
- Air pot / spring ringed stock shall be suitably protected with hessian to prevent damage and drying out as soon as the air pot has been removed.

- Tree Pit Aeration/Irrigation Pipe
- All trees 8cm girth and over.
- RootRain metro system with associated end cap as supplied by GreenBlue Urban www.greenblue.com or similar and approved to be coiled around top of rootball.
- Insert during backfill around the rootball - the top to be cut off at a height of not more than 25mm above finished ground level and secured in place and capped.

Tree Support

- Extra Heavy, Heavy standard and standard trees: Short double staking
 - Staking: Drive stakes vertically at least 400 mm into bottom of pit on either side of tree position before

planting. Fix half circle timber cross brace with 2 galvanised nails. Consolidate material around stakes during backfilling.

oHeight of stakes: Cut to approximately 600mm above ground level or 1/3 the height of the tree whichever is the lowest. Treat cut ends with clear timber preservative.

- Feathered and Multi stemmed trees: Short single staking or underground guying as specified.

Staking: Drive stake diagonally at least 400 mm into bottom of pit on before planting. Consolidate material around stake during backfilling.

- Height of stake: Cut to approximately 600mm above ground level or 1/3 whichever is the lowest. Treat cut ends with clear timber preservative.

- Tree ties: Biodegradable webbing 100% natural hessian from sustainable sources; 50mm wide x 1.5mm deep such as 'Nature Tie' as supplied by GreenBlue Urban www.greenblue.com or similar and approved.

- Webbing to be used to secure the tree to stake as well as form the spacers. Tie in a figure of eight, twice around the tree and stake and secure end of hessian to stake using 2 galvanised nails. Form spacer by repeatedly twisting the hessian in the centre of the tie between tree and stake; finish by cutting the hessian to length and secure to the stake with 2 galvanised nails as above.

Backfilling Material

- Ensure that all tree pits are free draining prior to backfilling. Do not back fill pits that are not free draining - notify the Contract Administrator (CA) of any pits retaining water.

- Topsoil shall NOT be used at a depth greater than 500mm unless agreed with the landscape architect.

- Backfill remainder of pit with previously prepared mixture of topsoil excavated from pit and additional topsoil as required, together with:
 - Ameliorant/Conditioner: Planting Compost at the following rates:
 - Multi-stemmed, Standard and Feathered trees: 35 litres
 - Fertiliser: Enmag slow release fertiliser or similar and approved at a rate of 100 g/m2.
 - Broadleaf P4 water storing granules at manufacturers recommendations (typically 4gms per litre of compost)

Mulching Trees

- Material: Generally as planting beds.

- Trees in grass: Bark Nuggets (15-65mm) as supplied by Melcourt Industries Ltd www.melcourt.co.uk or similar and approved from FSC Mixed Source.

- Fire resistance to BS 4790: 1987.

- Preparation: Clear all weeds.

- Coverage: 75mm depth, in a circular area of 500mm radius measured from the tree stem.

- Application: Apply when ground is moist, do not apply when ground is frozen or dry.

Tree Protection

- All trees in grass areas to be protected by min.450mm high (Rodent) x 38mm diameter proprietary biodegradable plastic spiral guards, by Green-tech Ltd. or equal and approved.

Root Barrier Membrane

- Where trees are proposed in close proximity to hard paved areas or proposed service runs, a root barrier membrane is to be installed.

- For all proposed trees centred in a location within 3m of an adjacent hard standing, footpath of carriageway kerb line, a proprietary root membrane will be installed to protect the hard standing and any underground services from future damage by tree roots.

- Root barrier membranes to be installed on the tree side along the back edge of the kerb/edging to the adjacent hard standing area and to extend a minimum 3m in each direction from a point perpendicular from the tree trunk to the kerb face.

- Root barrier membrane to extend in depth as below:

- For trees adjacent to hard standing only with no underground services, install Reroot 300 by Green Blue Urban or equal and approved, ribbed root barrier membrane to a depth of 300mm, ribs facing the tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

- For trees adjacent to hard standings incorporating underground services, install to the following dependant on the depth of underground services:

- For services 450mm deep - Reroot 600 by GreenBlue Urban or equal and approved, ribbed root barrier membrane, to a depth of 600mm, ribs facing the tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

- For services 800mm deep - Reroot 1000 by GreenBlue Urban or equal and approved, ribbed root barrier membrane, to a depth of 1000mm, ribs facing the tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

- For services deeper than 800mm - Reroot 2000 by GreenBlue Urban or equal and approved, ribbed root barrier membrane, to a depth of 2000mm, ribs facing the tree, joints fixed with jointing tape, install 10mm above final surface level of soft landscaping.

- Where hard standing with or without underground services occur on both sides of the tree, such as a grass verge, then a root barrier is to be installed along both sides of the tree.

- For trees within hard surfaces, install 'Root Director' by GreenBlue Urban or equal and approved, 1400mm x 1400mm x 450mm, plastic root director with integral ribs.

Thicket Planting

- Clear any surface vegetation in proposed planting areas.

- Install plants into isolated pre-prepared planting pits, generally 300 x 300 x 450mm deep, or 200mm greater than the rootstock, whichever is greater. Backfill with either existing retained site-sourced topsoil (free from weeds) or imported topsoil (sandy loam, General Purpose to grade BS3882:2015) or a combination of the two as necessary.

- Incorporate a soil conditioner in the form of a peat free tree and shrub compost or well rotted spent mushroom compost into backfill material at the rate of 5L per pit, incorporating a slow release fertiliser e.g. Enmag or similar and approved at a rate of 5g per pit.

- Ensure planting conforms to planting matrix where appropriate, and in other areas appears random/natural and not formal.

Plant protection

- Where rabbits are a known issue, all thicket areas are to be fully enclosed by a min. 900mm high rabbit proof fencing, supplied as min. 19 Gauge (1.2mm) galvanised mesh with max. 31mm openings, nailed with galvanised 20mm staples to 50-75mm diameter treated timber stakes at 1.5m centres, incorporating 3 x horizontal galvanised straining wires.

- Mesh fence to be heeled into ground 150mm below ground level. Straining posts of 100mm diameter timber should be installed every 50m or at every turn of direction 90 degrees or more.

- If additional deer protection fencing is required, all thicket areas are to be fully enclosed by min 1.8m high proprietary plastic mesh fencing (50 x 45mm gauge) secured to min 100mm rounded, treated softwood posts, driven min 750mm below ground level at 3.5m centres. Mesh fence to be heeled into ground 150mm

below ground level. In areas where rabbits are also known to be a problem, an additional 300mm high section of min 19 gauge galvanised mesh with max. 31mm openings to be fixed to the lower portion of the deer fencing and attached using plastic cable ties.

- All bushy thicket shrubs to be protected by min.750mm high x 200mm diam. proprietary biodegradable plastic shrub shelters/spiral guards by Green-tech ltd or equal and approved, and secured in places with treated softwood timer stake and plastic cable ties.

- All single stem thicket transplants to be protected by min. 600mm high x 50mm proprietary biodegradable plastic spiral guard by Green-tech ltd or equal and approved, secured with min 12-14diam x 900mm long bamboo cane.

- All thicket plants to be installed with a min. 500mm square, proprietary mulch mat, securely pegged in place.

- Where woodland/thicket areas are created from fresh cultivated ground, i.e. not into the existing sward, then the planting area should be over-seeded with a proprietary meadow grass mix (such as A4 mix by Germinal Seeds Ltd) at a rate of 35g per m2 between planting stations.

Planting Shrubs

Plant Layout

- Spacing: Evenly

- Density: As scheduled.

- Ornamental hedgerows to be laid out in planted border 800mm wide, planted as single central row or double staggered for deciduous species as specified.

Planting Pits - Specimen shrubs, thicket mix and hedgerow, to BS 936: Part 1: 1980 (1992).

- Timing: Excavate immediately prior to planting.

- Sizes: 150 mm wider than roots when fully spread and 400 mm deep.

- Increase dimensions where necessary to ensure that pits are at least 75 mm deeper than root system and wide enough to accommodate roots when fully spread.

- Break up bottom of planting pit to ensure free draining.

- Finished level to be at original soil mark on shrubs.

Herbaceous Plants

- Well rooted, healthy, hardy and not less then one year of full growth.

- Evenly space at the rate stated over the allocated area avoiding straight lines.

- Plant carefully in generously sized holes with finely broken soil returned around the roots.

- Lightly firm the soil.

Backfilling Material

- Composition: Previously prepared mixture of topsoil excavated from pit and additional topsoil as required.

- Fertiliser: Enmag slow release fertiliser or similar and approved at a rate of 100 g/m2.

After Planting

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.

- Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

- Immediately after planting shrubs carefully cut back any damaged, dead or diseased branches and remove any weak, thin or malformed growth.

- When directed and to the extent appropriate for the species cut back to encourage growth.

Mulching Planting Beds

- Spruce Ornamental (5-65mm) as supplied by Melcourt Industries Ltd www.melcourt.co.uk or similar and approved from FSC Mixed Source.

- Fire resistance to BS 4790: 1987

- Coverage: settled depth of 75mm

- Application: Apply when ground is moist, do not apply when ground is frozen or dry.

Plant Protection

- Planting to be protected where necessary against rabbit damage.

Grass Areas

Fertiliser for Amenity Grass Areas ONLY

- Type: Fisions PS5 pre-seeding fertiliser.

- Application: Before final cultivation and three to five days before seeding.

- Coverage: Spread evenly at 70 g/m².

- Fertiliser is not to be used on meadow grass areas.

Final Cultivation

- Timing: After grading and fertilising.

- Seed bed: Lightly rake/harrow to present a true, even tilth no greater than 75mm in depth. Remove surface stones/earth clods exceeding 50 mm.

- Adjacent levels: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

- The contractor should allow for all cultivation operations to achieve a good seedbed, including hand raking and hand digging on slopes and banks inaccessible to machinery, and against the backs of kerbs and paths.

- Soils to be free of any weeds.

Seed sowing

- General: Establish good seed contact with the root zone.

- Method: To suit soil type, proposed usage, location and weather conditions during and after sowing.

- Distribution: Seed shall be evenly distributed at the rates specified and shall be immediately followed by lightly raking the soil surface to cover the seeds, by use of a chain harrow or other suitable plant.

- Site should be lightly rolled following seeding to ensure good contact between the seed and topsoil.

Seedbed Germination

- Seeding shall be repeated as necessary until an evenly distributed dense sward is established over the seeded area to the satisfaction of the CA. The contractor/supplier shall allow for maintenance of all grass areas (as specified below) until this is achieved.

Management

- Protect newly turfed/seeded areas with 1.5m high chestnut pale fencing.

- Maintain fencing until grass is well established then remove and reinstate ground.

- Allow for management of grass during establishment either by cutting, to control competition from undesirable species and suppressing of the sown sward. Any cuttings should be removed.

NOTES: 1. Drawing based on Means of Access Plan 19244-ASHB-5-SK005. 2. This drawing is for planning purposes only. 3. No planting to be greater than 600mm high within highway visibility splays.		
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Access off Mendip Way: Planting Specification		
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Sevenairs Consulting Ltd

Mendip Way, Great Ashby, Hertfordshire

Road Safety Audit Stage 1

October 2025



Document Control

Report Title:

Mendip Way, Great Ashby, Hertfordshire – Road Safety Audit Stage 1

Date of Site Visit

5th September 2025

Document Reference

2025-10 Great Ashby RSA1 – Revision 0

Report Prepared By:

Haydn Vernals FCIHT FIHE CMILT MSoRSA, Director, Sevenairs Consulting Ltd.

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On behalf of

Woods Hardwick Infrastructure Ltd. – 15-17 Goldington Road, Bedford, MK40 3NH

Highway Authority / Overseeing Organisation

Hertfordshire County Council

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Document History:

Revision	Date	Description	By
0	26.10.2025	For Issue	HV

Introduction

Commissioning and Scope

This report results from a Stage 1 Road Safety Audit carried out at the site of a mixed use development off Mendip Way in Great Ashby, Hertfordshire. The audit was carried out at the request of Matt Ford, Director, Woods Hardwick on behalf of the developer of the site.

The Road Safety Audit team membership was as follows:

The Audit Team	Haydn Vernals FCIHT FIHE CMILT MSoRSA Directive 2008/96/EC (Certificate of Competency), Road Safety Team Leader in accordance with GG119 Sarah Vernals BAHonsQTS NPQH, Road Safety Team Member in accordance with GG119
Audit Observers	None

The main project comprises of a mixed-use development providing residential development for up to 650 homes with access roads, up to 500sqm retail, food and beverage as well as medical and social floorspace. There will also be up to 4ha of non-Greenbelt land to make provision for a 2FE primary and possible 4FE secondary school, parking infrastructure and associated works. Highway works in this access road element include a 0.5km access road with a revised alignment at the western end, a number of crossing points for pedestrians and cyclists along with associated footway/cycleway works. The scope of this Road Safety Audit is to review the proposed completed highway works.

The audit has been carried out in accordance with the principles of the National Highways document GG 119 Road Safety Audit. A formal Road Safety Audit Brief was not provided to the Audit Team. However, information regarding the site was provided via email alongside the relevant scheme documents and drawings. This was considered by the Audit Team to provide sufficient detail to undertake the appropriate stage of audit.

