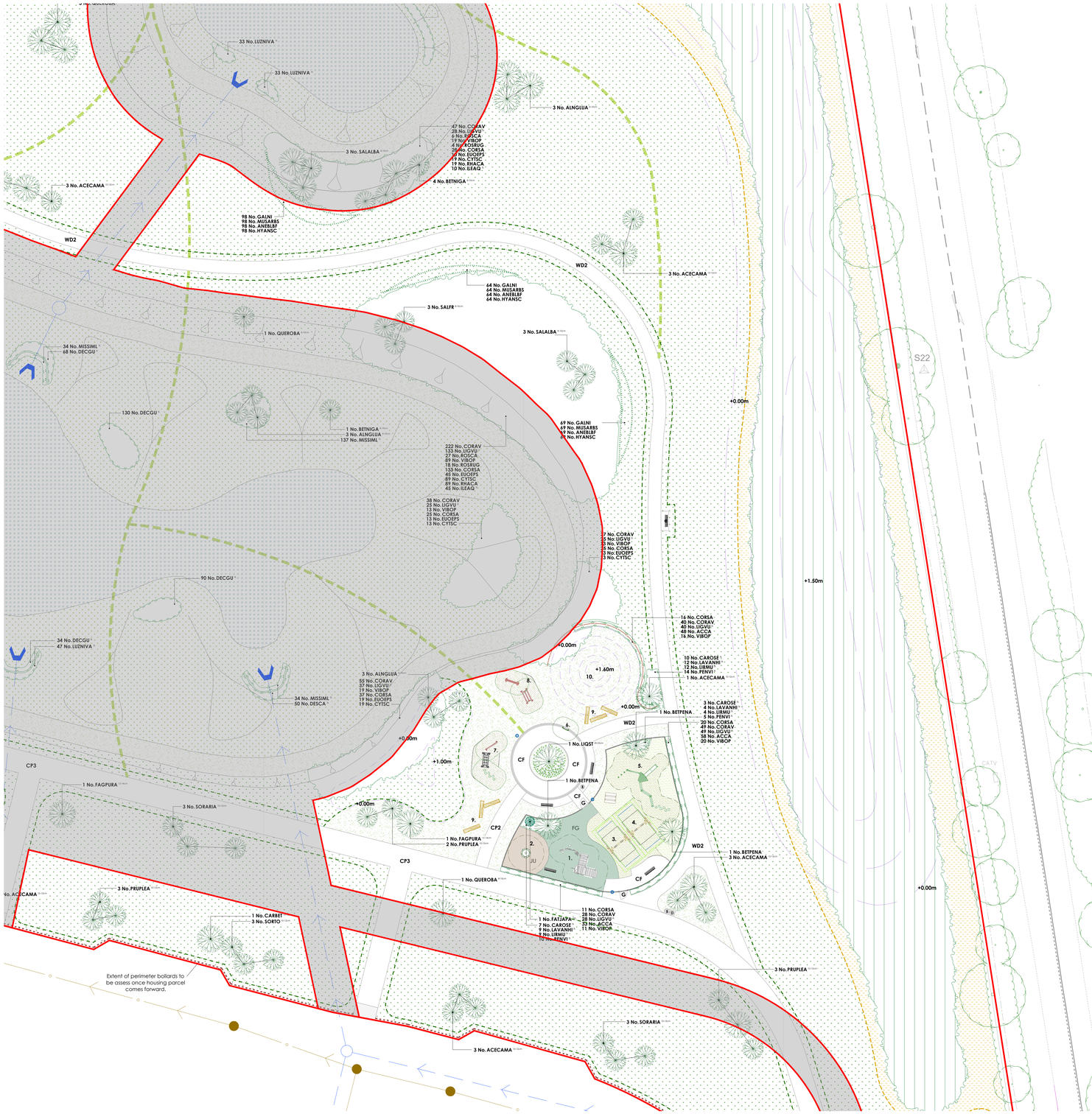


Key

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.

TR3 — Combined cycle/footpath
3.5m wide bitumen macadam finish with precast concrete edging.

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

CP3 — Combined cycle/footpath
3.5m wide semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved.

WD2 — Footpath
2m wide unbound whin or granite dust path with tantalised timber edging or similar approved.

CF — Seating area (by play area)
Semi bound surface (hoggin) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X setts as supplied by Marshall or similar approved. Outer circe edge 3 course, inner circle edge 1 course as shown.

