

	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 Emergo Seeds 4g/m²
	Amenity Meadow Areas Seed Mix Name Seed Mix Supplier Density EM6 - Chalk & Limestone Soil Emergo Seeds 4g/m²
	Rough Grassland Seed Mix Name Seed Mix Supplier Density EM10 Tussock Meadow Mixture Emergo Seeds 4g/m²
	Finch and Buntings (CS510/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 EPI - Pond Edge Mixture Emergo Seeds 4g/m²
	SuDS Banks Meadow Grassland Seed Mix Name Seed Mix Supplier Density EM8 - Meadow Mixture for Wet Soil Emergo Seeds 4g/m²

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.
- Combined cycle/footpath
3.5m wide bitumen macadam finish with precast concrete edging.
- Footpath
2m wide semi bound surface (hoggins) with pre-cast concrete edging like Cedec/ Breedon or similar approved.
- Combined cycle/footpath
3.5m wide semi bound surface (hoggins) with pre-cast concrete edging like Cedec/ Breedon or similar approved.
- Footpath
2m wide unbound whin or granite dust path with kantelased timber edging or similar approved.
- Seating area (by play area)
Semi bound surface (hoggins) with pre-cast concrete edging like Cedec/ Breedon or similar approved with feature 100mm x 100mm silver grey Conservation X sets as supplied by Marshall or similar approved. Outer circle 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
Lithard Seat (Ref: BX17 4071/S) heavy duty galvanised steel framed seat with seven slots in sturdy timber and a double-slotted backrest and armrests. As supplied by Broxap Ltd or similar approved. Installed on semi bound surface (hoggins) as per the footpaths.
- Seating
Estate Rustic 3 Slot Seat (Ref: BX17 4022) As supplied by Broxap Ltd or similar approved. Installed beneath unbound whin or granite dust as per the footpaths.
- Litter bin
Derby-veyburn (Ref: BX 2550-WBH) steel litter bin as supplied by Broxap or similar approved.
- Dog bin
Sirius Dog Waste Bin (Ref: BX45G 2591-PM) galvanised steel bin with a top-opening lid as supplied by Broxap or similar approved.
- Perimeter bunds/mounding
Earthmoulding 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 450mm to 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 mown with all existing levels.

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 (CS110/FC8)
Seed Mix Name Seed Mix Supplier Density
AB9 1 Year Wild Bird Mix Boston Seeds 5g/m²

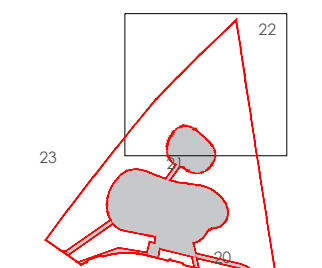
SuDS Base Meadow Grassland
Seed Mix Name Seed Mix Supplier Density
EP1 - Pond Edge Mixture Emorsgate Seeds 4g/m²

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

1000m² Farmland Bird Habitat

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

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

Location Plan	Rev	Date	Notes	W
	A	19/05/04	Updated to the latest LPA comments.	W AL
	Highover Farm, Hitchin, North Hertfordshire			
	Drawing title POS Landscape Proposals (ph1) - RM Infrastructure Greyed Out			
	(sheet 3 of 5)			
	Status PLANNING			
Client BDW North Thames				
Scale 1:250 @ A0				
Drawn By AL				
Checked By HJ				
Date 23/05/2025				
Reference GL2024 LP 22A				
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