The audit also comprised of a desk-top study where all documents and plans provided by the Design Team were reviewed. No departures from standard have been brought to the attention of the RSA team with regard to the scheme as designed.

Site Visit Attendance

A site visit took place comprising of the RSA team on Friday 5th September 2025 between 10:30 and 11:00 hours during which the weather was sunny and the road surface dry. Traffic conditions were light and free flowing with a small number of pedestrians observed and no cyclists observed.

Documents Supplied

- Email proposal background
- 19244-ASHB-5-900 Road Construction Details
- 19244-ASHB-5-SK005-D Means of Access Plan
- 19244-ASHB-5-SK012 Proposed Refuse Tracking
- 19244-ASHB-5-SK013 Proposed Bus Tracking

- 19244-ASHB-5-SK014 Gully Catchment Plan

Terms of Reference

The terms of reference of this Road Safety Audit are as described in the National Highways document GG119 Revision 2 Road Safety Audit. The Audit Team has examined and reported only on the road safety implications of the scheme as presented and has not examined or verified the compliance of the designs to any other criteria. However, to clearly explain a safety problem or the recommendation to resolve a problem, the Audit Team may on occasion have referred to a design standard for information only. No member of the Audit Team has been directly linked to the scheme design.

Each of the auditors' responses is classified as a 'Problem' that is likely to result in a significant road safety hazard. All comments and recommendations are referenced to the detailed design drawings and the locations have been indicated on the plan at the end of the report.

Where recommendations are made, these do not comprise design decisions, and it remains the responsibility of the Design Team to incorporate any changes into the scheme and consider any interactions between design elements.

Previous Road Safety Audits

Stage 1 Road Safety Audits were previously completed at this location in January 2020 and in April 2025. These relate to earlier proposals and are unrelated in scope to this revised proposal.

Problems Raised at this Stage 1 RSA

There were no road safety problems identified at this Stage 1 Road Safety Audit.

Audit Team Statement

We certify that the Road Safety Audit Team have carried out their duties as far as practicable in accordance with GG119 Revision 2.

Road Safety Audit Team Leader

Haydn Vernals FCIHT FIHE CMILT MSoRSA
Directive 2008/96/EC (Certificate of Competency)

Director – Sevenairs Consulting Ltd.
20 High Bank, Thurlstone, Sheffield,
South Yorkshire, S36 9QH

Signed:



Date: 26th October 2025

Road Safety Audit Team Member

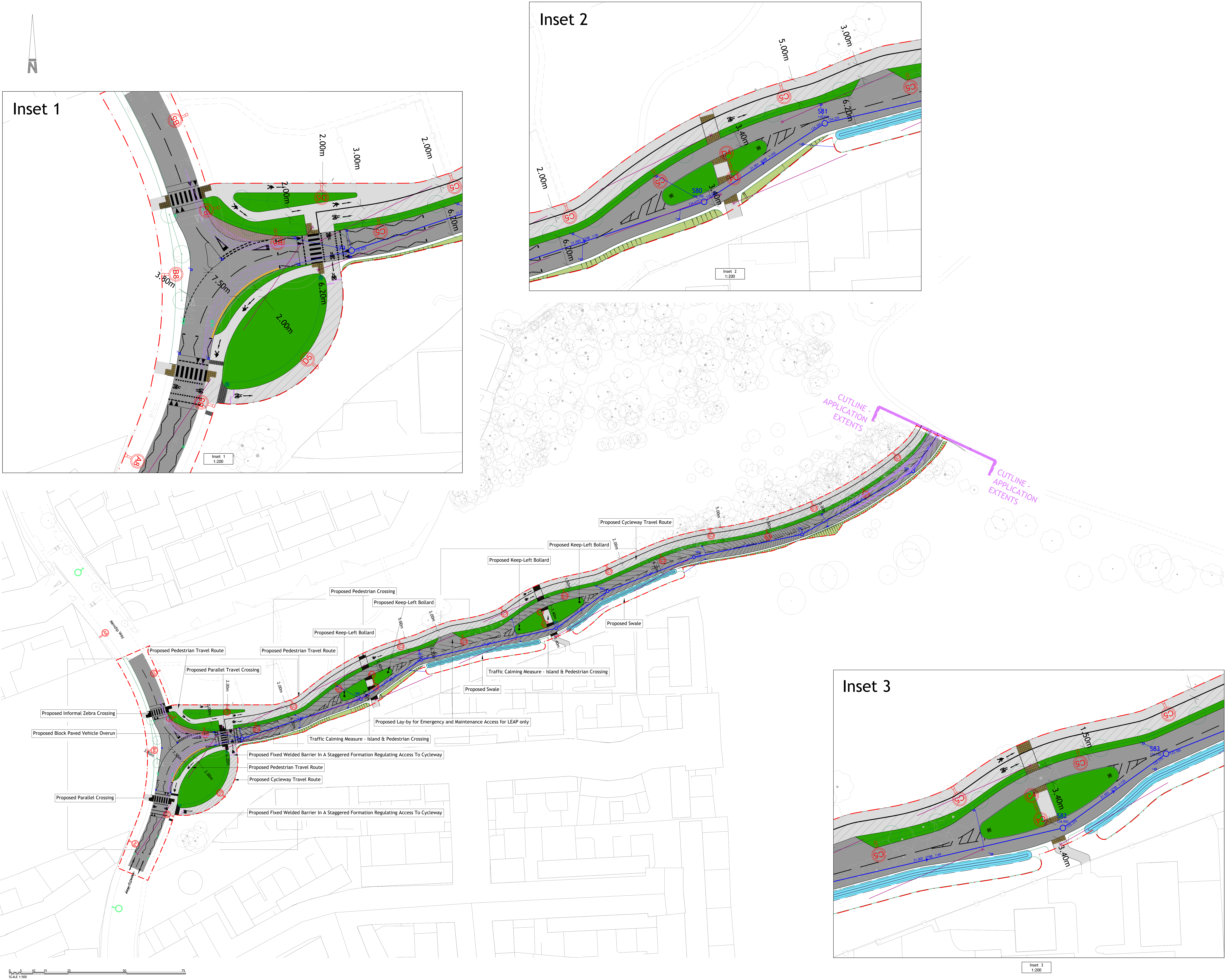
Sarah Vernals BAHonsQTS NPQH

Director – Sevenairs Consulting Ltd.
20 High Bank, Thurlstone, Sheffield,
South Yorkshire, S36 9QH

Signed:



Date: 26th October 2025



- NOTES**
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 - Woods Hardwick cannot accept any discrepancies in terms of coordinates or any other information deciphered from .dwg files.
 - The exact location and level of all existing sewers, drains and services are to be confirmed on site prior to the commencement of any works.

SAFETY, HEALTH AND ENVIRONMENTAL

There are no exceptional risks associated with these works. Refer to the Designers Risk Assessment for the full assessment of risks.

It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.

KEY

- Detailed Application Boundary
- 20mph forward visibility splay
- Pedestrian crossing forward visibility splay (in accordance with LTN 2/95)
- Swale and Batters
- Fixed Cycleway Barriers
- Keep Left Bollard
- Adoptable Surface Water Network
- Proposed Gully
- Existing Gully To Be Relocated
- Proposed Swales
- Adoptable asphalt carriageway
- Adoptable blockwork raised table / shared surface
- Adoptable blockwork shared surface/over-run
- Adoptable asphalt footway
- Adoptable cycleway
- Landscaping
- Adoptable Swale
- Adoptable street lighting columns (A-D, Q-R) Refer to Julian Lighting Solution drawings for specification (REV P03)
- National Grid 12m tower stand off zone required for access and maintenance
- National Grid 30m tower stand off zone, where advised any conductive material within this zone be adequately earthed
- UKPN 5m stand off zone required for access and maintenance (tbc)

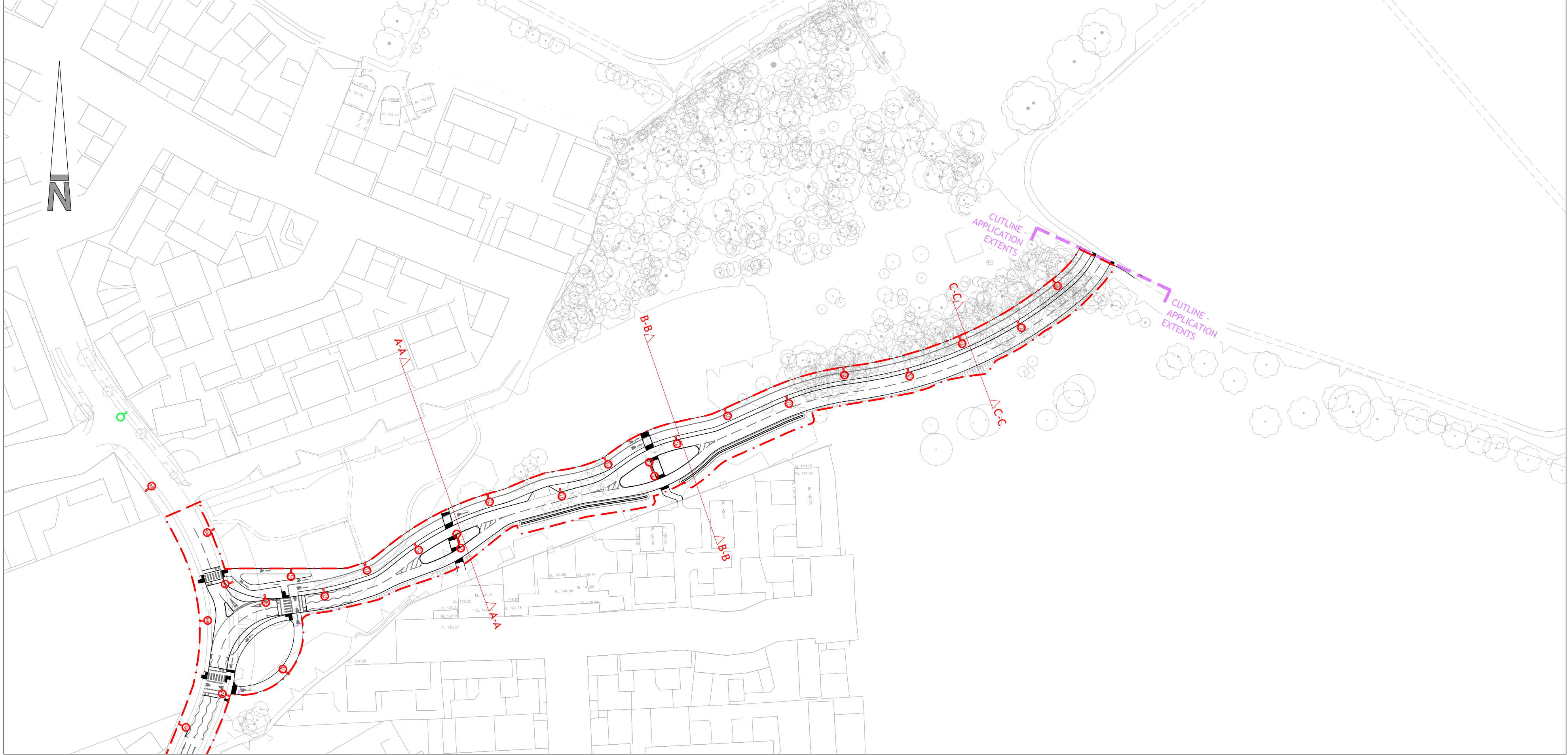
G	Detailed application boundary added, road removed east of boundary for clarity	JM	MDF	15.12.2025
F	RED LINE BOUNDARY UPDATED	SW	MDF	24.11.2025
E	LANDSCAPING ADDED	JM	MDF	17.11.2025
D	SWALES AMENDED TO SUIT HIGHWAYS COMMENTS	SH	MDF	17.10.2025
C	UPDATED TO SUIT LATEST HIGHWAYS COMMENTS AND RSA	SH	MDF	09.10.2025
B	UPDATED IN ACCORDANCE WITH RSA1 DESIGNERS RESPONSE	WT	MDF	13.09.2025
A	MEANS OF ACCESS LAYOUT UPDATED	WT	MDF	21.03.2025
REV	DESCRIPTION	DRN	CHD	DATE
	☒ PRELIMINARY		☐ INFORMATION	☐ TENDER
	☐ CONSTRUCTION		☐ AS BUILT	
SCALE	1:500 @ A0	DATE	JULY 2023	
DRAWN	BDS	CHK	MDF	
DRAWING NO.	19244-ASHB-5-SK005	REV	G	
TITLE	LAND NORTH EAST OF GREAT ASHBY STEVENAGE			
DETAILS	MEANS OF ACCESS			