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

Mown paths

Mowing margins
1m wide grass strips adjacent to hard surfaced areas (road/path) to be regularly cut (circa. 12 cuts a year) to improve presentation.

Seating
Lifchard Seat (Ref: 8X17 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.

Seating
Edale Rustic 3 Slat Seat (Ref: 8X17 4022) As suppliED by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths.

Litter bin
Derby weyburn (Ref: 8X 2550-WBN)steel litter bin as supplied by Broxap or similar approved.

Dog bin
Sirius Dog Waste Bin (Ref: 8X45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.

Perimeter bunds/mounding
Earthmodelling shall take place using the subsoil previously stored on site and laid in 300mm layers at a time, and consolidated as work proceeds. Prior to top soil spreading (only for planting areas), the subsoil surface shall be loosened using a single line ripper to a depth of 450mm at 1.0m centres. Topsoil shall be spread evenly over the formation levels in layers not exceeding 150mm to a depth of and 300mm fo the areas to be planted up. Areas to be grass seeded, cultivated subsoil to be used. All slopes shall be graded with a rigid blade grader and consolidated to proposed levels. The gradient of the slopes shall be smooth-flowing, no steeper than 1:3 and marrying with all existing levels.

For **ecology enhancements** please refer to the Landscape and Ecological Management and Enhancements document, which forms part of the site wide OLEMP.

KEY - LEAP & Natural Play

Seating
Lifchard Seat (Ref: 8X17 4071/S) heavy duty galvanised steel framed seat with seven slats in sturdy timber and a double slatted backrest and armrests. As supplied by Broxap Ltd or similar approved. Installed over unbound whin or granite dust as per the footpaths.

Picnic table
Brompton Picnic Bench (Ref: 8X14 4014) supplied Broxap or similar approved.

Fenced play - Secure play
1.0m high anti-trap bow top fencing finished in Moss Green RAL 6005 colour. To be manufactured from galvanised steel. Fencing to supplied by Jackson Fencing or similar approved manufactured and installed in accordance with RoSPA guidelines and BS EN 1176.

G — Gate acess to secure play
1.0m high and wide anti-trap single bow top self closing gate with self closing mechanism and opening outwards. Gate to be finished in red to aid partially sighted users. RoSPA approved and to conforms to BS EN 1176 play fence standards.

Maintenance gate
1.0m high, 2.8m wide, red, double leaf lockable maintenance gate with drop bolts. RoSPA approved and to conforms to BS EN 1176 play fence standards.

Play signage
Signs are to be supplied and erected as shown, and to state the play area/space is a 'Dog Free' zone and any other information required. Natural play signage reference proximity to the SUDs facility (within the recommend 30m (RoSPA))however banks gradients designed to allow easy free access and/or exit. Exact wording to be agreed with the Local Planning Authority.

Reinforced grass safety surfacing
Play manufacturers to detail in accordance with EN 1176.

Bonded rubber mulch safety surfacing
To be EN1176/77 compliant and to depths as specified by manufacturer of play elements. Jungle Mulch or similar approved to be supplied by Play Smart UK or similar approved. Colours: Jungle Original (JU) or Forest Green (FG).

Post and wire fence
1.2m high timber post and 2 wire fence to support and protect the hedgerow as it establishes.

PLAY AREA SCHEDULE

Secure play (LEAP)

1. '**J49147**' Market. (INC)

2. '**J2406**' Wok. (INC)

3. '**J498**' Double cradle seat.

4.'**J490**' Double flat seat.

5. '**J4938**' Multi-play unit.

Exploratory play items outside the secure play area

6. '**J3426**' Pixel panel (INC)

7. 3 trim trial units: J4904 (Japanese steps), **J4902** (net walkway), **J4903** (balance beam)

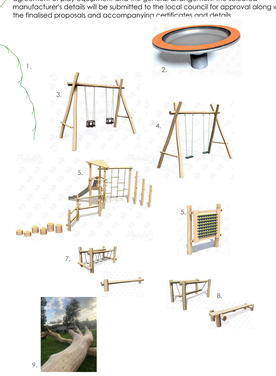
8. 2 trim trail units: J4901 (log walkway), **J4906** (Gateway)

9. 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.

10. Play/look out grass mound. Construction as per earth mounding specification. Maximum height of 1.6m. Gradient no steeper than 1:3.

INC - Inclusive play equipment is designed to be accessible and enjoyable for all children, regardless of their abilities, including those with physical, sensory, or cognitive needs.

