

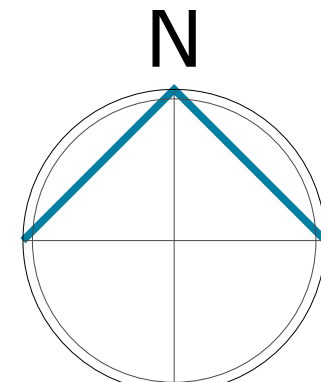
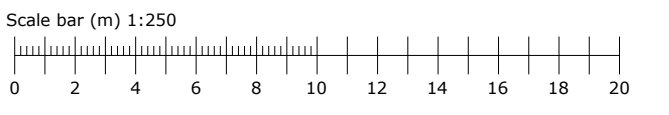


horns

This drawing is a print and must not be scaled from. Use only noted dimensions and check all measurements on site before proceeding with the works. Any queries regarding areas, levels or dimensions must be referred back to BBR Design Services Ltd. All dimensions of existing buildings to be verified on site.

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All design and construction is to be in accordance with the Construction Design and Management (CDM) Regulations 2015, and HSE guidance.



|      |            |                               |     |
|------|------------|-------------------------------|-----|
| A    | 06/08/2026 | Updated to planners comments. | rda |
| Rev: | Date:      | Note:                         | By: |

## FOR PLANNING



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Contract:  
**Land rear of; Bramble Bank  
Bedford Road  
Holwell, Hitchin  
Hertfordshire, SG5 3RX**

Drawing Title:  
**Proposed Landscaping Plan**

|                       |                 |
|-----------------------|-----------------|
| Scale:                | Drawn/checked:  |
| <b>1:250<br/>@ A1</b> | <b>rda</b>      |
| Job No:               | Date:           |
| <b>25355</b>          | <b>May 2026</b> |

|                   |           |
|-------------------|-----------|
| Drawing No:       | Revision: |
| <b>PL05</b>       | <b>A</b>  |
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**Wildflower meadow specification:**  
Type: Native wildflower meadow - perennial and annual mix suitable for low-fertility soils.  
Seed Mix:  
UK-native wildflower and fine-grass mixture, minimum 80% wildflowers / 20% grasses by species count (not weight).  
Species to include: *Achillea millefolium* (Yarrow), *Centaurea nigra* (Common Knapsack), *Leucanthemum vulgare* (Ox-eye Daisy), *Lotus corniculatus* (Bird's-foot Trefoil), *Stellaria media* (Blue Campion), *Thymus praecox* (Yellow Thyme), *Knautia arvensis* (Field Scabious), *Hypericum perforatum* (St. John's Wort) - optional annuals.  
Grasses: *Festuca rubra* (Red Fescue), *Agrostis capillaris* (Common Bent), *Anthoxanthum odoratum* (Sweet Vernal Grass).  
Soil Preparation:  
Reduce fertility by removing topsoil if necessary (target: low-nutrient substrate). Cultivate lightly and create a fine, firm seedbed. Remove all perennial weeds prior to sowing.  
Sowing:  
Sow at 3-5 g/m<sup>2</sup> in early spring or autumn. Broadcast evenly and roll lightly to ensure good seed-soil contact.  
Hoagover:  
Year 1: Cut regularly to 75-100 mm to control weeds; remove arisings.  
Year 2 onwards:  
Main cut in late July-September after flowering and seed set.  
Optional spring cut (April) if growth is excessive.  
Remove all cuttings to maintain low fertility.  
No fertiliser or irrigation except for establishment.

**Tree Protection Specification (BS 5837:2012 Compliant):**  
All tree protection measures shall comply with the principles and requirements of BS 5837:2012. Existing trees to be retained are to be protected throughout the construction period. No work, storage, or ground disturbance may occur within Root Protection Areas (RPAs).  
Tree Protection Fencing:  
Protective fencing to be installed before any construction, demolition, or soil moving begins. Fencing to follow the RPA shown on the drawings. Fencing to be rigid, 16-floppable, and immovable, typically:  
• Weld-mesh panels (e.g., Hera-type) mounted on a scaffold framework, or  
• Weld-mesh panels secured with anti-tamper couplers and braced to prevent movement.  
Minimum height: 2.0 m. Fencing must display "Tree Protection Area - Keep Out" signage at 10 m intervals.  
Ground Protection (where fencing cannot fully exclude access):  
Temporary ground protection to prevent soil compaction within RPAs. Acceptable systems include:  
• Interlaminated ground protection boards (e.g., 150-200 mm thick timber or proprietary cellular systems), laid over geotextile and a compressible layer; or  
• Load-spreading surfaces such as scaffold boards on a framework.  
Ground protection must remain in place until construction is complete.  
Prohibited Activities within RPA:  
No excavation, grading, trenching, soil stripping, or cultivation. No storage of materials, spoil, chemicals, or fuel. No parking, plant movement, fires, or wash-out. No changes to soil levels unless approved by the project arboriculturist.  
Access and Works Near Trees:  
Any works within or adjacent to RPAs must be supervised by a qualified arboriculturist. Excavation near trees to be carried out using hand tools or air-spade only. Exposed roots >25 mm diameter must be retained and protected; any necessary pruning must be done with clean, sharp tools.  
Services and Drainage:  
New underground services must be routed outside RPAs wherever possible. If unavoidable, use trenchless techniques (e.g., boring, directional drilling) under arboriculturist supervision.  
Monitoring & Maintenance:  
Tree protection measures to be inspected regularly and maintained in good condition.