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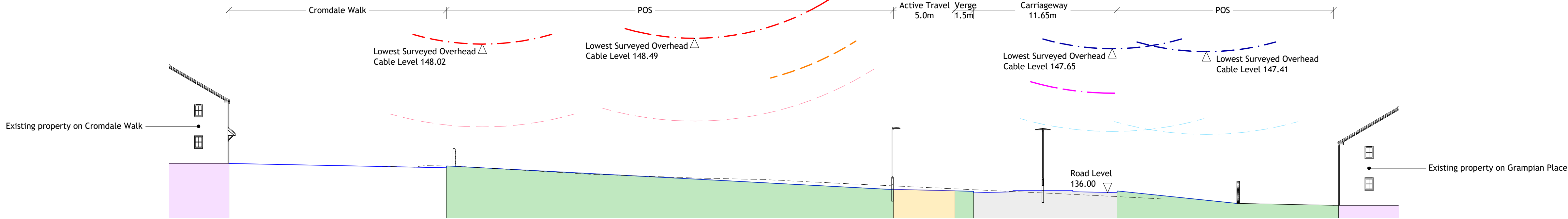
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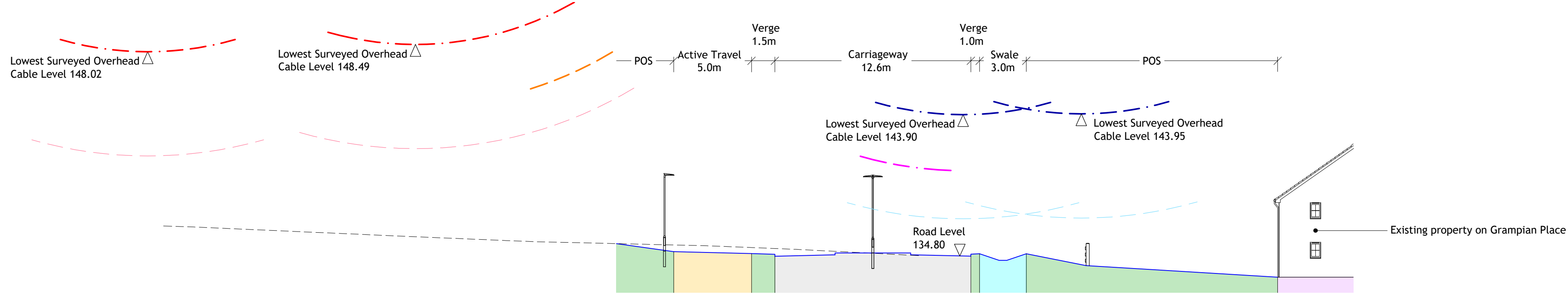
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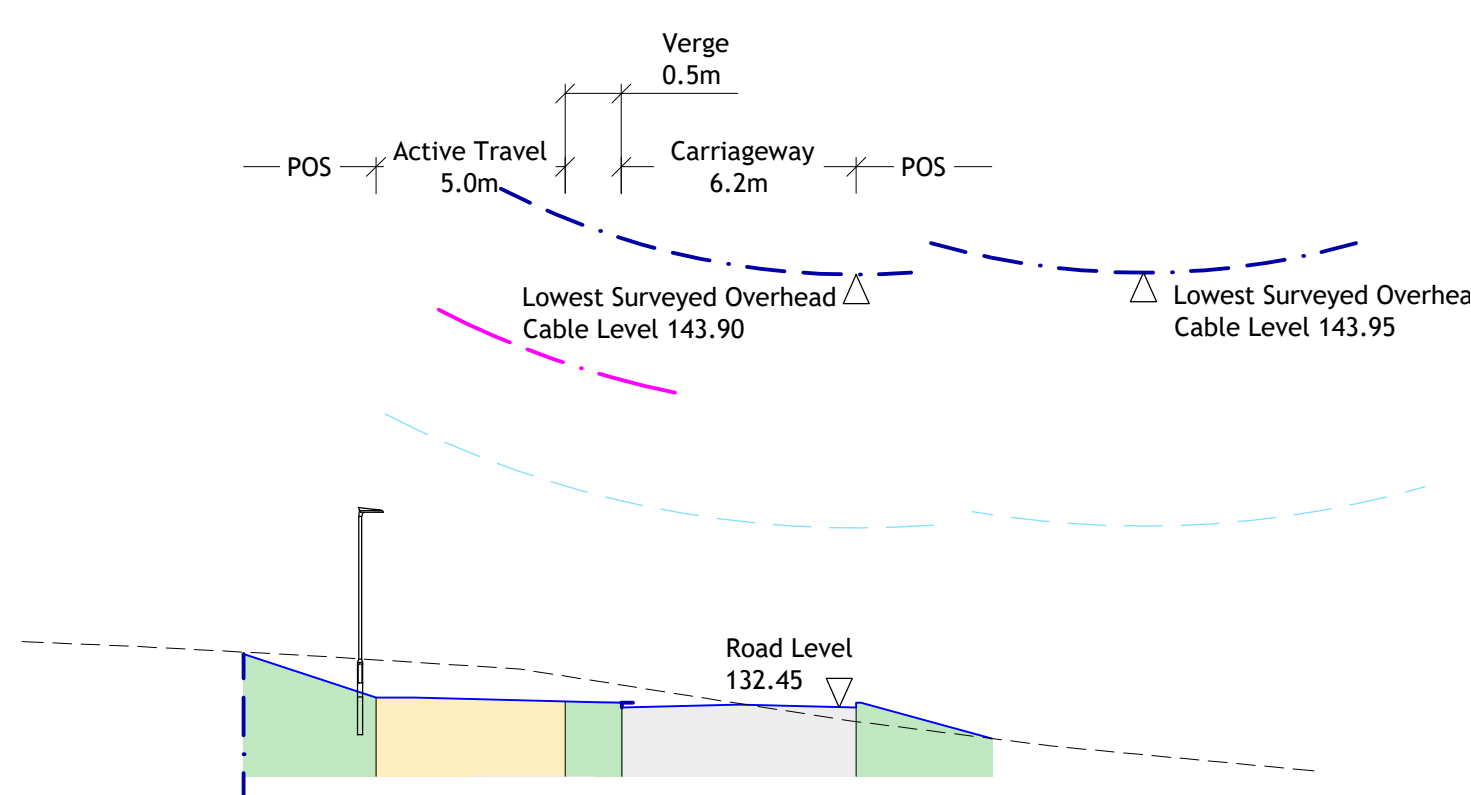
General Arrangement
Scale 1:100



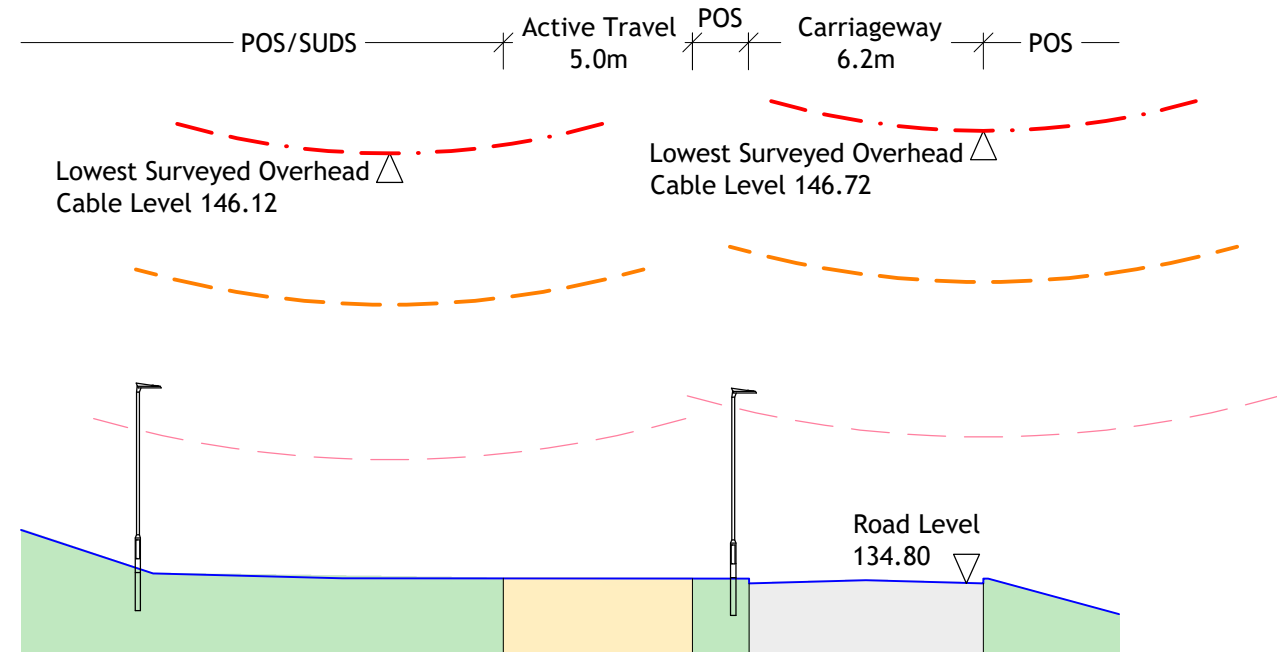
Section A-A
Scale 1:200



Section B-B
Scale 1:200



Section C-C
Scale 1:200



Section D-D
Scale 1:200

NOTES

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- The exact location and level of all existing sewers, drains and services are to be confirmed on site prior to the commencement of any works.

KEY

- Existing ground level
- Proposed access road profile
- Lowest Surveyed Cable Level (National Grid)
- 4.0m National Grid clearance zone for street lighting
- 8.1m National Grid clearance zone for road surface
- Lowest Surveyed Cable Level (UKPN)
- 3.6m National Grid clearance zone for street lighting
- 6.7m National Grid clearance zone for road surface

National Grid 12m tower stand off zone required for access and maintenance

National Grid 30m tower stand off zone, where advised any conductive material within this zone be adequately earthed

UKPN 5m stand off zone required for access and maintenance (tbc)

C	DETAILED APPLICATION BOUNDARY ADDED, ROAD REMOVED EAST OF BOUNDARY FOR CLARITY	MF	MDF	19.12.2025
B	REVISED LIGHTING DESIGN (DATED 06.10.25) ADDED TO PLAN	MF	MDF	14.10.2025
A	ACCESS ROAD LAYOUT UPDATED, SECTIONS AMENDED TO SUIT	SH	MDF	09.10.2025
REV	DESCRIPTION	DRN	CHD	DATE
	☒ PRELIMINARY		☐ INFORMATION	☐ TENDER
	☐ CONSTRUCTION		☐ AS BUILT	