All play equipment as supplied by Proludic Ltd (www.proludic.co.uk) or similar product from an approved manufacturer. All wooden/robinia post in contact with the ground to be fitted with metal feet to extend life expectancy of apparatus.
All play equipment and layout proposals to be specified in accordance with the requirements set out under BS EN 1176 and Equality Act 2010. Following the agreement of play equipment and the general arrangement the selected manufacturer's details will be submitted to the local council for approval along with the finalised proposals and accompanying certificates and details.



Plant Schedule

Trees - Feature

Abbr	Species	Supply	Size	Girth	Number
FAGPURA	Fagus sylvatica 'Purpurea'	FTE :Heavy Standard :Clear Stem 175-200 :RB	350-425cm	12-14cm	3
LIQST	Liquidambar styraciflua	FTE :Semi mature :Clear Stem min. 200:RB	600cm+	20-25cm	1
PYRCHAC	Pyrus calleryana 'Chanticleer'	FTE :Semi Mature :Clear Stem 175-200 :RB	600cm+	25-30cm	7
					Total :11

Trees - POS

Abbr	Species	Supply	Size	Girth	Number
BETPENA	Betula pendula	POS :Multi-Stemmed :3/5 brks :C 30L	250-300cm		3
ALNGLUA	Alnus glutinosa	POS :Standard :Clear Stem 150-175 :C 30L	250-300cm	8-10cm	13
BETNIGA	Betula nigra	POS :Standard :Clear Stem 150-175 :C 30L	250-300cm	8-10cm	9
QUEROBA	Quercus robur	POS :Standard :Clear Stem 150-175 :C 30L	250-300cm	8-10cm	10
SALALBA	Salix alba	POS :Standard :Clear Stem 150-175 :C 30L	250-300cm	8-10cm	12
SALFR	Salix fragilis	POS :Standard :Clear Stem 150-175 :C 30L	250-300cm	8-10cm	6
ACECAMA	Acer campestre	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	21
CARBET	Carpinus betulus	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	2
PRUPLEA	Prunus avium 'Plena'	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	20
SORARIA	Sorbus aria	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	16
SORTO	Sorbus torminalis	POS :Selected Standard :Clear Stem 175-200 :BR	300-350cm	10-12cm	6
					Total :118

Specimen Shrubs

Abbr	Species	Pot Size	Height	Habit	Number
FATJAPA	Fatsia japonica	20L	150-175cm	Bushy	1
PHOWAVA	Phormium 'Yellow Wave'	25L	100-125cm	Triple Crown	3
					Total :4

Single Species Hedgerows

Abbr	Species	Pot Size	Height	Habit	Density	Number
ELAEBC	Elaegnus x ebbingei 'Compacta'	10L	80-100cm	Bushy	0.4Ctr	230
EUJAPJH	Euonymus japonicus 'Jean Hugues'	5L	60-80cm	Bushy	0.25Ctr	91
INSTANT	Native Mix Species Instant Hedge	INSTANT HEDGE	125-150cm	Bushy :Trough 1Ctr		18
PHOFRR	Photinia x fraseri 'Red Robin'	INSTANT HEDGE	125-150cm	Bushy :Trough 1Ctr		47
						Total :386

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%	9
CRAMON	Crataegus monogyna	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	50%	18
CORSA	Cornus sanguinea	3 brks :C	60-80cm	0.4Ctr Double Staggered at 0.4m offset	5%	2
ILEAQ	Ilex aquifolium	Bushy :3L	40-60cm	0.4Ctr Double Staggered at 0.4m offset	5%	2
VIBOP	Viburnum opulus	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	10%	4
LONPE	Lonicera periclymenum	Branched :Caned :3L	60-80cm	0.4Ctr Double Staggered at 0.4m offset	2%	1
ROSCA	Rosa canina	1+1 :3 brks :BR	60-80cm	0.4Ctr Double Staggered at 0.4m offset	3%	2
						Total :38

Native Mix Species Hedgerow (Thornless)

Abbr	Species	Supply	Height	Density	Mix %	Number
CORSA	Cornus sanguinea	1+1 :3 brks :BR	60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%	47
CORAV	Corylus avellana	1+1 :3 brks :BR	60-80cm	0.3Ctr Double Staggered at 0.3m offset	25%	117
LIGVU	Ligustrum vulgare	Bushy :C 2L	60-80cm	0.3Ctr Double Staggered at 0.3m offset	25%	117
ACCA	Acer campestre	1+1 :3 brks :BR	60-80cm	0.3Ctr Double Staggered at 0.3m offset	30%	139
VIBOP	Viburnum opulus	1+1 :3 brks :BR	60-80cm	0.3Ctr Double Staggered at 0.3m offset	10%	47
						Total :467

Shrubs - Site Entrance

Abbr	Species	Pot Size	Height	Habit	Density	Number
CAREVT	Carex oshimensis 'Everest'	5L		Full Pot	0.5Ctr	42
HEUMIPP	Heuchera micrantha 'Palace Purple'	5L		Full Pot	0.5Ctr	13
HEBPIS	Hebe pinguifolia 'Sutherlandii'	10L	30-40cm	Bushy	0.6Ctr	54
MISSIKLF	Miscanthus sinensis 'Klein Fontane'	5L		Full Pot	0.6Ctr	32
PHOPLBL	Phormium 'Platt's Black'	10L	60-80cm	Triple crown	0.7Ctr	38
						Total :179

Shrubs - Ornamental's in POS/Play Area

Abbr	Species	Pot Size	Height	Habit	Density	Number
CAROSE	Carex oshimensis 'Evergold'	3L			0.6Ctr	20
LAVANHI	Lavandula angustifolia 'Hidcote'	3L	20-30cm	Bushy	0.6Ctr	25
LIRMU	Liriope muscari	3L		Full Pot	0.6Ctr	25
PENVI	Pennisetum villosum	3L		Full Pot	0.6Ctr	29
						Total :99

Herbaceous Grasses

Abbr	Species	Pot Size	Height	Habit	Density	Number
DESCA	Deschampsia caespitosa	3L		Full Pot	0.5Ctr	331
DECGU	Deschampsia cespitosa 'Goldtau'	3L		Full Pot	0.5Ctr	511
LUZNIVA	Luzula nivea	3L		Full Pot	0.5Ctr	249
MISSIML	Miscanthus sinensis 'Morning Light'	3L		Full Pot	0.5Ctr	485
						Total :1576

Native Structural Planting Mix

Abbr	Species	Supply	Height	Mix	Density	Area	Number
ACCA	Acer campestre	1+2 :Whip :5 brks :BR	125-150cm	5%	1Ctr	505.09m²	506
ALNGL	Alnus glutinosa	1+2 :Whip :3 brks :BR	125-150cm	3%	1Ctr	303.06m²	304
BETPENA	Betula pendula	1+2 :Whip :3 brks :BR	125-150cm	2%	1Ctr	202.04m²	203
CARBETA	Carpinus betulus	1+2 :Whip :4 brks :BR	125-150cm	5%	1Ctr	505.09m²	506
CORSANA	Cornus sanguinea	1+1 :3 brks :BR	60-80cm	10%	1Ctr	1010.2m²	1011
CORAVEA	Corylus avellana	1+1 :3 brks :BR	60-80cm	15%	1Ctr	1515.29m²	1516
CRMON	Crataegus monogyna	1+1 :3 brks :BR	60-80cm	35%	1Ctr	3535.69m²	3536
LONPER	Lonicera periclymenum	Bushy :C 2L	60-80cm	2%	1Ctr	202.04m²	203
MASY	Malus sylvestris	1+2 :Whip :4 brks :BR	125-150cm	3%	1Ctr	303.06m²	304
PRAV	Prunus avium	1+2 :Whip :3 brks :BR	125-150cm	2%	1Ctr	202.04m²	203
PRUSPIB	Prunus spinosa	1+1 :3 brks :BR	60-80cm	5%	1Ctr	505.09m²	506
QURO	Quercus robur	1+2 :Whip :4 brks :RB	125-150cm	5%	1Ctr	505.09m²	506
ROSCA	Rosa canina	1+1 :3 brks :BR	60-80cm	3%	1Ctr	303.06m²	304
VIBOPUA	Viburnum opulus	1+1 :3 brks :BR	60-80cm	5%	1Ctr	505.09m²	506
						Total :10101.93m²	Total :10114