SCALE	AS SHOWN @ A1	DATE	APRIL 2025
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DRAWN	WT	CHK	MDF
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DRAWING NO.	19244-ASHB-5-SK009	REV	C
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TITLE	LAND NORTH EAST OF GREAT ASHBY STEVENAGE
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DETAILS	PROPOSED ACCESS ROAD SECTIONS SHEET 1 OF 2
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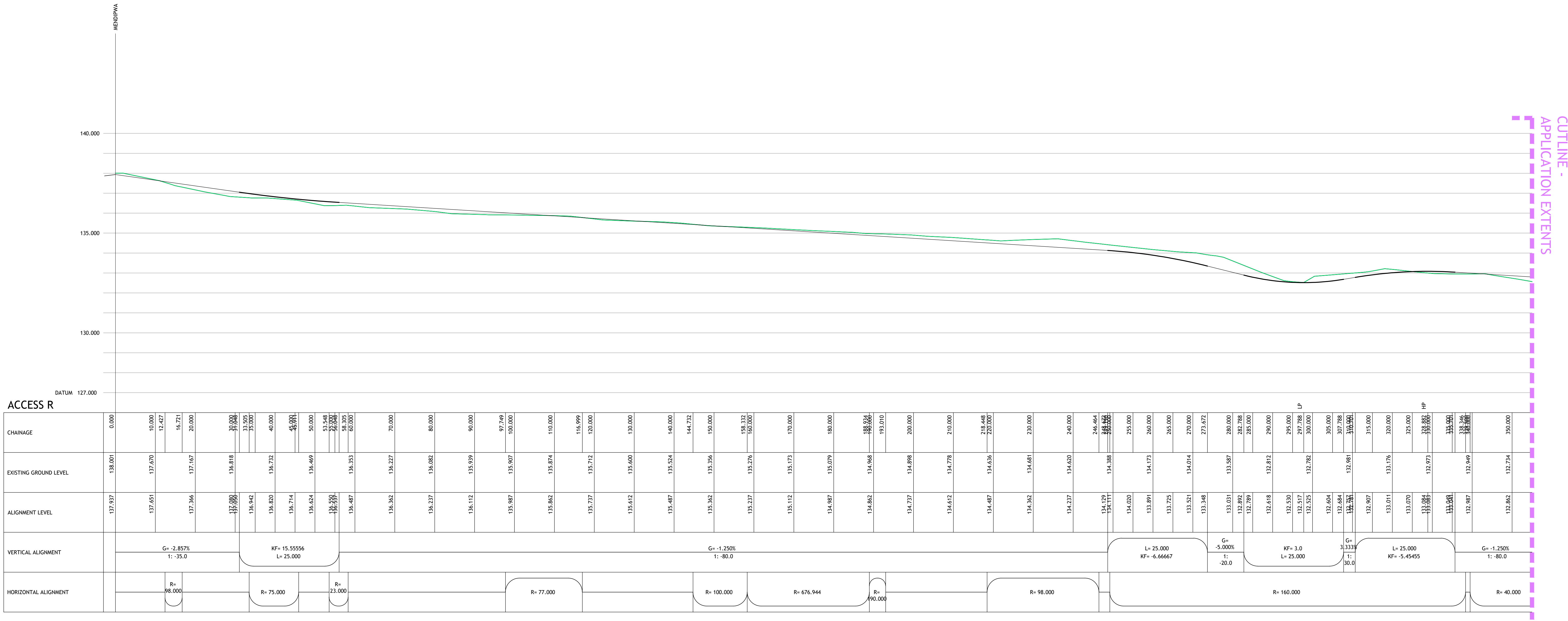
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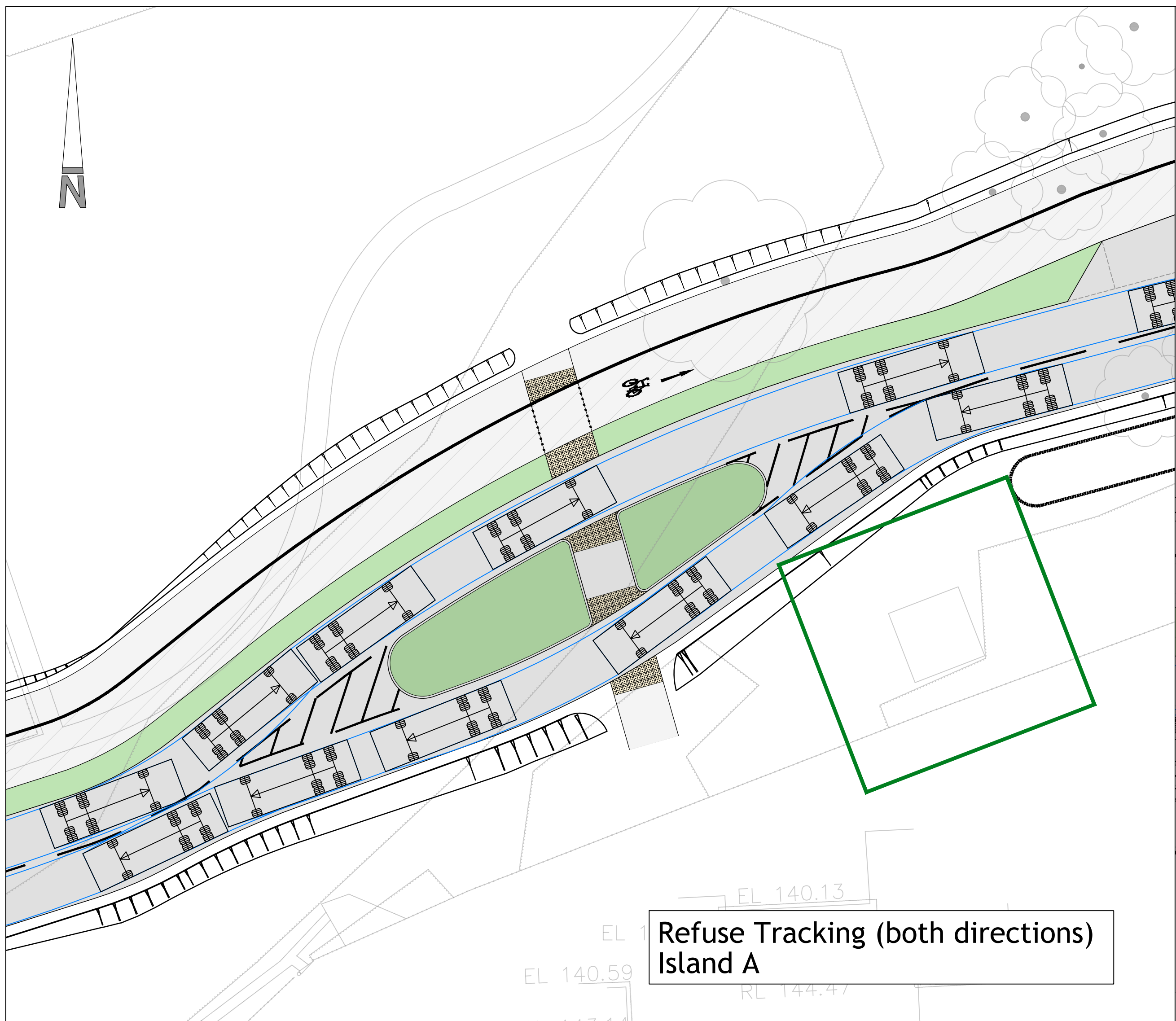


General Arrangement
Scale 1:100

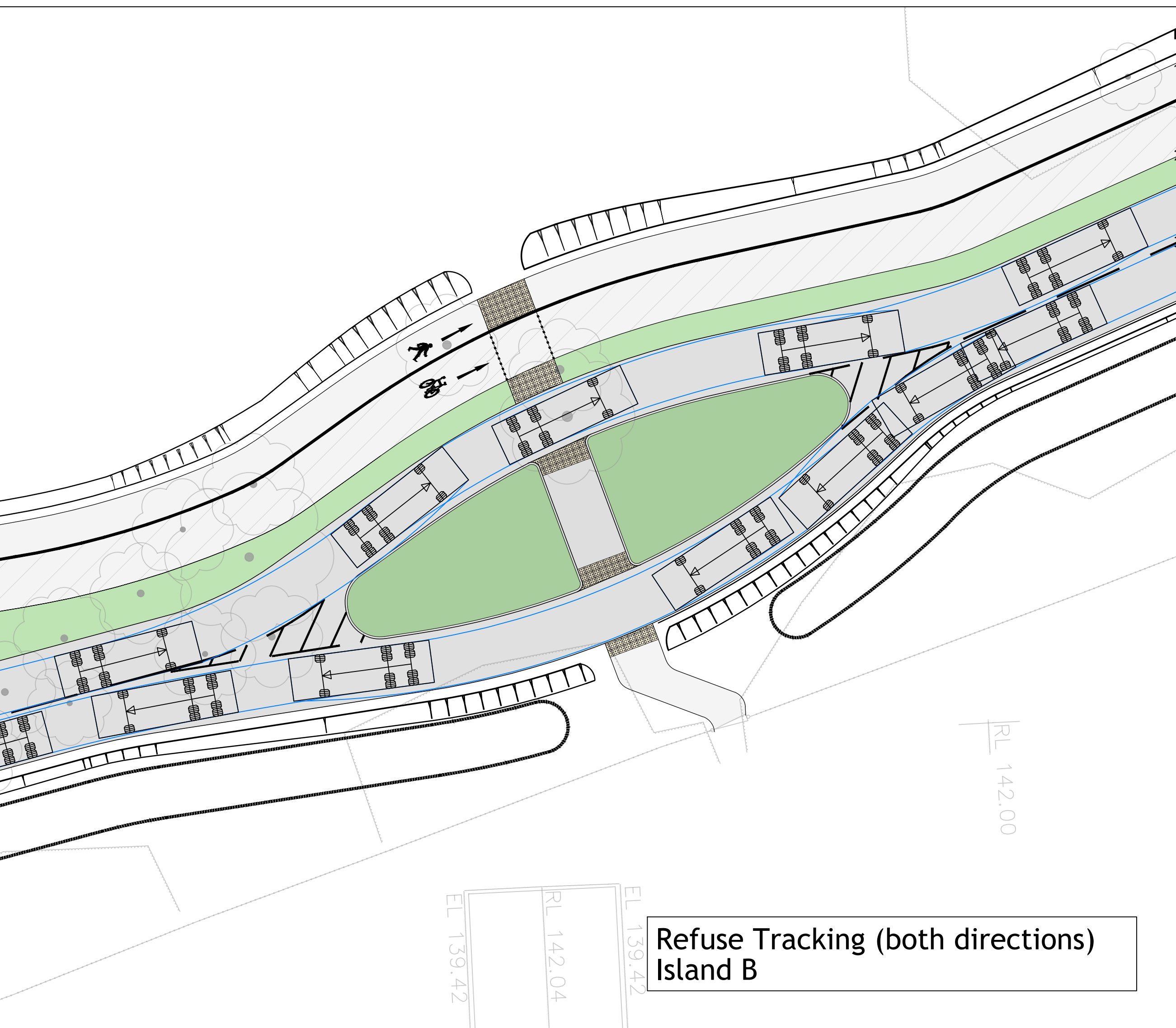


ACCESS R

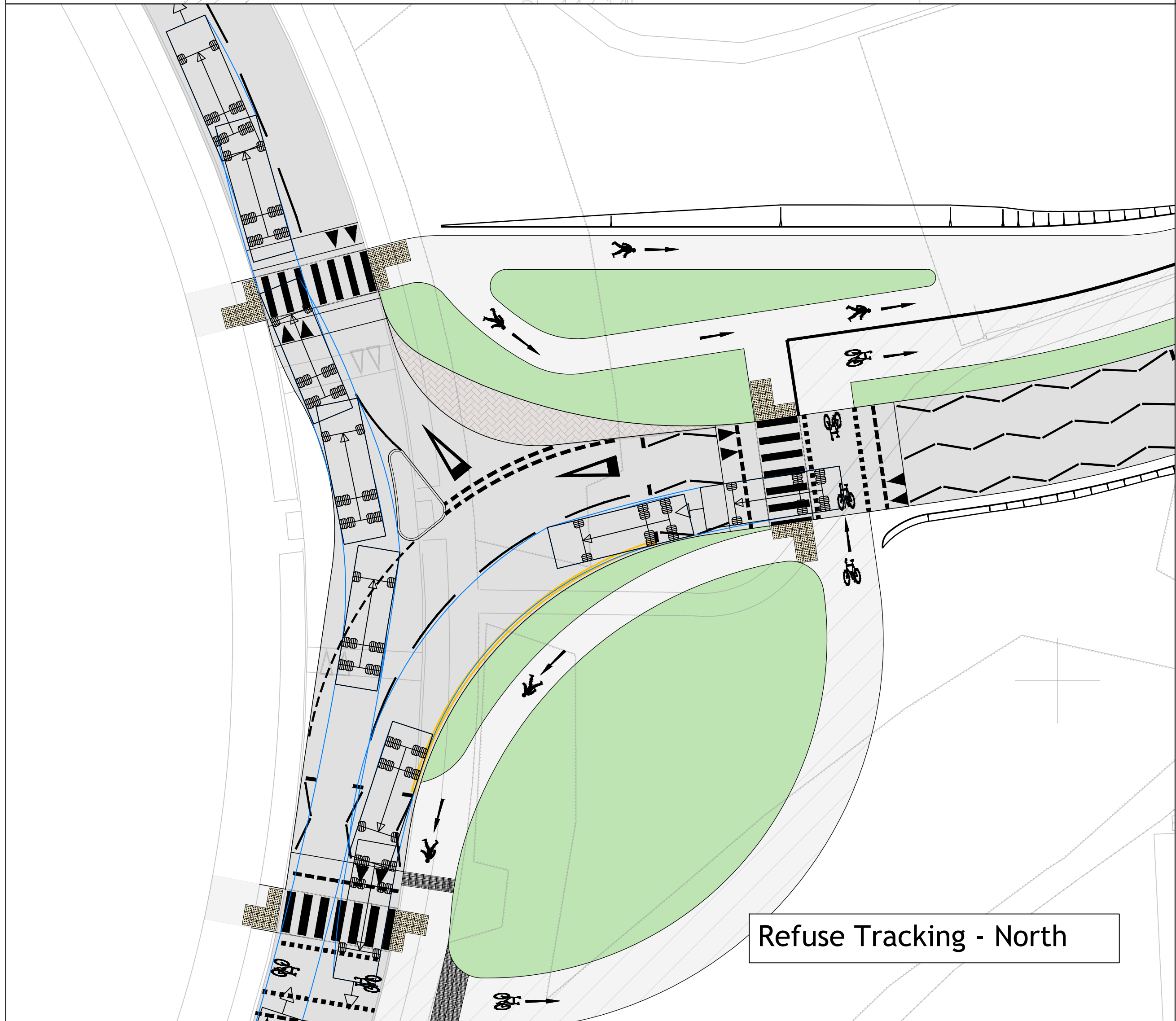
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EXISTING GROUND LEVEL	138.001	137.670	137.167	136.818	136.521	136.264	136.049	135.871	135.727	135.612	135.519	135.444	135.387	135.346	135.314	135.296	135.286	135.276	135.273	135.271	135.269	135.268	135.267	135.266	135.265	135.264	135.263	135.262	135.261	135.260	135.259	135.258	135.257	135.256	135.255	135.254	135.253	135.252	135.251	135.250	135.249	135.248	135.247	135.246	135.245	135.244	135.243	135.242	135.241	135.240	135.239	135.238	135.237	135.236	135.235	135.234	135.233	135.232	135.231	135.230	135.229	135.228	135.227	135.226	135.225	135.224	135.223	135.222	135.221	135.220	135.219	135.218	135.217	135.216	135.215	135.214	135.213	135.212	135.211	135.210	135.209	135.208	135.207	135.206	135.205	135.204	135.203	135.202	135.201	135.200	135.199	135.198	135.197	135.196	135.195	135.194	135.193	135.192	135.191	135.190	135.189	135.188	135.187	135.186	135.185	135.184	135.183	135.182	135.181	135.180	135.179	135.178	135.177	135.176	135.175	135.174	135.173	135.172	135.171	135.170	135.169	135.168	135.167	135.166	135.165	135.164	135.163	135.162	135.161	135.160	135.159	135.158	135.157	135.156	135.155	135.154	135.153	135.152	135.151	135.150	135.149	135.148	135.147	135.146	135.145	135.144	135.143	135.142	135.141	135.140	135.139	135.138	135.137	135.136	135.135	135.134	135.133	135.132	135.131	135.130	135.129	135.128	135.127	135.126	135.125	135.124	135.123	135.122	135.121	135.120	135.119	135.118	135.117	135.116	135.115	135.114	135.113	135.112	135.111	135.110	135.109	135.108	135.107	135.106	135.105	135.104	135.103	135.102	135.101	135.100	134.999	134.998	134.997	134.996	134.995	134.994	134.993	134.992	134.991	134.990	134.989	134.988	134.987	134.986	134.985	134.984	134.983	134.982	134.981	134.980	134.979	134.978	134.977	134.976	134.975	134.974	134.973	134.972	134.971	134.970	134.969	134.968	134.967	134.966	134.965	134.964	134.963	134.962	134.961	134.960	134.959	134.958	134.957	134.956	134.955	134.954	134.953	134.952	134.951	134.950	134.949	134.948	134.947	134.946	134.945	134.944	134.943	134.942	134.941	134.940	134.939	134.938	134.937	134.936	134.935	134.934	134.933	134.932	134.931	134.930	134.929	134.928	134.927	134.926	134.925	134.924	134.923	134.922	134.921	134.920	134.919	134.918	134.917	134.916	134.915	134.914	134.913	134.912	134.911	134.910	134.909	134.908	134.907	134.906	134.905	134.904	134.903	134.902	134.901	134.900	134.899	134.898	134.897	134.896	134.895	134.894	134.893	134.892	134.891	134.890	134.889	134.888	134.887	134.886	134.885	134.884	134.883	134.882	134.881	134.880	134.879	134.878	134.877	134.876	134.875	134.874	134.873	134.872	134.871	134.870	134.869	134.868	134.867	134.866	134.865	134.864	134.863	134.862	134.861	134.860	134.859	134.858	134.857	134.856	134.855	134.854	134.853	134.852	134.851	134.850	134.849	134.848	134.847	134.846	134.845	134.844	134.843	134.842	134.841	134.840	134.839	134.838	134.837	134.836	134.835	134.834	134.833	134.832	134.831	134.830	134.829	134.828	134.827	134.826	134.825	134.824	134.823	134.822	134.821	134.820	134.819	134.818	134.817	134.816	134.815	134.814	134.813	134.812	134.811	134.810	134.809	134.808	134.807	134.806	134.805	134.804	134.803	134.802	134.801	134.800	134.799	134.798	134.797	134.796	134.795	134.794	134.793	134.792	134.791	134.790	134.789	134.788	134.787	134.786	134.785	134.784	134.783	134.782	134.781	134.780	134.779	134.778	134.777	134.776	134.775	134.774	134.773	134.772	134.771	134.770	134.769	134.768	134.767	134.766	134.765	134.764	134.763	134.762	134.761	134.760	134.759	134.758	134.757	134.756	134.755	134.754	134.753	134.752	134.751	134.750	134.749	134.748	134.747	134.746	134.745	134.744	134.743	134.742	134.741	134.740	134.739	134.738	134.737	134.736	134.735	134.734	134.733	134.732	134.731	134.730	134.729	134.728	134.727	134.726	134.725	134.724	134.723	134.722	134.721	134.720	134.719	134.718	134.717	134.716	134.715	134.714	134.713	134.712	134.711	134.710	134.709	134.708	134.707	134.706	134.705	134.704	134.703	134.702	134.701	134.700	134.699	134.698	134.697	134.696	134.695	134.694	134.693	134.692	134.691	134.690	134.689	134.688	134.687	134.686	134.685	134.684	134.683	134.682	134.681	134.680	134.679	134.678	134.677	134.676	134.675	134.674	134.673	134.672	134.671	134.670	134.669	134.668	134.667	134.666	134.665	134.664	134.663	134.662	134.661	134.660	134.659	134.658	134.657	134.656	134.655	134.654	134.653	134.652	134.651	134.650	134.649	134.648	134.647	134.646	134.645	134.644	134.643	134.642	134.641	134.640	134.639	134.638	134.637	134.636	134.635	134.634	134.633	134.632	134.631	134.630	134.629	134.628	134.627	134.626	134.625	134.624	134.623	134.622	134.621	134.620	134.619	134.618	134.617	134.616	134.615	134.614	134.613	134.612	134.611	134.610	134.609	134.608	134.607	134.606	134.605	134.604	134.603	134.602	134.601	134.600	134.599	134.598	134.597	134.596	134.595	134.594	134.593	134.592	134.591	134.590	134.589	134.588	134.587	134.586	134.585	134.584	134.583	134.582	134.581	134.580	134.579	134.578	134.577	134.576	134.575	134.574	134.573	134.572	134.571	134.570	134.569	134.568	134.567	134.566	134.565	134.564	134.563	134.562	134.561	134.560	134.559	134.558	134.557	134.556	134.555	134.554	134.553	134.552	134.551	134.550	134.549	134.548	134.547	134.546	134.545	134.544	134.543	134.542	134.541	134.540	134.539	134.538	134.537	134.536	134.535	134.534	134.533	134.532	134.531	134.530	134.529	134.528	134.527	134.526	134.525	134.524	134.523	134.522	134.521	134.520	134.519	134.518	134.517	134.516	134.515	134.514	134.513	134.512	134.511	134.510	134.509	134.508	134.507	134.506	134.505	134.504	134.503	134.502	134.501	134.500	134.499	134.498	134.497	134.496	134.495	134.494	134.493	134.492	134.491	134.490	134.489	134.488	134.487	134.486	134.485	134.484	134.483	134.482	134.481	134.480	134.479	134.478	134.477	134.476	134.475	134.474	134.473	134.472	134.471	134.470	134.469	134.468	134.467	134.466	134.465	134.464	134.463	134.462	134.461	134.460	134.459	134.458	134.457	134.456	134.455	134.454	134.453	134.452	134.451	134.450	134.449	134.448	134.447	134.446	134.445	134.444	134.443	134.442	134.441	134.440	134.439	134.438	134.437	134.436	134.435	134.434	134.433	134.432	134.431	134.430	134.429	134.428	134.427	134.426	134.425	134.424	134.423	134.422	134.421	134.420	134.419	134.418	134.417	134.416	134.415	134.414	134.413	134.412	134.411	134.410	134.409	134.408	134.407	134.406	134.405	134.404	134.403	134.402	134.401	134.400	134.399	134.398	134.397	134.396	134.395	134.394	134.393	134.392	134.391	134.390	134.389	134.388	134.387	134.386	134.385	134.384	134.383	134.382	134.381	134.380	134.379	134.378	134.377	134.376	134.375	134.374	134.373	134.372	134.371	134.370	134.369	134.368	134.367	134.366	134.365	134.364	134.363	134.362	134.361	134.360	134.359	134.358	134.357	134.356	134.355	134.354	134.353	134.352	134.351	134.350	134.349	134.348	134.347	134.346	134.345	134.344	134.343	134.342	134.341	134.340	134.339	134.338	134.337	134.336	134.335	134.334	134.333	134.332	134.331	134.330	134.329	134.328	134.327	134.326	134.325	134.324	134.323	134.322	134.321	134.320	134.319	134.318	134.317	134.316	134.315	134.314	134.313	134.312	134.311	134.310	134.309	134.308	134.307	134.306	134.305	134.304	134.303	134.302	134.301	134.300	134.299	134.298	134.297	134.296	134.295	134.294	134.293	134.292	134.291	134.290	134.289	134.288	134.287	134.286	134.285	134.284	134.283	134.282	134.281	134.280	134.279	134.278	134.277	134.276	134.275	134.274	134.273	134.272	134.271	134.270	134.269	134.268	134.267	134.266	134.265	134.264	134.263	134.262	134.261	134.260	134.259	134.258	134.257	134.256	134.255	134.254	134.253	134.252	134.251	134.250	134.249	134.248	134.247	134.246	134.245	134.244	134.243	134.242	134.241	134.240	134.239	134.238	134.237	134.236	134.235	134.234	134.233</



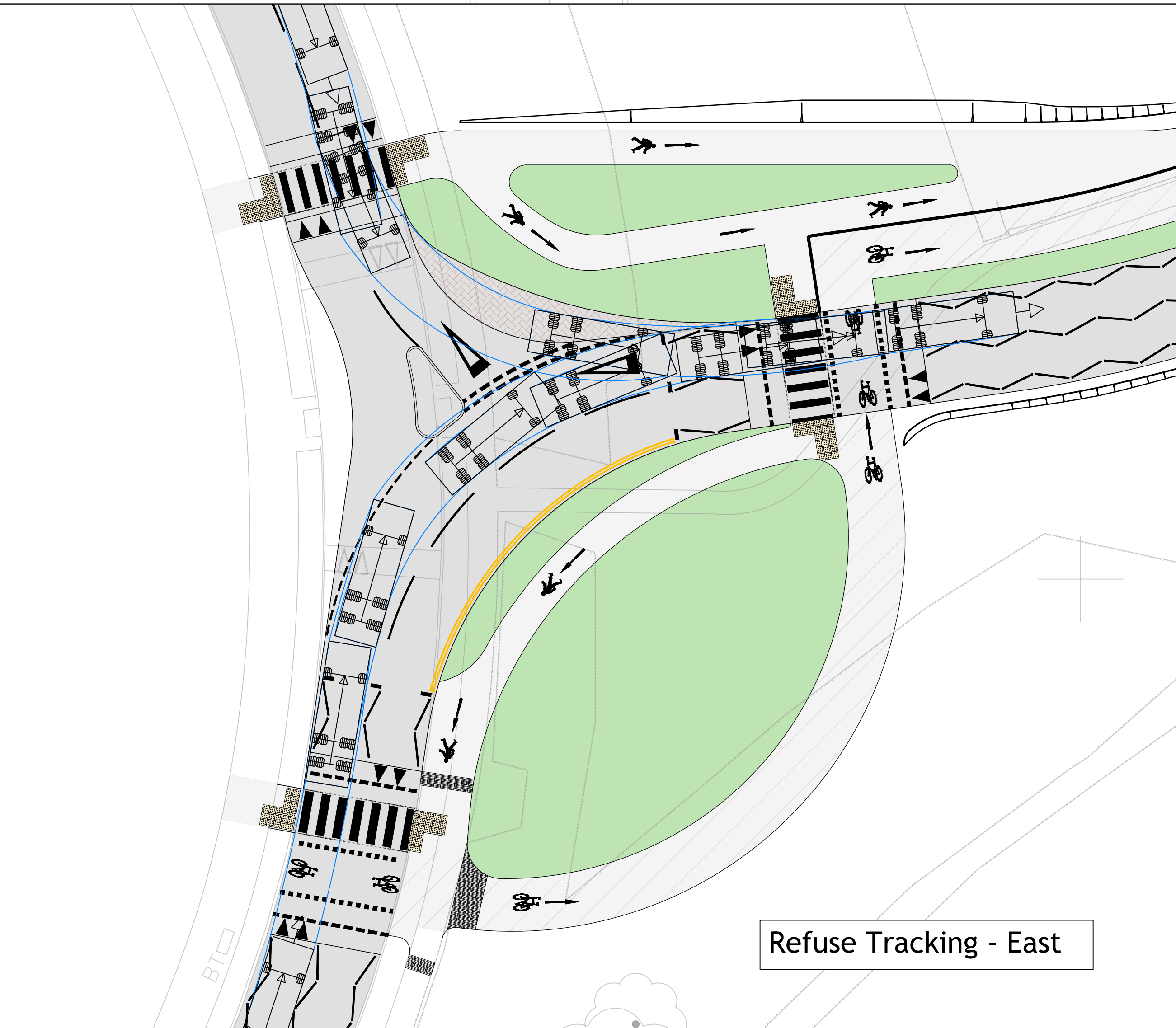
Refuse Tracking (both directions)
Island A