Native Scrub Planting Mix

Abbr	Species	Supply	Height	Mix	Density	Area	Number
CORSA	Cornus sanguinea	1+1 :3 brks :BR	60-80cm	15%	1Ctr	323.4m²	325
CORAV	Corylus avellana	1+1 :3 brks :BR	60-80cm	25%	1Ctr	539.01m²	542
CYTSC	Cytisus scoparius	1+1 :3 brks :BR	60-80cm	10%	1Ctr	215.6m²	218
EUOEPS	Euonymus europaeus	1+1 :3 brks :BR	60-80cm	5%	1Ctr	107.8m²	111
ILEAQ	Ilex aquifolium	Bushy :3/5 brks :C 3L	60-80cm	5%	1Ctr	107.8m²	111
LIGVU	Ligustrum vulgare	Bushy :C 2L	60-80cm	15%	1Ctr	323.4m²	325
RHACA	Rhamnus cathartica	1+1 :3 brks :BR	60-80cm	10%	1Ctr	215.6m²	218
ROSCA	Rosa canina	1+1 :3 brks :BR	60-80cm	3%	1Ctr	64.67m²	67
ROSRUG	Rosa rugosa	1+1 :3 brks :BR	60-80cm	2%	1Ctr	43.11m²	45
VIBOP	Viburnum opulus	1+1 :3 brks :BR	60-80cm	10%	1Ctr	215.6m²	218
						Total :2155.99m²	Total :2180

Native Scrub Planting Mix (Thornless)

Abbr	Species	Supply	Height	Mix	Density	Area	Number
CORSA	Cornus sanguinea	1+1 :3 brks :BR	60-80cm	20%	1Ctr	99.11m²	101
CORAV	Corylus avellana	1+1 :3 brks :BR	60-80cm	30%	1Ctr	148.66m²	151
CYTSC	Cytisus scoparius	1+1 :3 brks :BR	60-80cm	10%	1Ctr	49.56m²	52
EUOEPS	Euonymus europaeus	1+1 :3 brks :BR	60-80cm	10%	1Ctr	49.56m²	52
LIGVU	Ligustrum vulgare	Bushy :C 2L	60-80cm	20%	1Ctr	99.11m²	101
VIBOP	Viburnum opulus	1+1 :3 brks :BR	60-80cm	10%	1Ctr	49.56m²	52
						Total :495.56m²	Total :509

Naturalised Bulbs

Abbreviation	Species	Specification	Density	Number
ANEBLBF	Anemone blanda blue flowered	Bulb	10/m²	281
GALNII	Galanthus nivalis	Bulb	10/m²	281
HYANSC	Hyacinthoides non-scripta	Bulb	10/m²	281
MUSARBS	Muscari armeniacum 'Blue Spire'	Bulb	10/m²	281
				Total :1124

Marginal / Aquatics

Abbr	Species	Supply	Pot Size	Density	Area	Number
FILUL	Filipendula ulmaria	Well Rooted	195cc min.	15/m²	9.34m²	142
IRIPS	Iris pseudacorus	Well Rooted	195cc min.	15/m²	21.81m²	329
JUNEF	Juncus effusus	Well Rooted	195cc min.	15/m²	21.81m²	329
MYOSC	Myosotis scorpioides	Well Rooted	195cc min.	15/m²	9.34m²	142
					Total :62.3m²	Total :942

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

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 Soil — Emorsgate Seeds — 4g/m²

Rough Grassland
Seed Mix Name — Seed Mix Supplier — Density
EM10 Tussock Meadow Mixture — Emorsgate Seeds — 4g/m²

Finch and Bunting (CSS10/FCB)
Seed Mix Name — Seed Mix Supplier — Density
AB9 1 Year Wild Bird Mix — Boston Seeds — 5g/m²

SuDS Base Meadow Grassland
Seed Mix Name — Seed Mix Supplier — Density
EP1 - Pond Edge Mixture — Emorgate Seeds — 4g/m²

SuDS Banks Meadow Grassland
Seed Mix Name — Seed Mix Supplier — Density
EM8 - Meadow Mixture for Wet Soil — Emorgate Seeds — 4g/m²

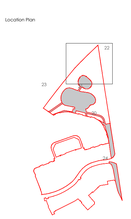
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Location Plan



Rev	Date	Notes	Init.
A	19/02/26	Updated to the latest LPA comments.	AL

Project
Highover Farm, Hitchin, North Hertfordshire

Drawing title
POS Landscape Proposals (ph1) - RM Infrastructure Greyed Out
(Sheet 2 of 5)

Status
PLANNING

Client
BDW North Thames

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

Date	Reference
23/05/2025	**GL2024 LP 21A**

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