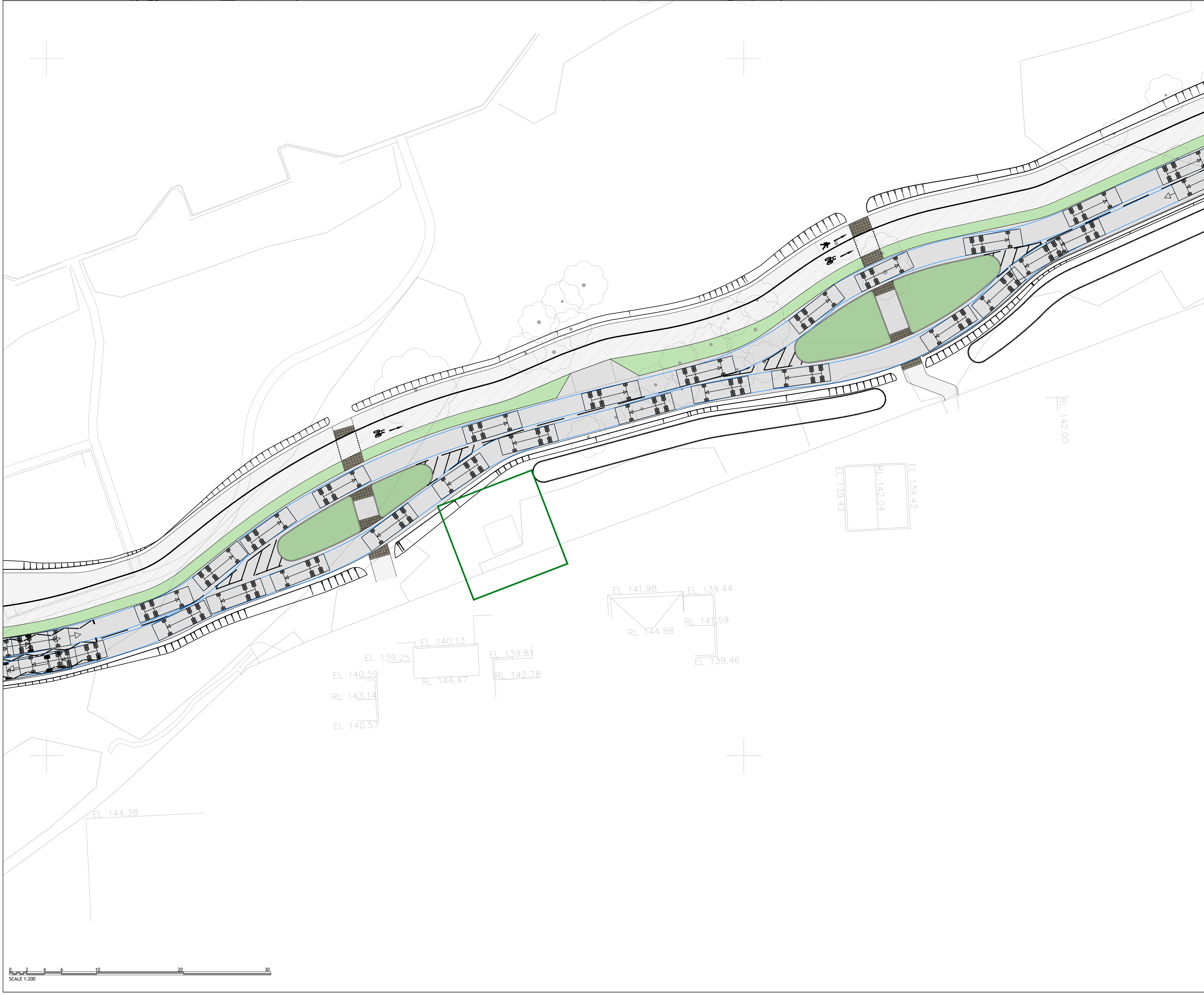
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Island B



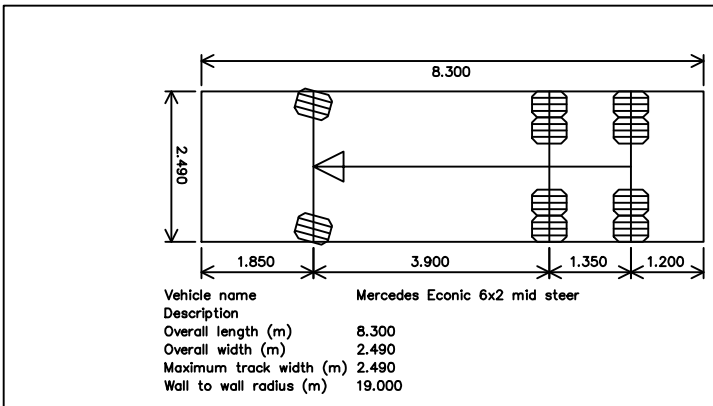
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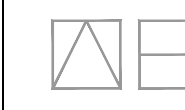
Refuse Tracking - East



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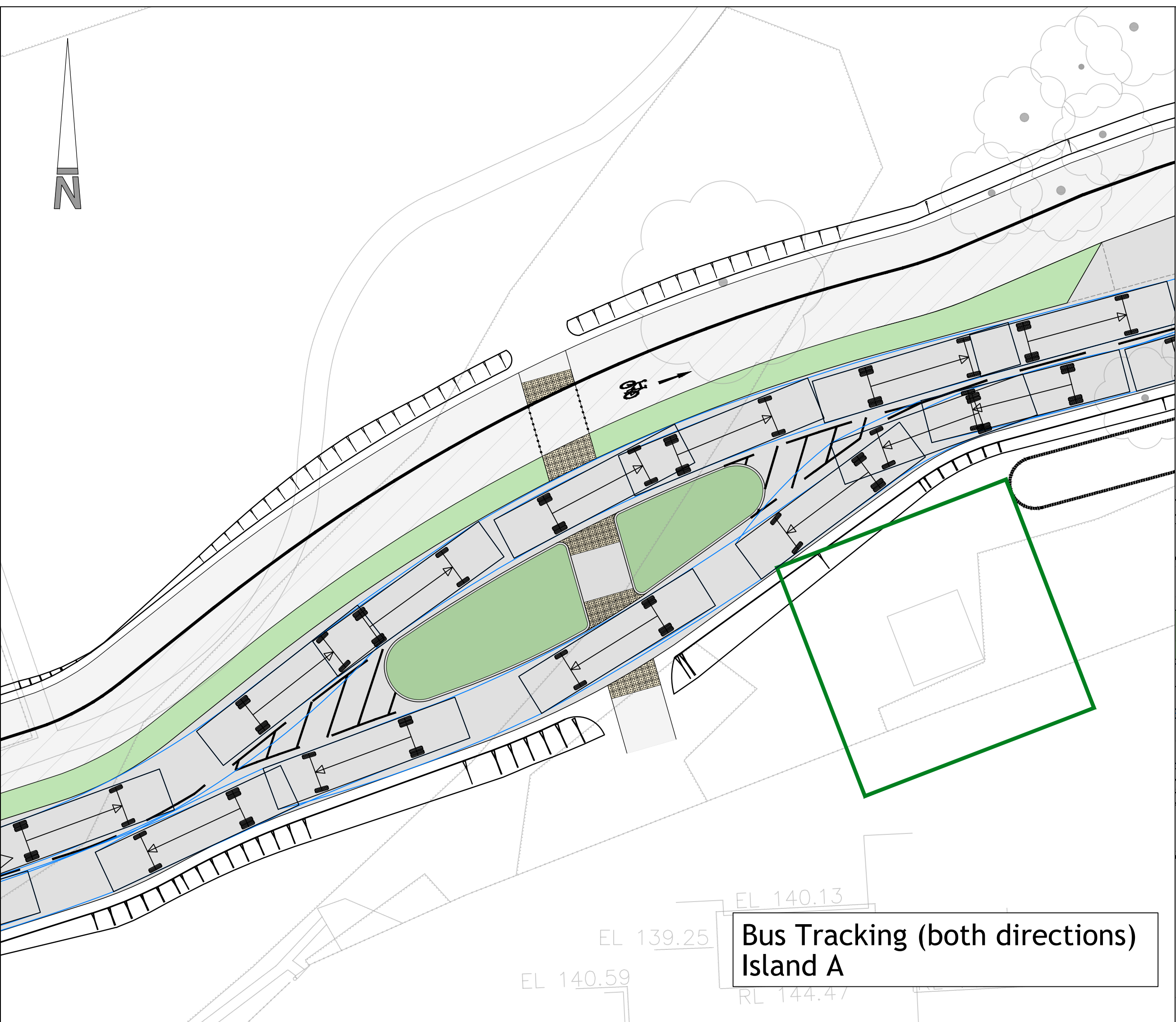
REV	DESCRIPTION	DRN	CHD	DATE
1	PRELIMINARY			
2	INFORMATION			
3	CONSTRUCTION			
4	AS BUILT			
5	TENDER			
6	DATE	OCT 2025		
7	DRAWN	SH	CHK	MDF
8	DRAWING NO.	19244-ASHB-5-SK012	REV	-
9	TITLE	LAND NORTH EAST OF GREAT ASHBY, STEVENAGE		
10	DETAILS	PROPOSED REFUSE TRACKING		

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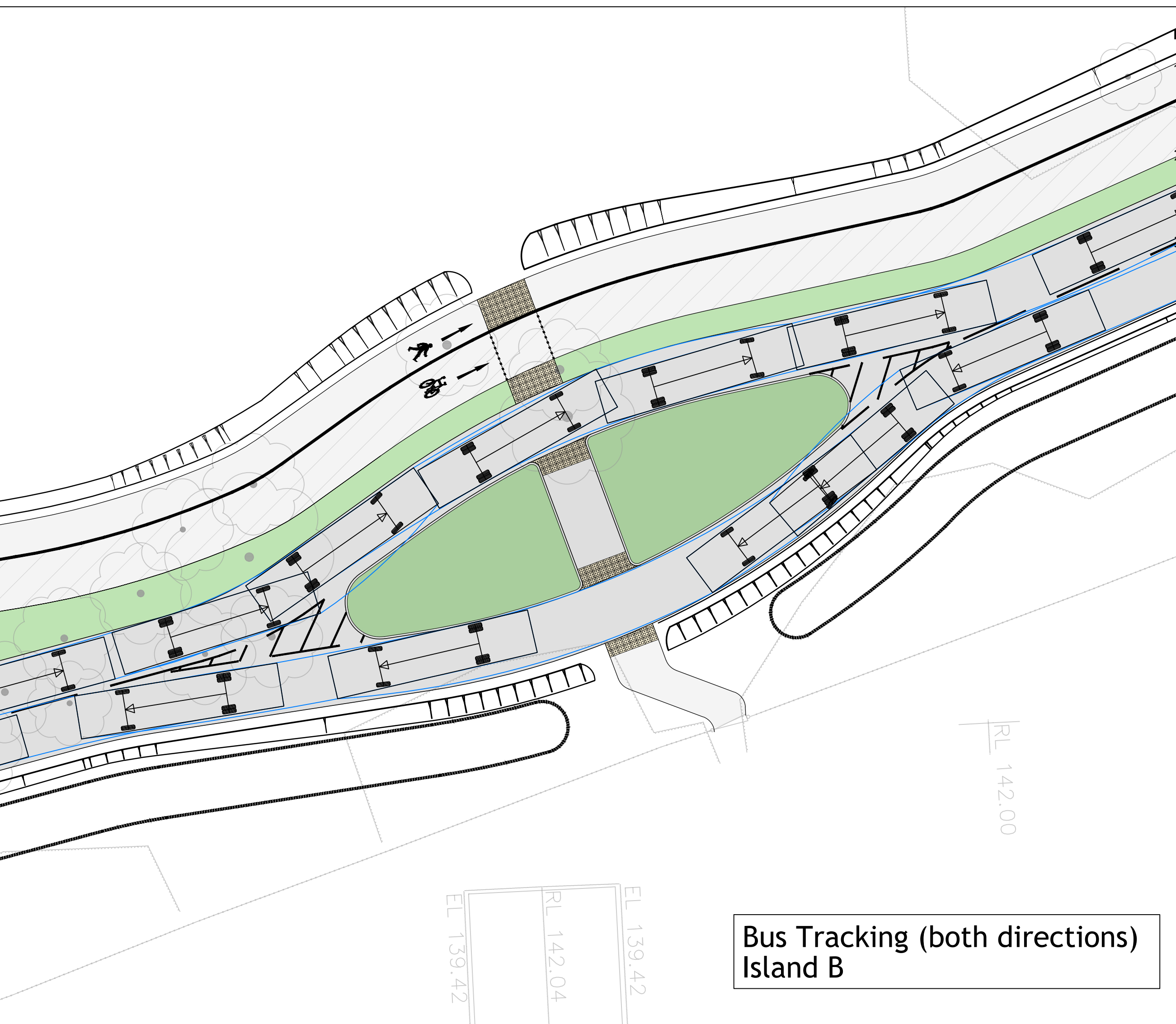
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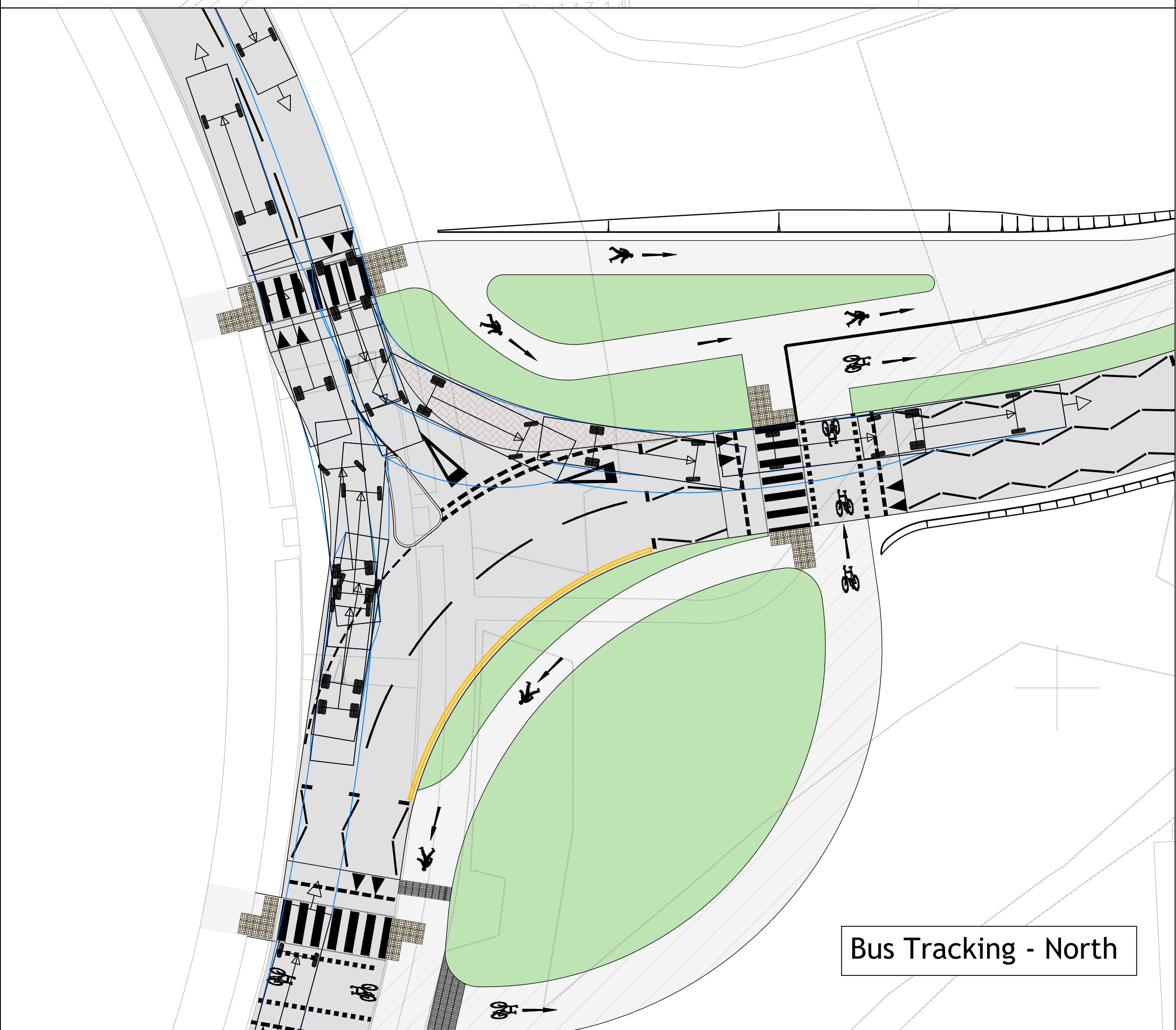
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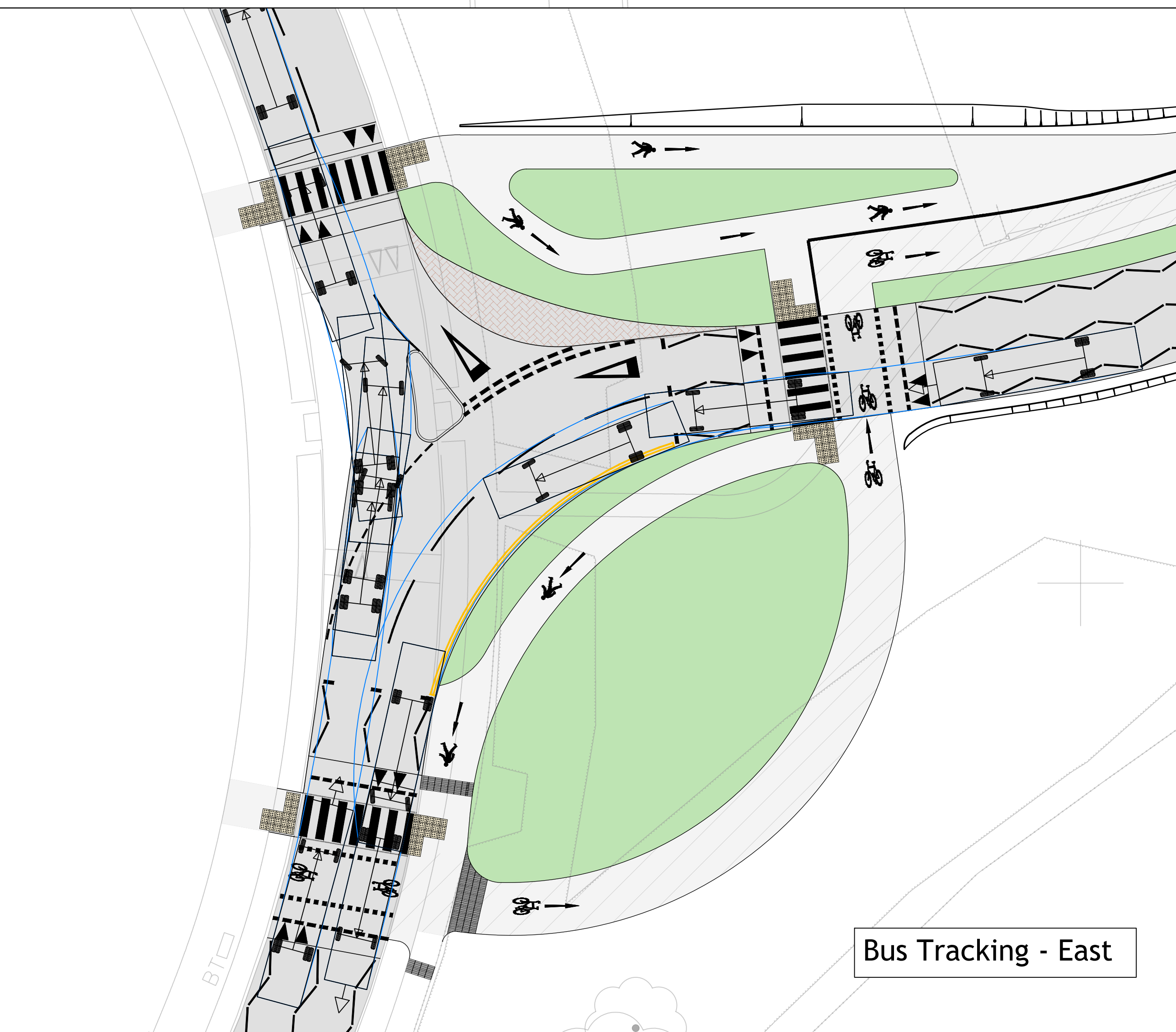
Bus Tracking (both directions)
Island A



Bus Tracking (both directions)
Island B



Bus Tracking - North



Bus Tracking - East



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Vehicle name: 175, 180cm High Bus Stop Design Guidance

Dimensions: 10.000m (Length), 2.000m (Width), 0.500m (Depth), 0.500m (Depth), 0.500m (Depth), 0.500m (Depth)

Scale: 1:200

REV	DESCRIPTION	DRN	CHD	DATE
1	PRELIMINARY			
2	CONSTRUCTION			
3	INFORMATION			
4	AS BUILT			
5	TENDER			

SCALE	1:200 @ A1	DATE	OCT 2025
DRAWN	SH	CHK	MDF
DRAWING NO.	19244-ASHB-5-SK013	REV	-
TITLE	LAND NORTH EAST OF GREAT ASHBY, STEVENAGE		
DETAILS	PROPOSED BUS TRACKING		

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 - Woods Hardwick cannot accept any discrepancies in terms of coordinates or any other information deciphered from .dwg files.
 - The exact location and level of all existing sewers, drains and services are to be confirmed on site prior to the commencement of any works.

SAFETY, HEALTH AND ENVIRONMENTAL

There are no exceptional risks associated with these works. Refer to the Designers Risk Assessment for the full assessment of risks.

It is assumed that all works will be carried out by a competent Contractor, where appropriate, to an approved method statement.

- KEY**
- Site Boundary
 - Adoptable Surface Water Network
 - Proposed Gully Catchment
 - Proposed Gully
 - Existing Gully To Be Relocated
 - Proposed Swales

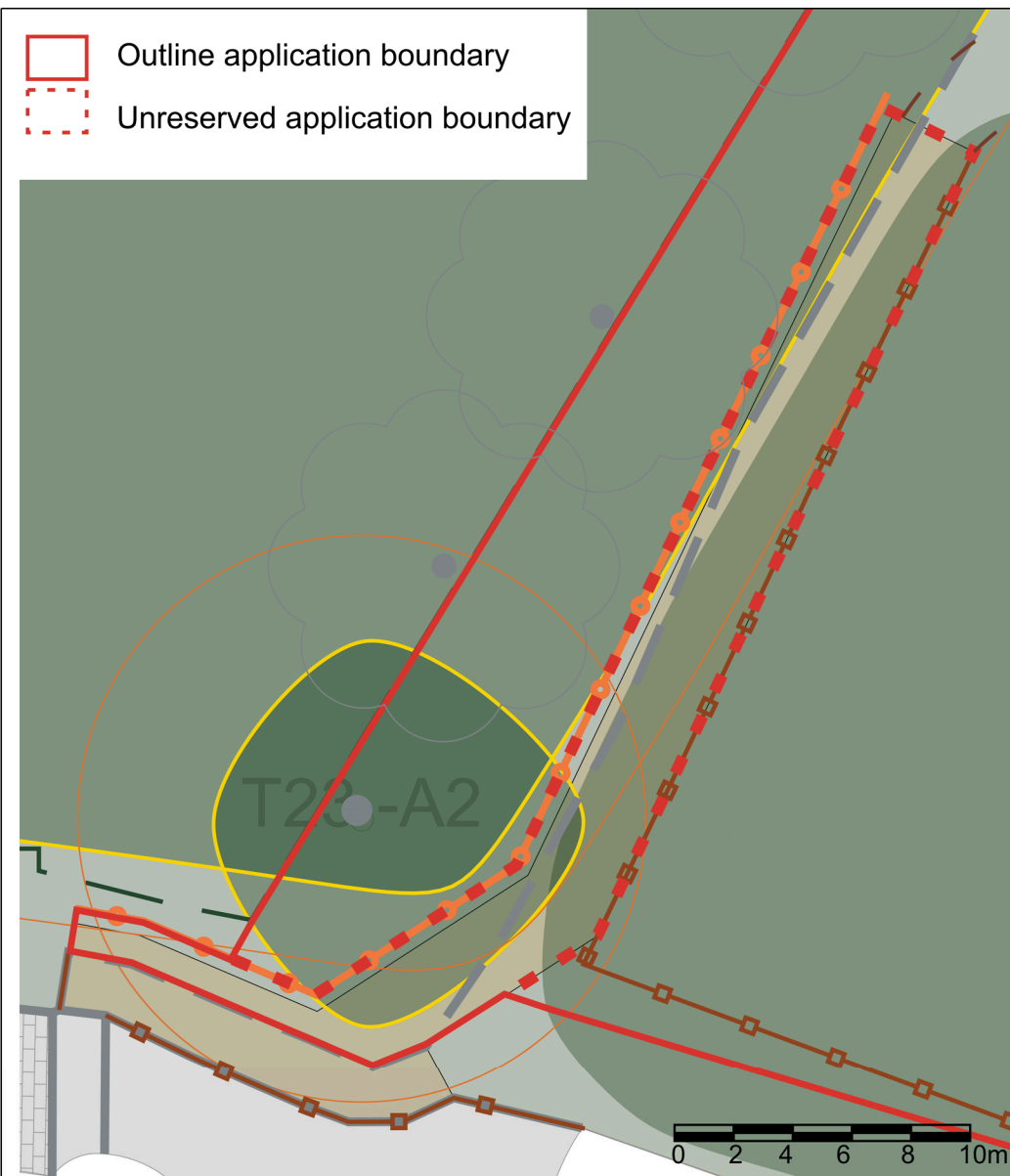
A DETAILED APPLICATION BOUNDARY ADDED, ROAD REMOVED EAST OF BOUNDARY FOR CLARITY.		MF	MDF	19.12.2025
REV	DESCRIPTION	DRN	CHD	DATE
PRELIMINARY	INFORMATION		TENDER	
CONSTRUCTION	AS BUILT			
SCALE	1:500 @ A0	DATE	OCTOBER 2025	
DRAWN	SH	CHK	MDF	
DRAWING NO.	19244-ASHB-5-SK014	REV	A	
TITLE	LAND NORTH EAST OF GREAT ASHBY STEVENAGE			
DETAILS	GULLY CATCHMENT PLAN			

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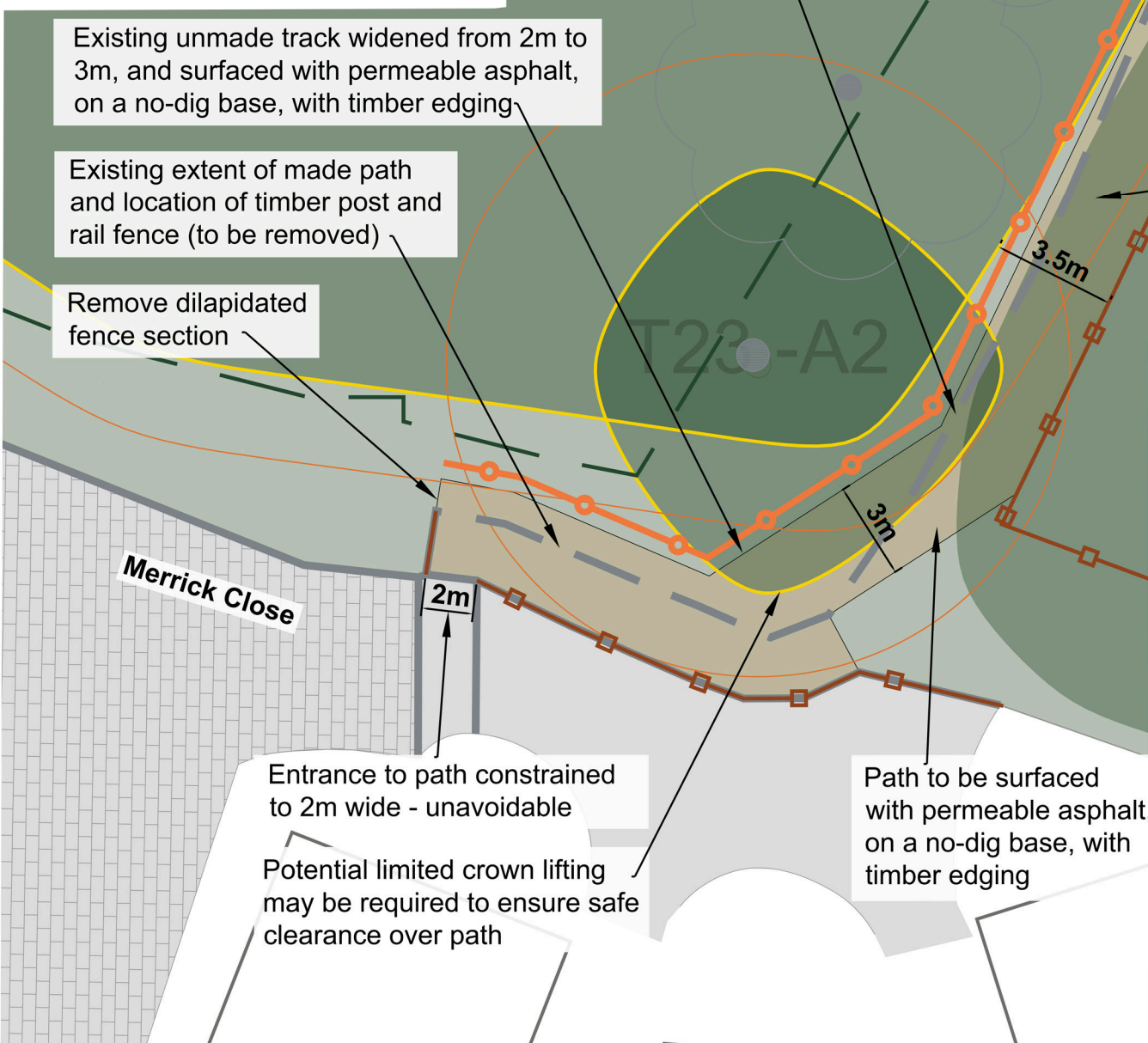


Application boundary plan detail - Scale 1:25

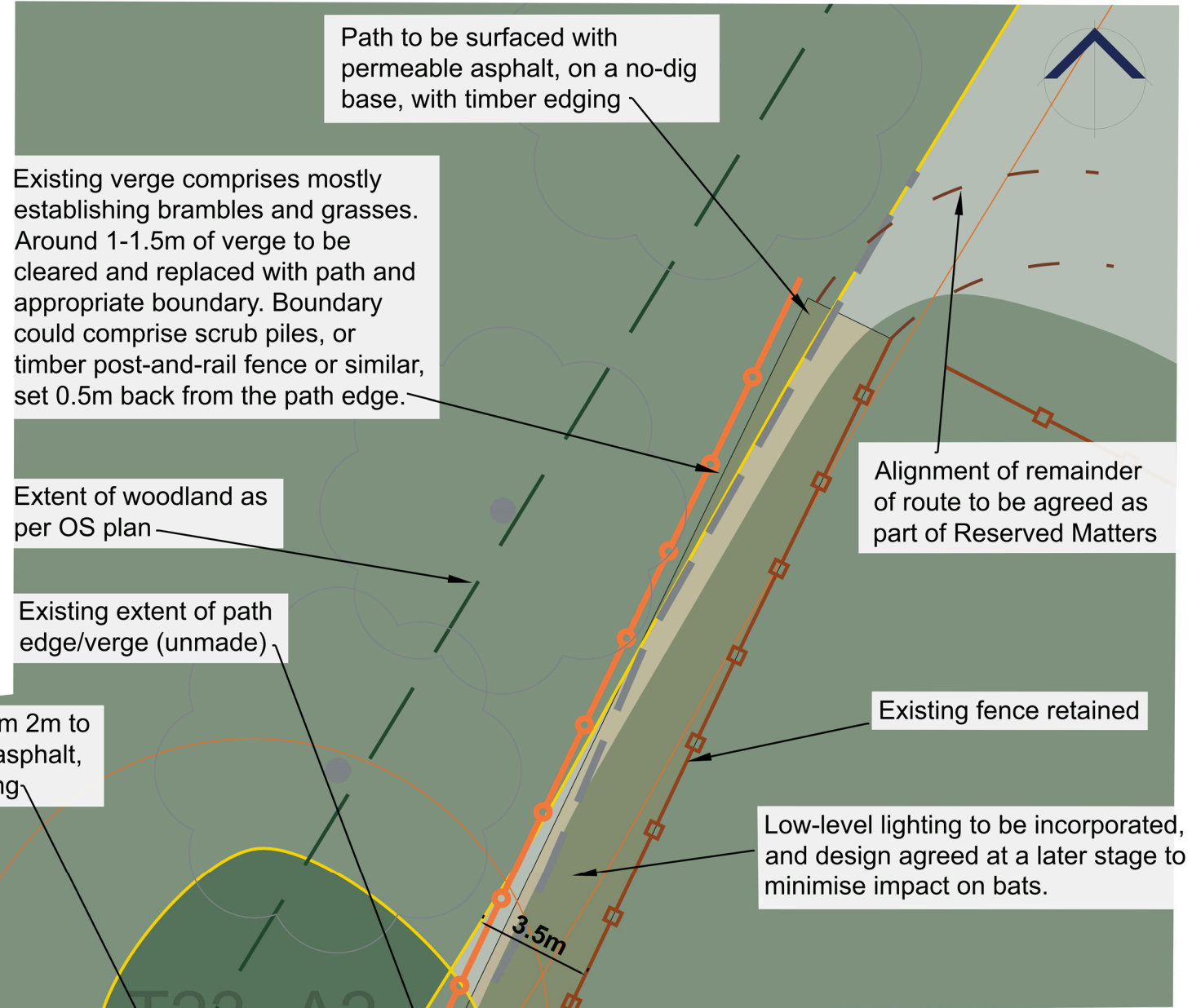


Existing path arrangement - Scale 1:20

- Existing canopy of woodland and trees
- Ancient Woodland edge
- Existing road surface
- Proposed pedestrian/cycle path
- Proposed vegetation to be removed
- Existing kerbs and verge edges
- Existing fences retained
- New boundary, such as scrub piles of timber post-and-rail fence, or similar
- Root Protection Areas of Ancient Woodland
- Existing unmade ground/vegetation
- Existing route of unmade track
- Extent of woodland as per OS plan



Proposed active travel path - Scale 1:20



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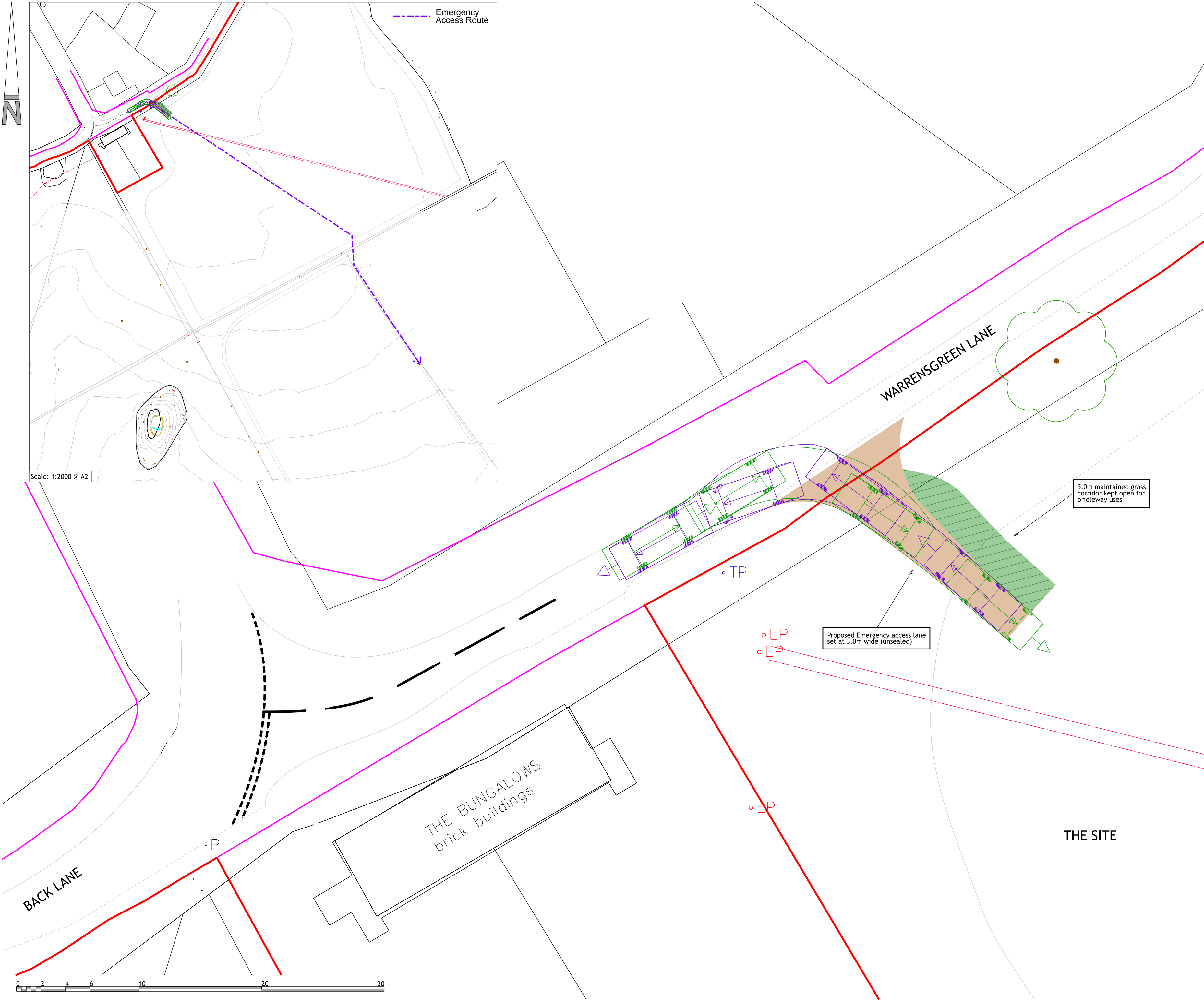
CLIENT: Picture Estates Ltd

PROJECT: GA2 - North East Stevenage

TITLE: Merrick Close - Active travel access

DRAWN BY: SG	CHECKED BY: SG
SCALE @ A3: 1:20	DATE: SEPT_2025
PROJECT NO.: 24-M004	DRAWING NO.: DL05
	REV. E

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SAFETY, HEALTH AND ENVIRONMENTAL

There are no exceptional risks associated with these works. Refer to the designers risk assessment for the full assessment of risks.

- KEY
- Site Boundary
 - Highway Boundary based on plans received from Hertfordshire County Council

	Vehicle name Overall length (m) Overall width (m) Maximum track width	Scania P320 8.100 2.900 2.900
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D	Bridleway added	SP	GBR	10.07.2025
C	Change to 3.0m width and tracking vehicle	SP	GBR	01.04.2026
B	Site boundary updated	SP	GBR	17.01.2025
A	Emergency Access Lane changed to 2.75m width	SP	GBR	25.10.2024

REV	DESCRIPTION	DRN	CHD	DATE
	☒ PRELIMINARY		☐ INFORMATION	☐ TENDER
	☐ CONSTRUCTION		☐ AS BUILT	

SCALE	1:200 @ A2	DATE	July 2024
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DRAWN	SP	CHK	GBR
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DRAWING NO.	19244-ASHB-5-119	REV	D
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TITLE	LAND NORTH EAST OF GREAT ASHBY STEVENAGE
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DETAILS	Emergency Access Lane
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